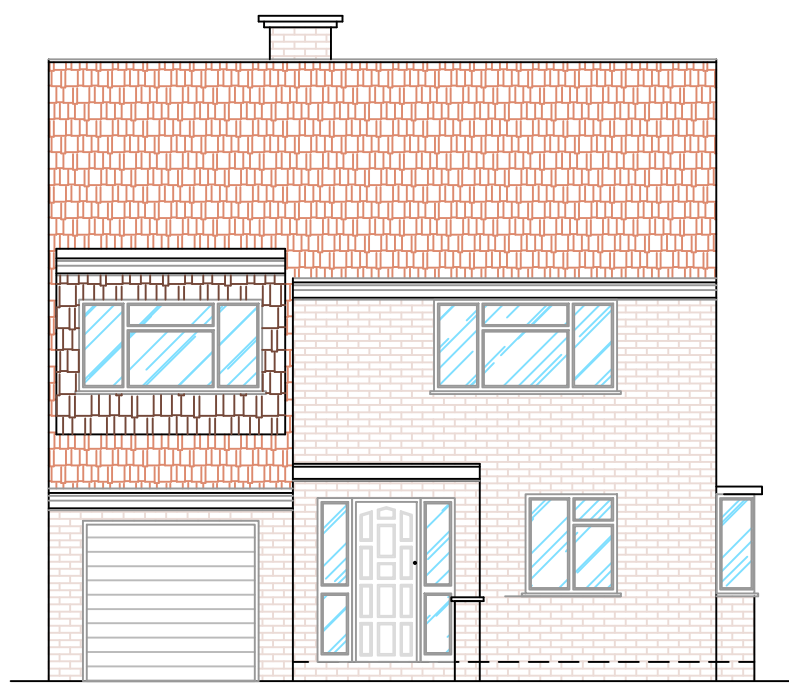




EXISTING FRONT ELEVATION
SCALE 1:100@A1



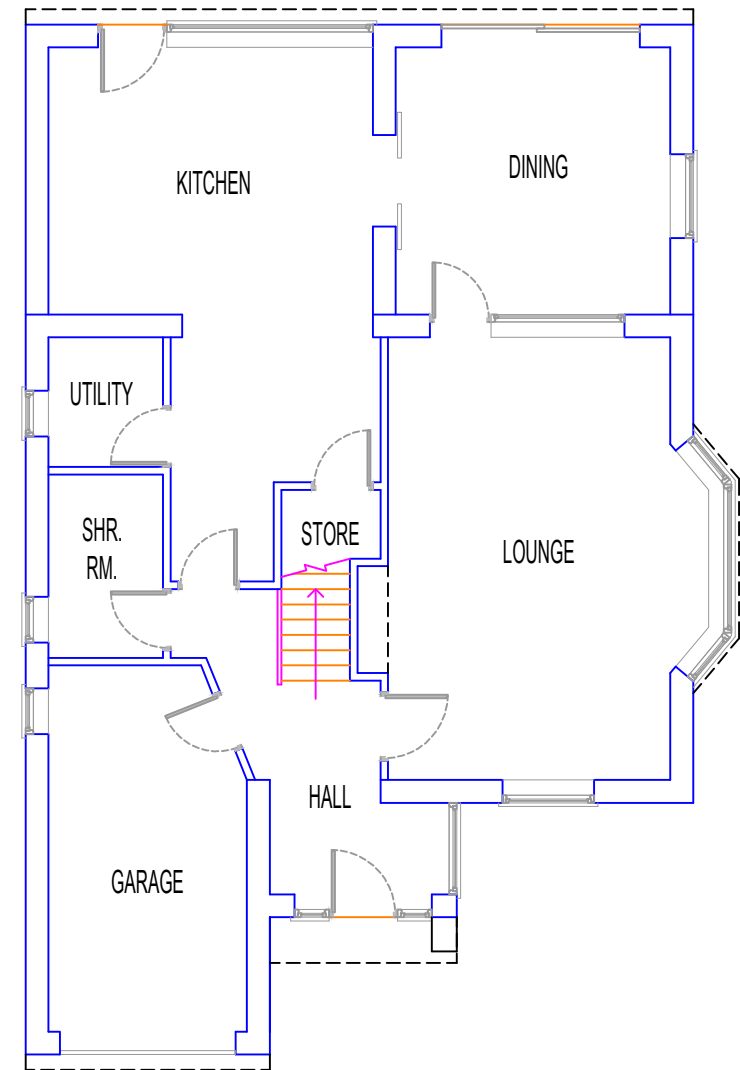
EXISTING SIDE ELEVATION
