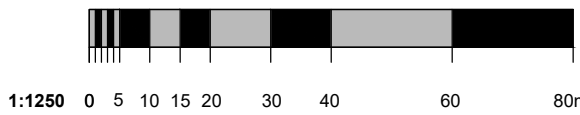


1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. 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.



15 Pinewood Road, Tunbridge Wells, TN2 3SH

project: _____

drawn: Eralp Semi	chkd:	sch:
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project no: EFP/24075 - 3 rev a

scale: 1:50, 1:100 at A1 rev date: October 2025



(e) Emergency egress windows at first floor bedrooms and any inner rooms, fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m²). Cill height should not be greater than 1100mm from finished floor level.

(e) Mechanical extractor ducted to outside air. Shower/WC minimum 15ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows.

(s) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6: 2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2.

Living Room = 20m²
Kitchen/Dining Room = 37m²
Bedroom 1 = 18.5m²
Bedroom 2 = 16.3m²
Bedroom 3 = 15.4m²

Overall G.I.A = 160m²