

DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. POSITION OF THE BOUNDARY TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON-SITE. UNDERPINNING TO ENGINEER SPEC. NO ELEMENT OF THE CONSTRUCTION IS TO ENCRoACH ON NEIGHBOUR'S PROPERTY

FOUL LINE SURFACE LINE

ALL CONSTRUCTION WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND CERTIFICATION REQUIREMENTS. COMPLIANCE OF SAME TO BE RESPONSIBILITY OF MAIN CONTRACTOR. TO BE AGREED NOTED AND AGREED PRIOR TO WORKS COMMENCING ON-SITE

ALL DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY

ALL DRAINAGE AND STRUCTURES TO ENGINEER SPEC

ALL BOUNDARIES TO BE CONFIRMED PRIOR TO WORKS COMMENCING

INDICATIVE DRAINAGE LAYOUT ONLY - TO BE FULLY INVESTIGATED AND DETAILED PRIOR TO WORKS COMMENCING ON-SITE

LEGEND

- Existing Construction
- New Solid Block Wall
- New Brickwork/granite
- New Insulation
- New Stud Wall
- Demolition



**PROPOSED GROUND FLOOR PLAN**  
scale 1:100 @ A3

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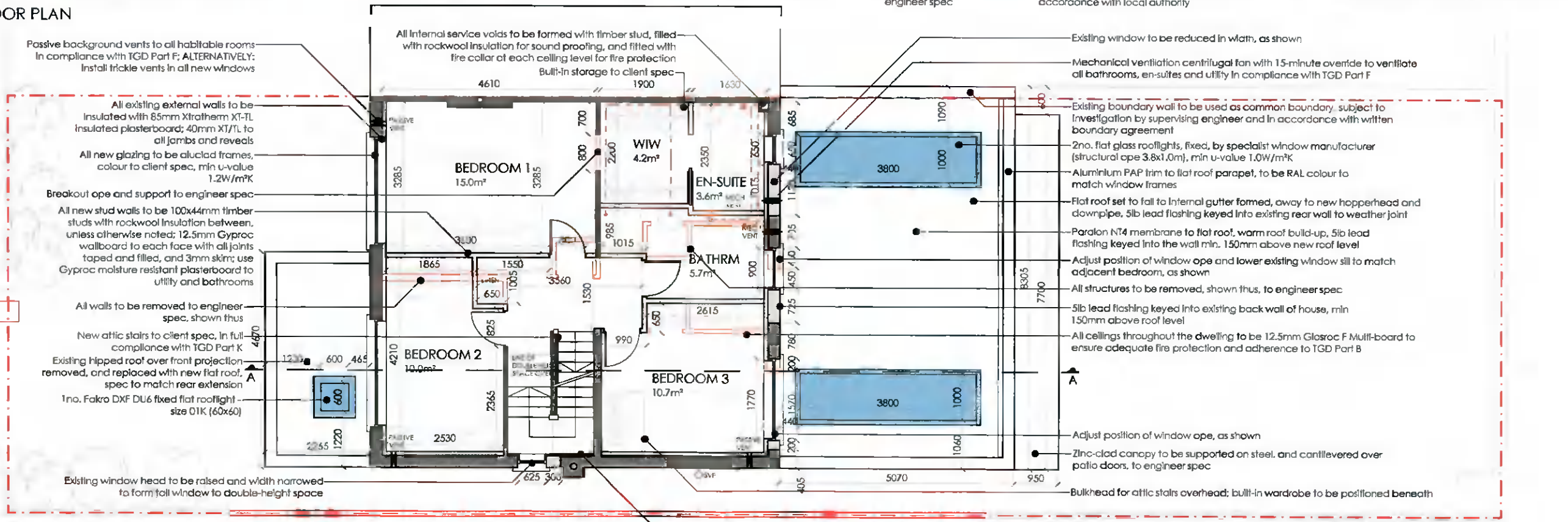
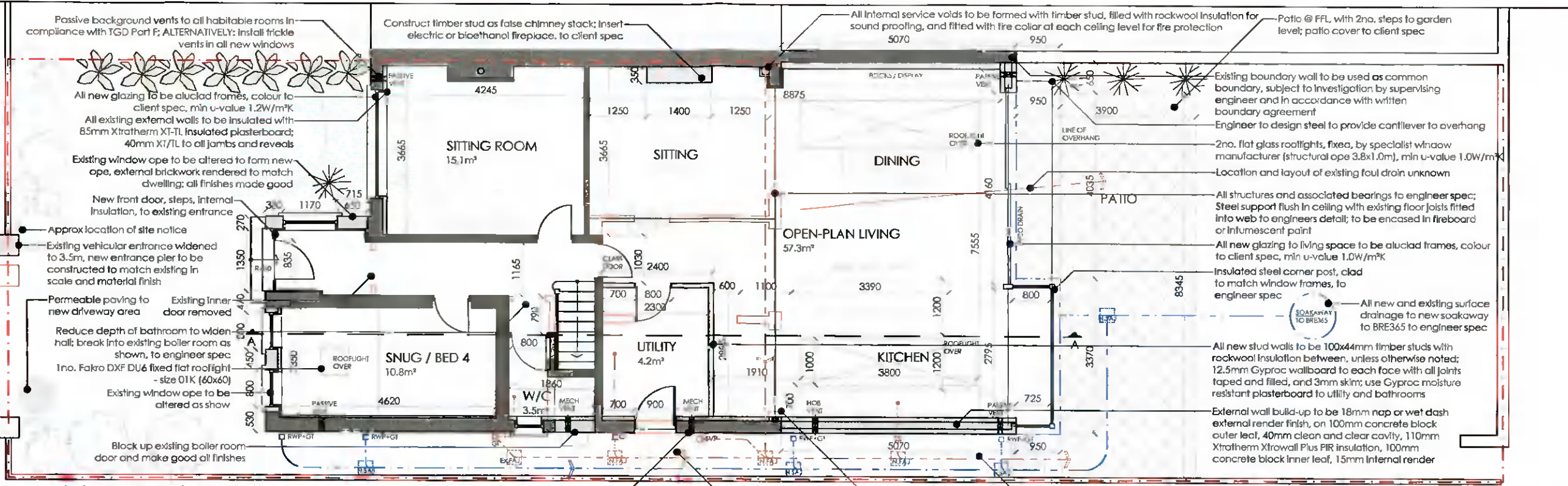
INDICATIVE DRAINAGE LAYOUT ONLY - TO BE FULLY INVESTIGATED AND DETAILED PRIOR TO WORKS COMMENCING ON-SITE

LEGEND

- Existing Construction
- New Solid Block Wall
- New Brickwork/granite
- New Insulation
- New Stud Wall
- Demolition



**PROPOSED FIRST FLOOR PLAN**  
scale 1:100 @ A3



<b>Client</b>	<b>Revisions</b>
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STATUS OF DRAWING
PLANNING PERMISSION ONLY
notes

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project Extension and alterations @ 15 Rossmore Avenue	
drawing proposed ground and first floor plan	
job no. 21013 scale as shown date 02.03.22 drawn by ES checked	
dwg no. 21013-PP-04	

All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves fully aware of any peculiarities pertaining there to. The contractor is entirely responsible for the proper setting out of works on site. Written dimensions are to be used in preference to scaling. Contractor / client is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before work is in hand. Contractor is deemed to have included for everything required to finish off project to a satisfactory condition though not specifically described on drawings. All work to be supervised and signed off by suitably qualified persons with up to-date insurance and proper Health and Safety. All drainage works to comply with Local Authority Regulations - if in doubt contact Authority. All works must be carried out using proper materials that are fit for the use for which they are intended and for the conditions in which they are to be used; if in doubt, refer to the harmonised technical specifications.