SCALE 1:100@A1



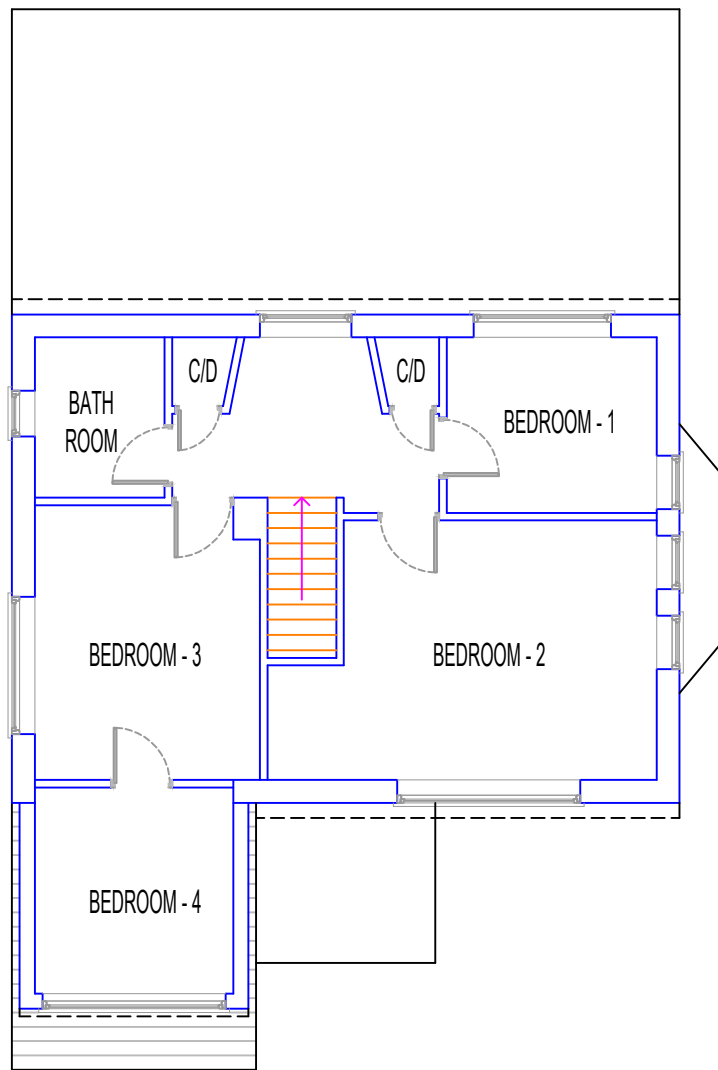
EXISTING REAR ELEVATION
SCALE 1:100@A1



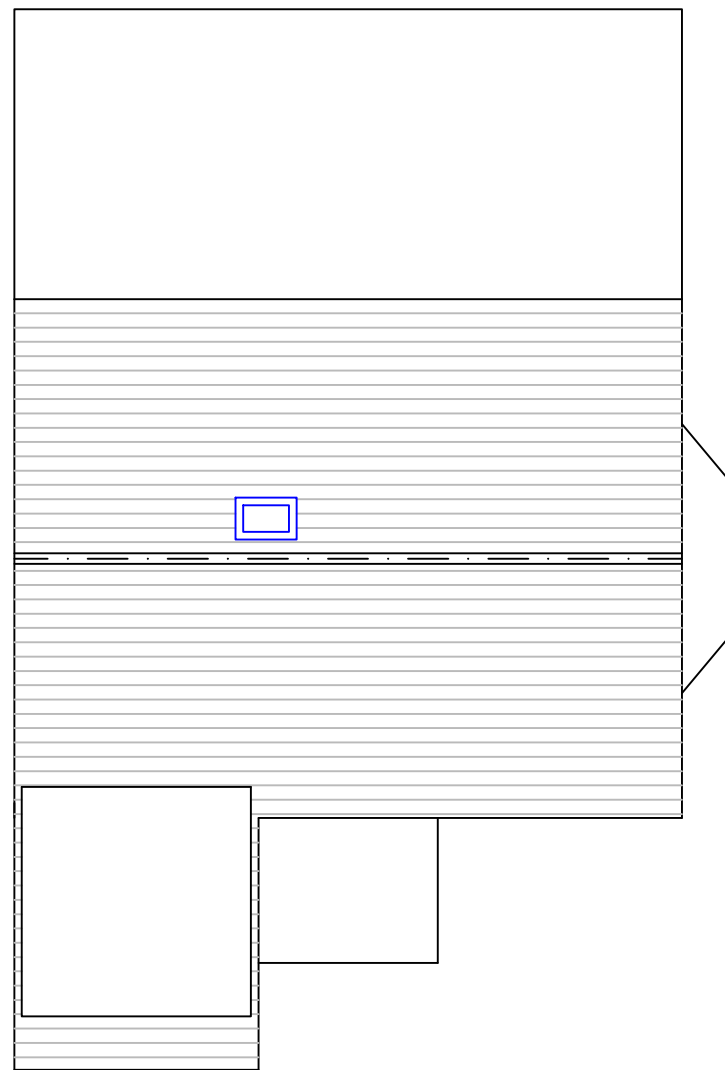
