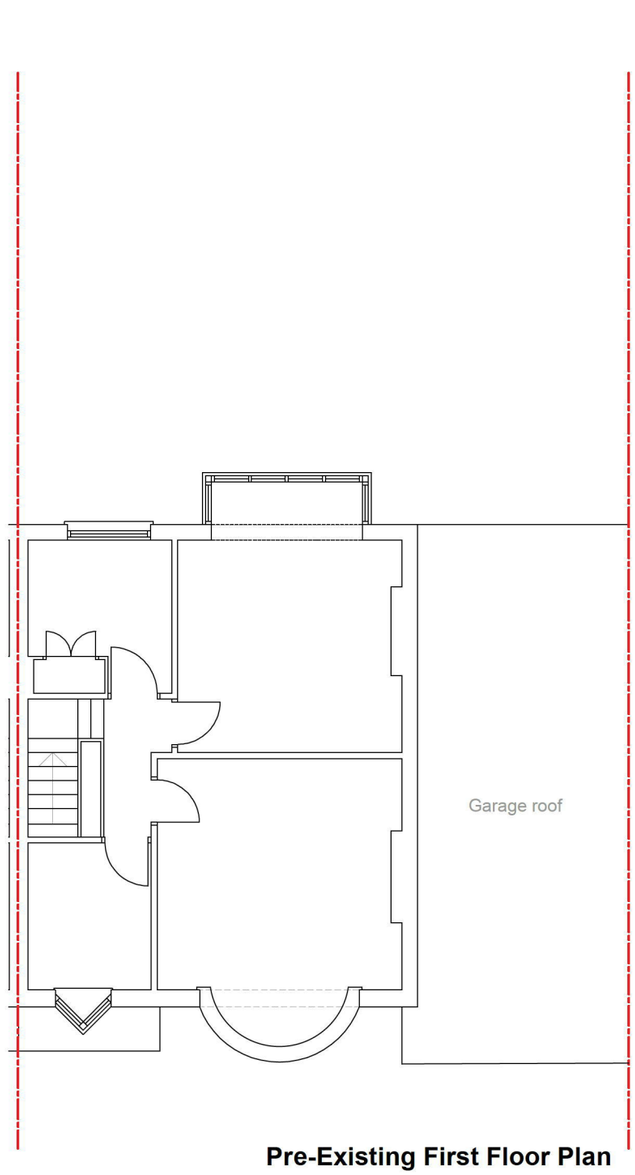
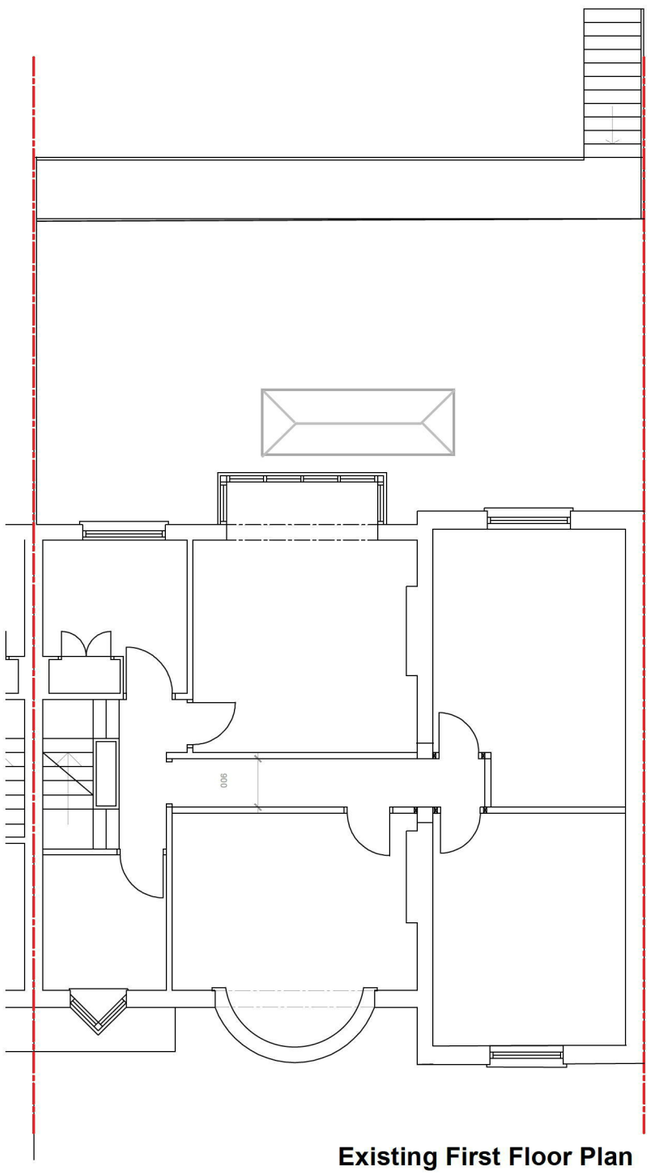
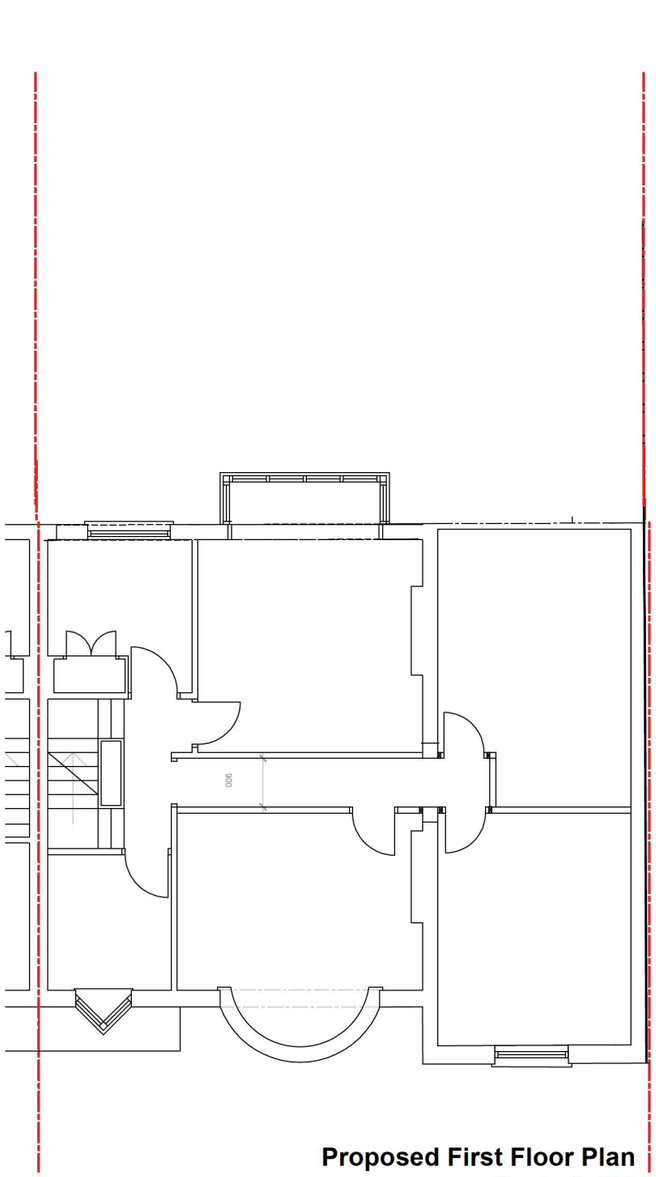


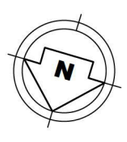
Pre-Existing First Floor Plan
Scale 1:100

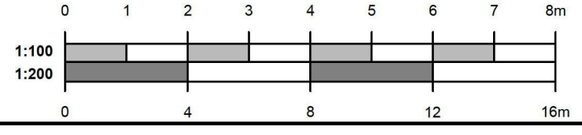


Existing First Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100





GENERAL NOTES

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres.(Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

Project:
46 Russell Road
Buckhurst Hill Essex
IG9 5QE

Title:
Loft Conversion With Reduced Dormer By 0.8m To The Side. (reduced Scheme).

Drawn: First Floor Plans

Drawing No: PH/05

Scale: 1:100 & A3

Date: 09 February 2021