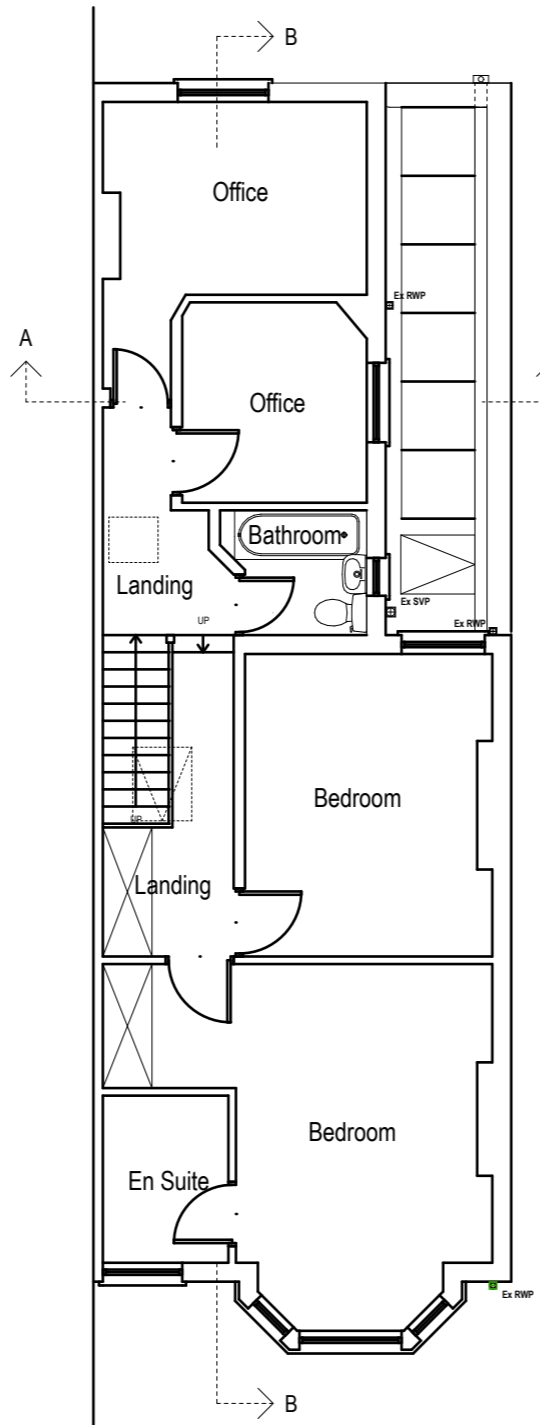
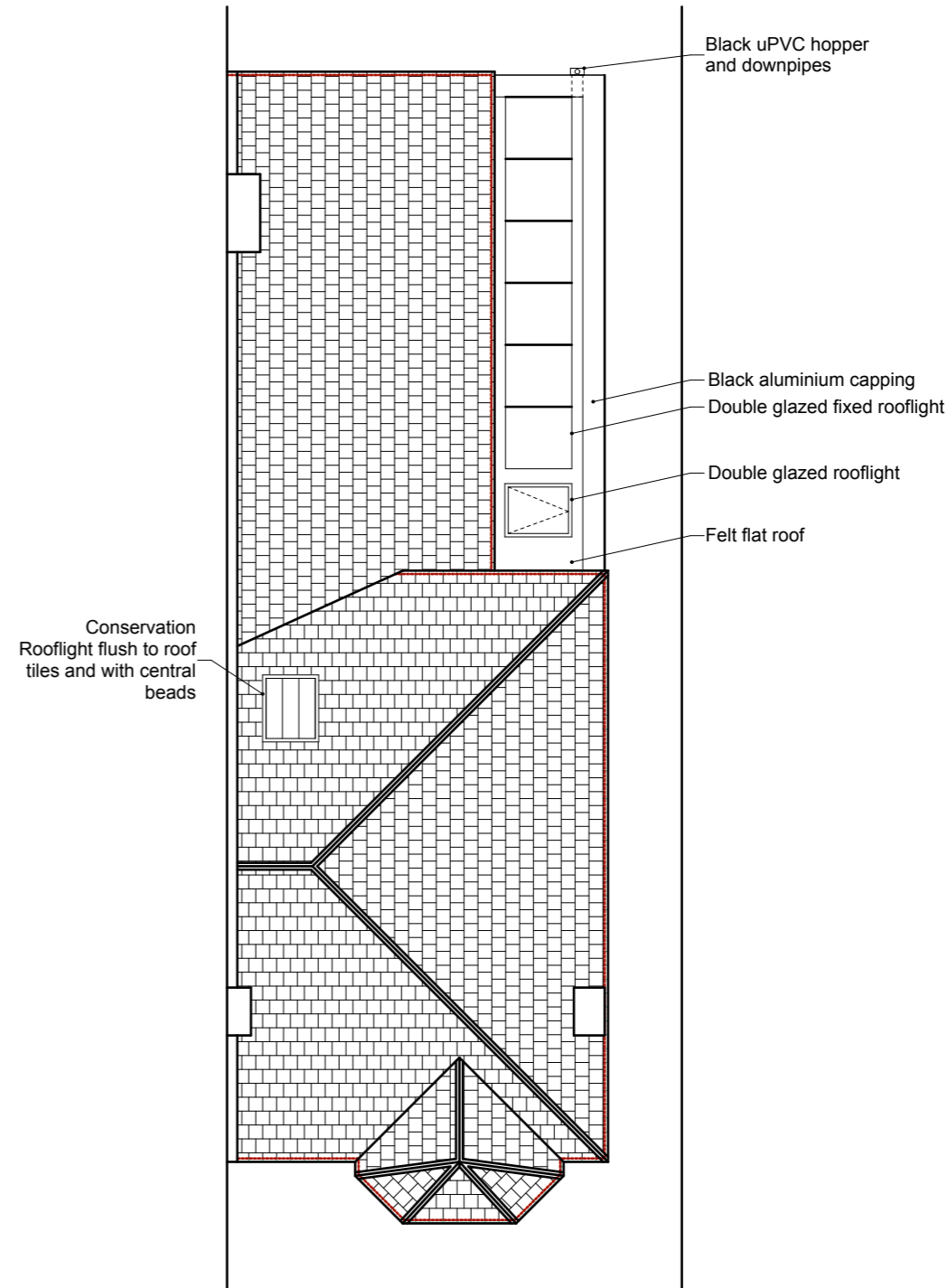