EXISTING SIDE ELEVATION - 2
SCALE 1:100@A1



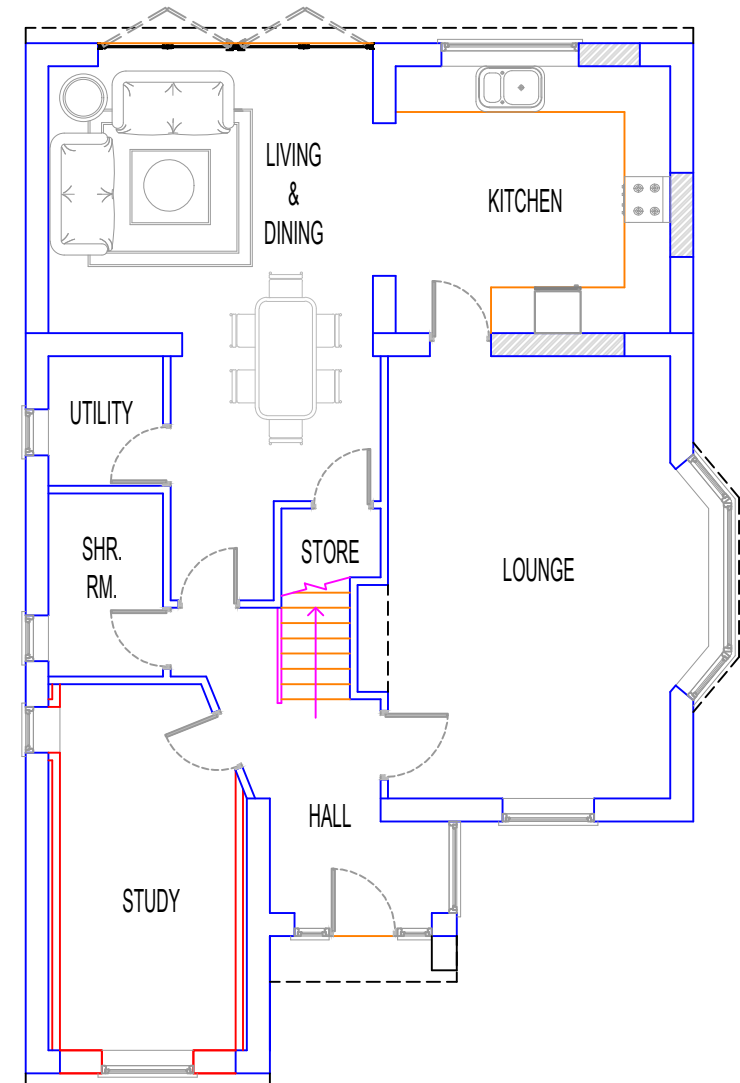
EXISTING GROUND FLOOR PLAN
SCALE 1:100@A1



