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All dimensions, levels, sizes, positions and locations of particulars as indicated on drawings are to be ascertained by the appointed Contractor on site prior to engaging in works.

Any discrepancies must be reported to SG Architecture & Design immediately.

No dimensions to be scaled (unless for planning purposes) from the drawings for construction purposes unless otherwise indicated. All works to comply with current Building Regulations.

Party Wall etc. Act 1996 would apply and contractor is to assure that no work is commenced until this formality is completed.

The sole purpose of this drawing is the procurement of Planning Permission and Building Regulation approval and work is not to commence before such approvals.

Where this drawing is used for the works, the appointed Contractor should request at the time of tender, from the tenderer, full specification and schedule of work. To avoid any disputes, this schedule of works in conjunction with the drawings would be used to resolve matters.

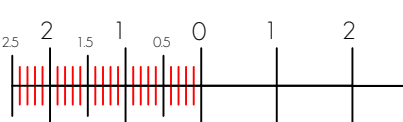
Contractor to assure and satisfy himself that necessary Planning permission and Building Regulations are approved before tendering or commencing works.

The competent person is to send to the local authority (via the scheme provider), a self-certification certificate within 30 days of the electrical works' completion. The Client must receive both a copy of the self-certificate and a BS7671 Electrical Installation Test Certificate (Reg. P1).

The Gas and Boiler installations will be carried out by a suitable qualified Gas Safety registered gas engineer.

The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.

This drawing is the copyright of SG Architecture & Design and must not be traced or copied in anyway or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property as referred to on the drawing. This drawing may be copied for by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulations application and may not be used for any other purpose.



REVISION	DATE	BY	GRD	DESCRIPTION
A	12/08/24	SG		

SG ARCHITECTURE & DESIGN

TEL: 07846828623

EMAIL: sgarchitecture.design@gmail.com

SITE

3 LODDON GARDENS
WOODLEY
READING
RG5 4TX

TITLE

PROPOSED PLANS

CLIENT

MS ANGEL FAN

REFERENCE	REVISION	SHEET NO.
2024.11	A	4
SCALE 1:100@A3	DATE 12/08/2024	

PROPOSED
GROUND FLOOR PLAN
Internal Area: 56.4m²

PROPOSED
FIRST FLOOR PLAN
Internal Area: 43.1m²

PROPOSED
SECOND FLOOR PLAN
Internal Area: 24.9m²

PROPOSED
ROOF PLAN
Gross Internal Area: 124.4m²