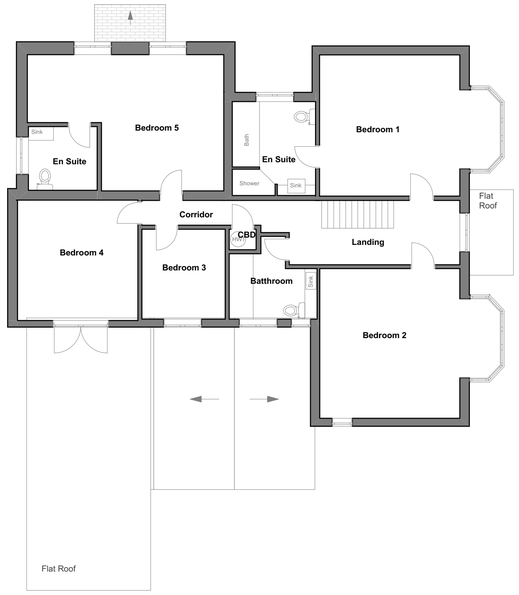
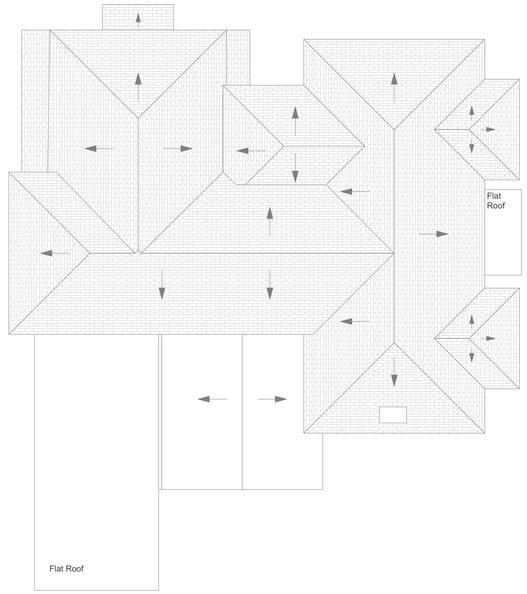
EXISTING DWELLING

FLOOR PLANS

0. Ground Floor 1:100



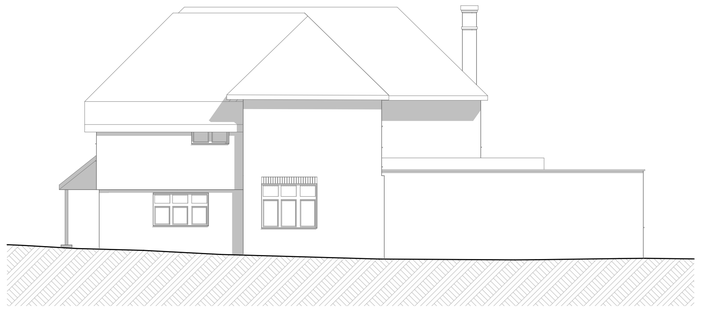
1. First Floor 1:100



2. Roof 1:100

ELEVATIONS

E-01.3 Side Elevation 1 1:100



E-01.2 Rear Elevation 1:100

E-01.4 Side Elevation 2 1:100

E-01.1 Front Elevation 1:100

Disclaimer Note:

Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

All dimensions should be checked by the Contractor before commencing works on site, and prior to ordering materials, and fixtures and fittings.

Do not scale from this drawing.

No deviation from this drawing will be permitted without the prior written consent of SJM Projects.

The copyright of this drawing remains with SJM Projects and may not be reproduced in any form without written consent.

All works below ground level is shown provisionally. It is the responsibility for establishing the soil and sub-soil conditions of the contractor.

Existing dimensions have been taken from SJM Surveys survey unless otherwise stated. Existing wall thicknesses are assumed as an intrusive survey was not carried out.

The drawings and specifications represent a proposed building regulation compliant scheme, and do not indicate the method or means of construction. This is NOT a full specification of materials, finishes or construction methods to be employed in this project The contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, technologies, and materials.

Inspection of ground conditions is essential prior to work commencing. Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found.

Any discrepancies shall be brought to the attention of SJM Projects immediately.

Generally all works to be in accordance with building regulations approved documents, NHBC, relevant codes of practice and British Standards.

Construction (Design and Management) Regulations 2015:

CDM 2015 apply when more than one contractor is operating on site. Commonly all Principal Contractors employ multiple sub-contractors, and so most projects need to comply.

The details upon this drawing have been prepared on the undertaking that the contractor is competent to carry out such works utilizing traditional details and construction methodology. Should this not be the case the contractors' issues are to be brought to the attention of the designer immediately.

Unless otherwise stated within our terms and conditions of business the client duties on domestic projects will be undertaken by the contractor.

Legends and Keys:

Proposed Materials:

1.1 Flat Roof:
1.2 Pitched Roof:
2.1 External Wall:

Plan Notes:

SVP = Soil Vent Pipe
RWP = Rainwater Pipe
VP = Vent pipe only
SS = Unvented Stub Stack
AOV = Automatic Opening Vent
ES = Fire Escape Window
TG = Toughened Glass (all windows within 800mm of floor level)
OG = Obscure Glazing
RS = Surface mounted restrictions (fitted to prevent opening more than 100mm)

= Wall/Items removed
= proposed structure
= existing structure

RevID	Change Name	Date

Status
Planning

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Drawing Title
Existing Dwelling

Scale	Date	Drawn
1:100 @ A1	19 March 2024	RM

Drawing N°.	Rev
2023-1377-2002	

SCALE 1:100 0 1 5 10m

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