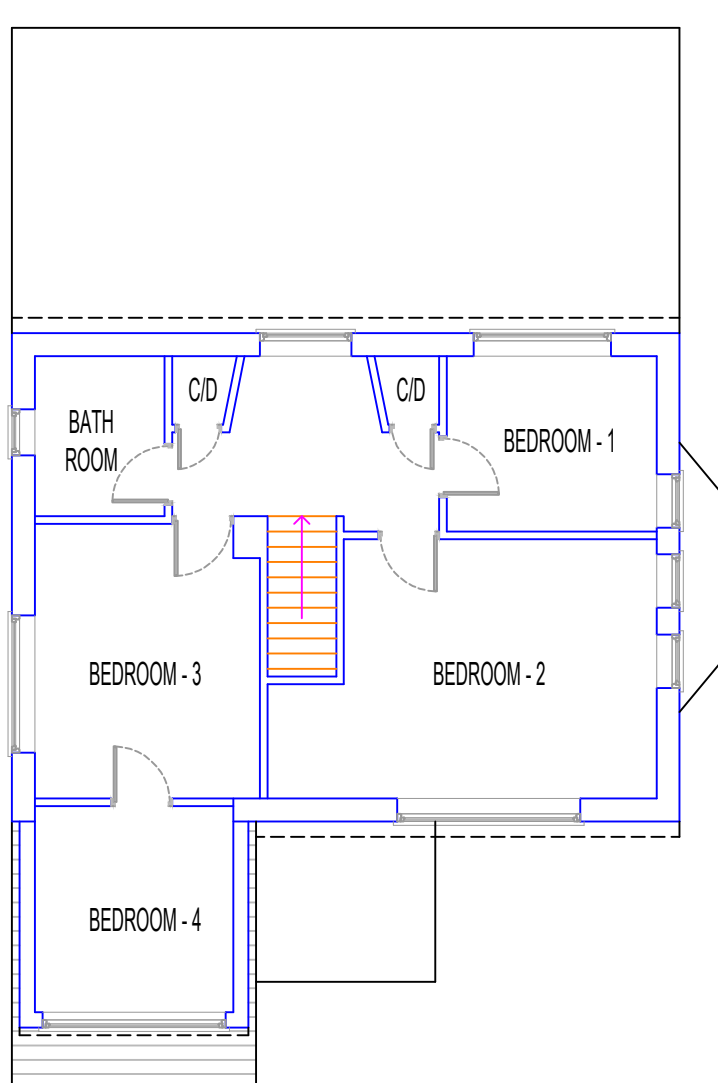
EXISTING FIRST FLOOR PLAN
SCALE 1:100@A1