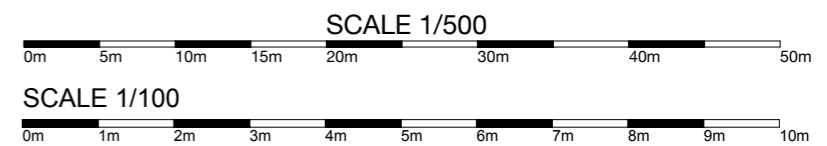
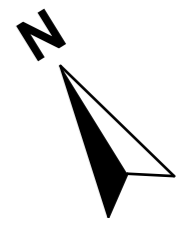
**Proposed Ground Floor Plan**  
Area ca. 86.76 m<sup>2</sup>



**Proposed First Floor Plan**  
Area ca. 68.87 m<sup>2</sup>



**Proposed Roof Plan**



It is the contractor's responsibility to check and verify all dimensions, levels and sewer invert levels on site prior to costing or commencing works. Final room sizes may vary from plan. Any discrepancies should be relayed in writing immediately. No dimensions to be scaled from this drawing for the purpose of costing and construction. All drawings are subject to survey. All details are subject to full opening up on works on site. The contractor is solely responsible for the design and carrying out of all temporary works on site. Work should comply in all respects with the current Building Regulations and latest Codes of Practice.

This drawing must be read and checked with all structural engineer's specifications and relevant specialist drawings. Structural engineers calculations to supercede guidance notes. If existing joist spans prove to be incorrect following opening up, engineer must be contacted and notified immediately. Client and Contractor to be aware of Construction & Design Management (CDM) duties. Property owner to ensure that all aspects on the 'party wall act 1996' are complied with prior to any works commencing on site. Thames Water Build over agreement may be required prior to commencing works.



All dimensions in millimetres and do not take into account applied finishes unless specifically noted.  
Do not scale from drawings.  
Any omissions or discrepancies shall be reported to the architect immediately.  
This drawing is to be read in conjunction with the relevant section of the specification and schedules.

Client: <b>Geoff Hammond &amp; Kate Legg</b>		Project: <b>Melrose Villa</b>		Drawing No.: <b>9300 (10) 102</b>	
Title: <b>Proposed Plans</b>			Status: <b>Planning</b>		
Scale: <b>1:100 @A3</b>	Drawn by: <b>JAM</b>	Checked by: <b>JAM</b>	Date: <b>26/08/2024</b>	Revision:	<b>Toucan Architecture Ltd</b> Chartered Architect
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