

Metres @ 1:100 A3

PARTY WALL NOTICES:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTE:

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY 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 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 UNLESS OTHERWISE AGREED IN WRITING.

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THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND

SD = SMOKE DETECTOR WITH SOUNDER

EL = EMERGENCY LIGHTING TO BS5266: Part 1 1988

HD = HEAT DETECTOR

FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME

I	12/06/25	M.S.	MINOR AMENDS
H	04/06/25	M.S.	LAYOUT AMENDS
G	31/03/25	M.S.	MINOR AMENDS
F	07/01/25	M.S.	MINOR AMENDS
E	18/12/24	M.S.	FIFTH ISSUE
D	18/11/24	M.S.	SITE CHANGES
C	15/10/24	M.S.	THIRD ISSUE
B	13/09/24	A.B.	SECOND ISSUE
A	30/08/24	M.S.	FIRST ISSUE

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
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happinest

we design happenests

PROJECT

15 Groby Road Ratby
Leicester
LE6 0LJ

DWG TITLE

PROPOSED GRD FLOOR PLAN

CLIENT

Mr & Mrs Caruana

ISSUE

1

DWG NO:

15 - GR - 104

SCALE

1:100

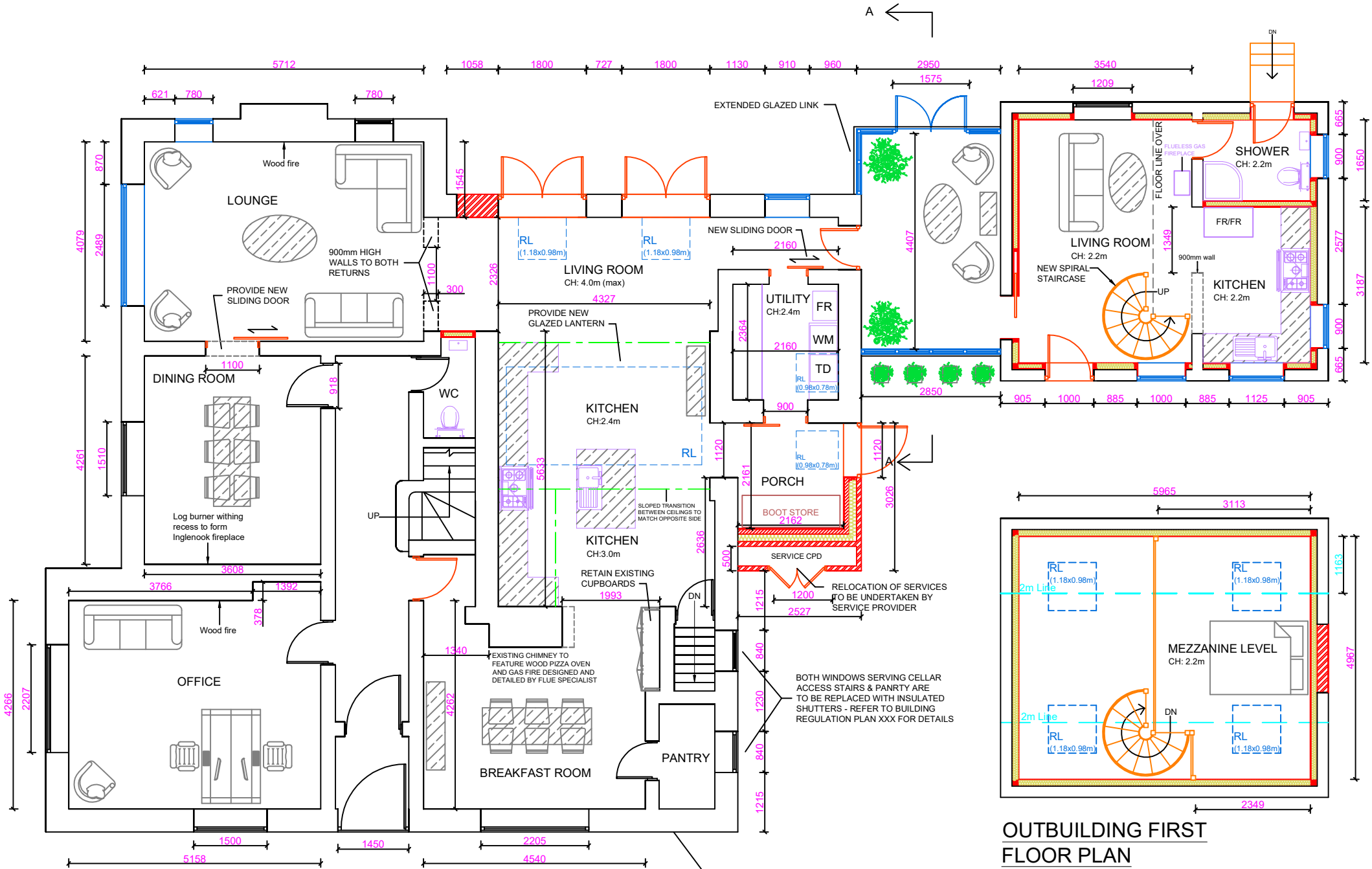
DATE

30/08/24

DRAWN BY

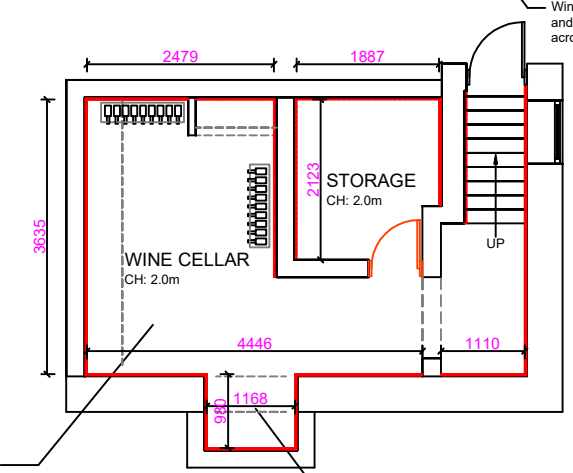
M.S.

LABC
Registered
Partner Authority Scheme



GROUND FLOOR PLAN

OUTBUILDING FIRST FLOOR PLAN



CELLAR FLOOR PLAN

NOTE -
CELLAR WALLS TO BE TANKED WITH MIN. 2 LAYERS OF CEMENT SLURRY AND FINISHED WITH BRICK SLIPS TO MAINTAIN THE CURRENT AESTHETIC.
FLOOR LEVEL TO BE LOWERED AND PROVIDED WITH DAMP PROOFING AND BRICK FINISH TO MATCH EXISTING FLOOR
CEILING TO BE INSULATED WITH 100mm OF ROCKWOOL MINERAL FIBRE QUILT INSULATION AND FINISHED TO CLIENTS SPECIFICATION

Window box to be fully covered over and a new planter is to be formed across the front of the property

WINDOW BOX TO BE SEALED, AND WATERPROOFED IN LINE WITH THE REST OF THE EXTENSION