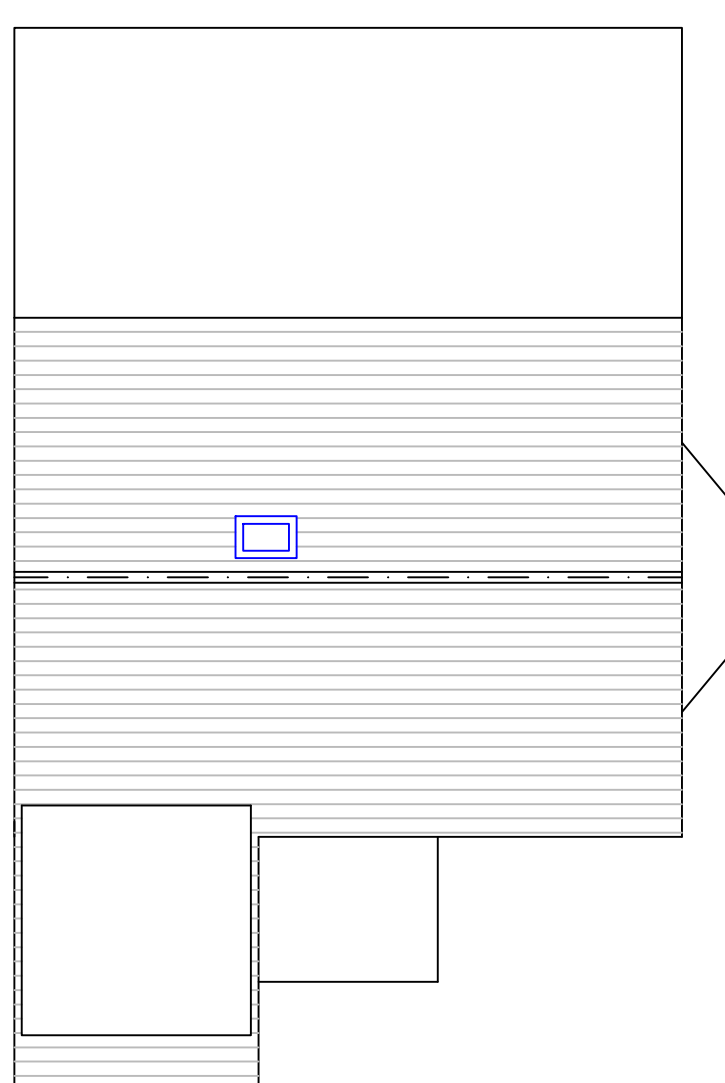
EXISTING ROOF PLAN
SCALE 1:100@A1



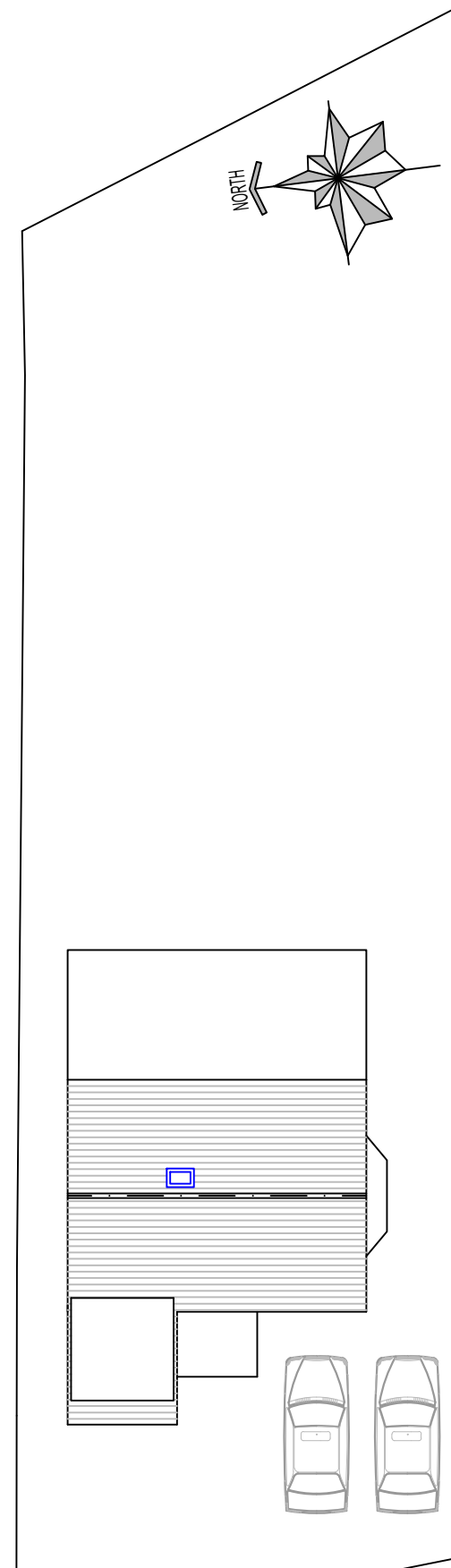
PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A1



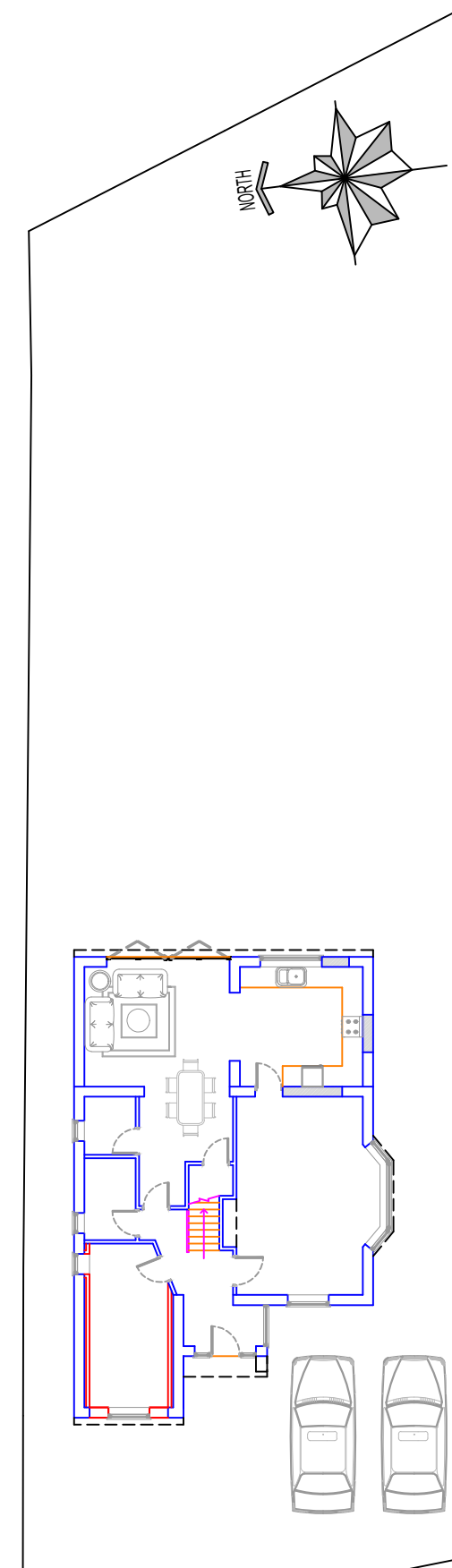
PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A1



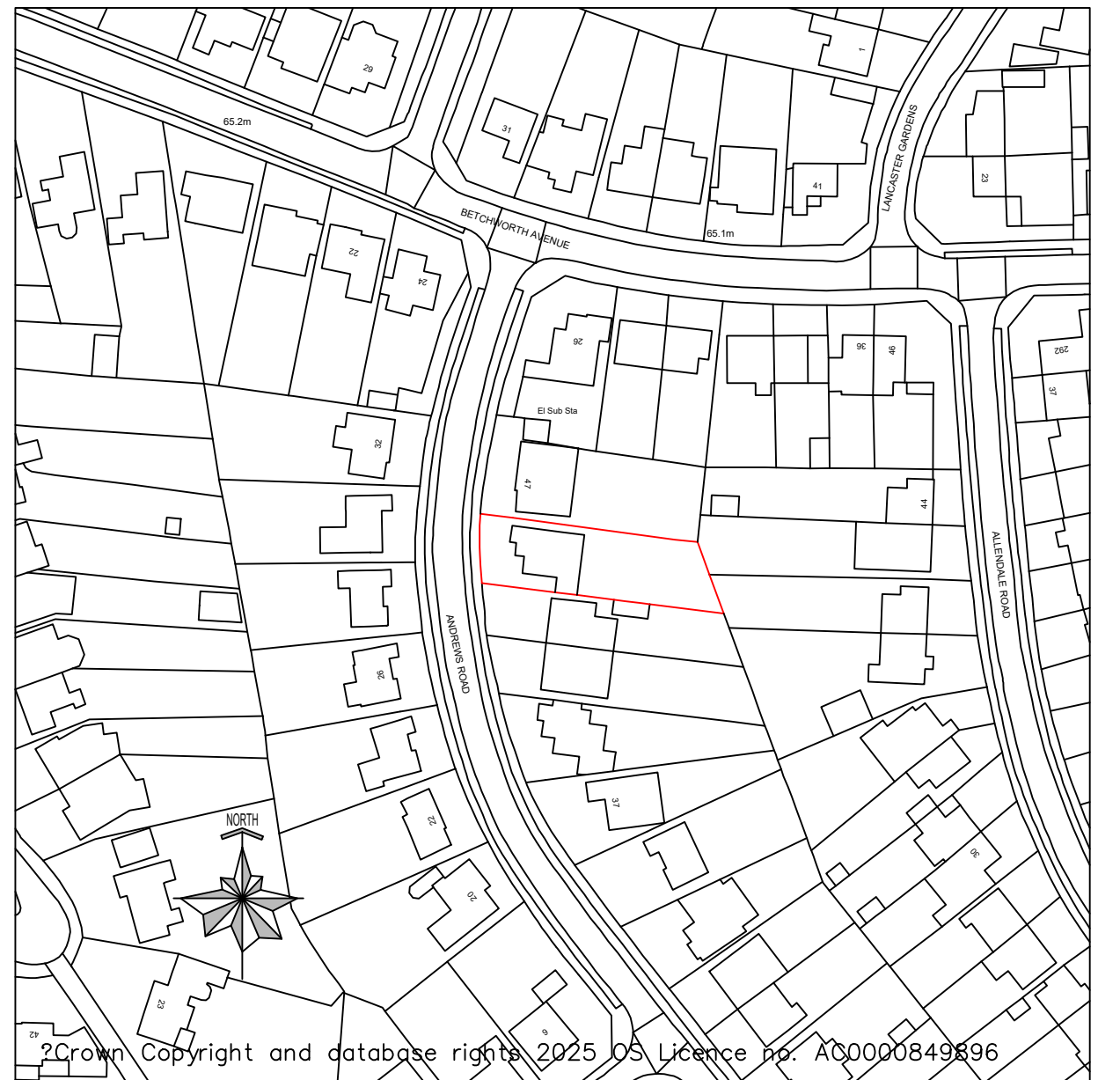
PROPOSED ROOF PLAN
SCALE 1:100@A1



ANDREWS ROAD
EXISTING / PROPOSED SITE PLAN
SCALE 1:200@A1



ANDREWS ROAD
PROPOSED BLOCK PLAN
SCALE 1:200@A1



LOCATION PLAN
SCALE 1:1250@A1

Comments

The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

All furniture shown in drawings is for illustration purposes only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

Fire Precautions:

All doors marked with FD30 to be to current British Standards.
All new fire doors to be fitted with 3x4" steel butt hinges or 3x30min fire rated hinges, with appropriate CE and BS EN stamps on each hinge if using brass or chrome.

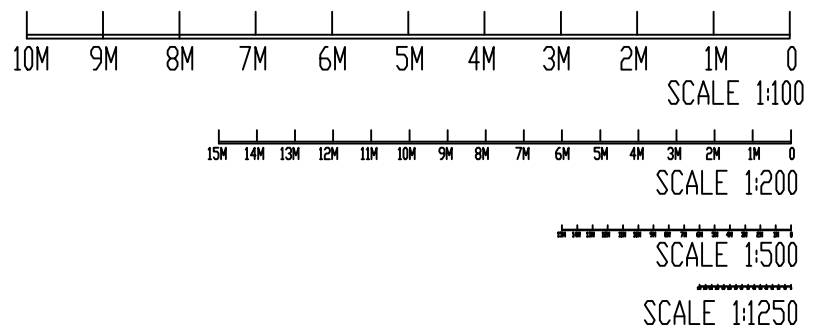
Self contained mains operated interlinked smoke alarms (BS 5446) and fitted with battery backup to be provided to all landings and hall ceiling shown as (SD).

Staircases:

Actual size of riser & tread for the proposed staircase, to be confirmed on site prior to installation by staircase specialist to avoid any issues with headroom/pitch.

NOTES:

1. THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION.
2. PRIOR TO COMMENCEMENT OF WORK, DRAWINGS TO BE SIGNED OFF BY BUILDING CONTROL INSPECTOR.
2. PARTY WALL (ETC) ACT 1997 TO BE AGREED WITH ADJOINING NEIGHBOURS PRIOR TO CONSTRUCTION.
3. ALL MEASUREMENTS TO BE CHECKED ON SITE
4. ALL WORKS TO MEET LOCAL AUTHORITY'S SET STANDARDS.



NOTE:

- All new proposed materials to match existing.
- New uPVC windows to match existing.



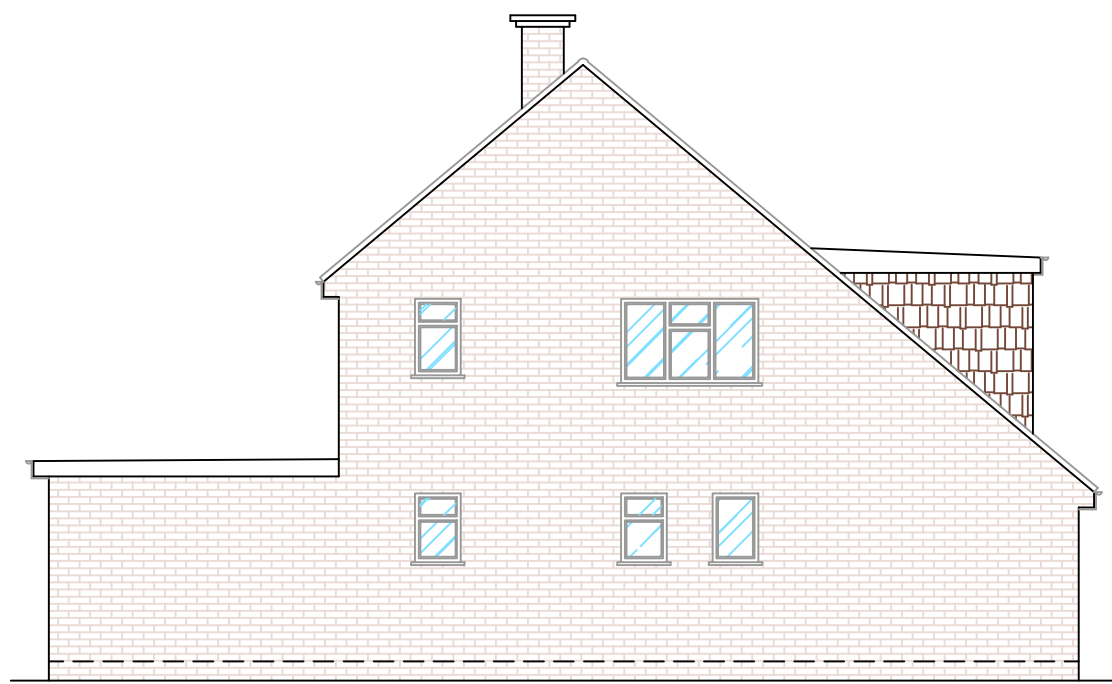
PROPOSED FRONT ELEVATION
SCALE 1:100@A1



PROPOSED SIDE ELEVATION
SCALE 1:100@A1



PROPOSED REAR ELEVATION
SCALE 1:100@A1



PROPOSED SIDE ELEVATION - 2
SCALE 1:100@A1

PROJECT DETAILS:

45 ANDREWS ROAD
EARLEY, READING
RG6 7PJ

PROJECT DESCRIPTION:

PROPOSAL FOR CONVERSION OF GARAGE INTO HABITABLE SPACE, CHANGES TO FENESTRATION & INTERNAL ALTERATIONS

DRAWING NO.: 45AR/12032025/REV-C

DATE: 12 MARCH 2025

SCALE: 1:100, 1:200 & 1:1250 @A1

DRAWN BY: TS

CHECKED BY: