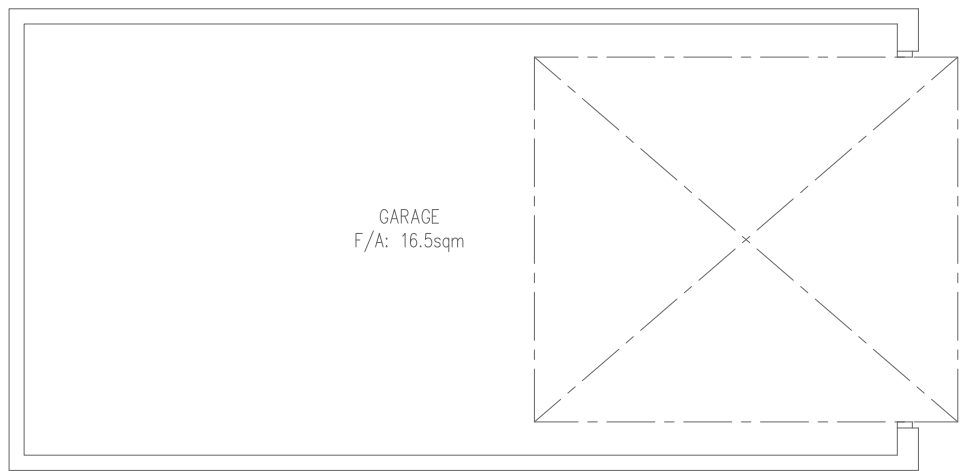
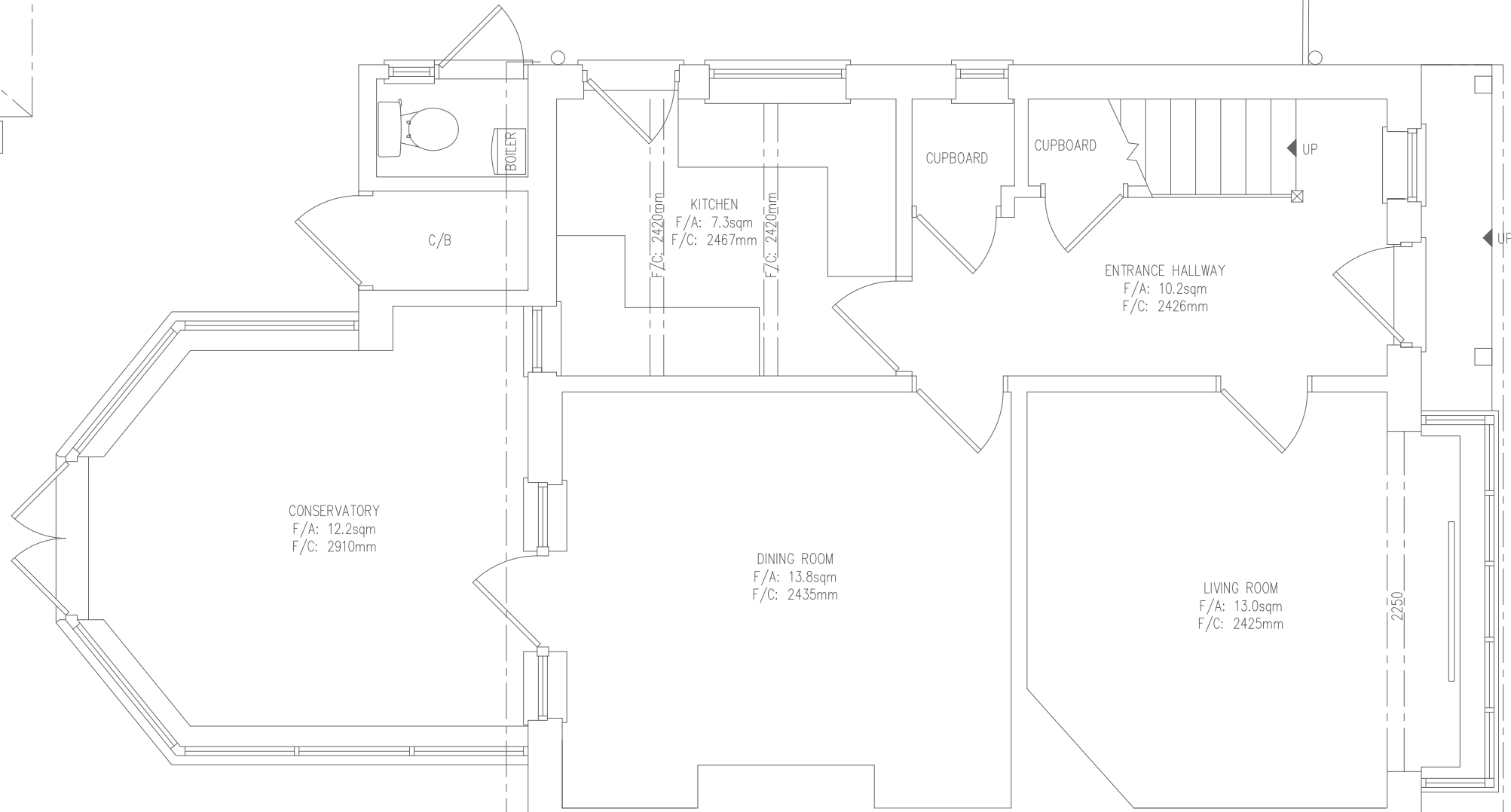
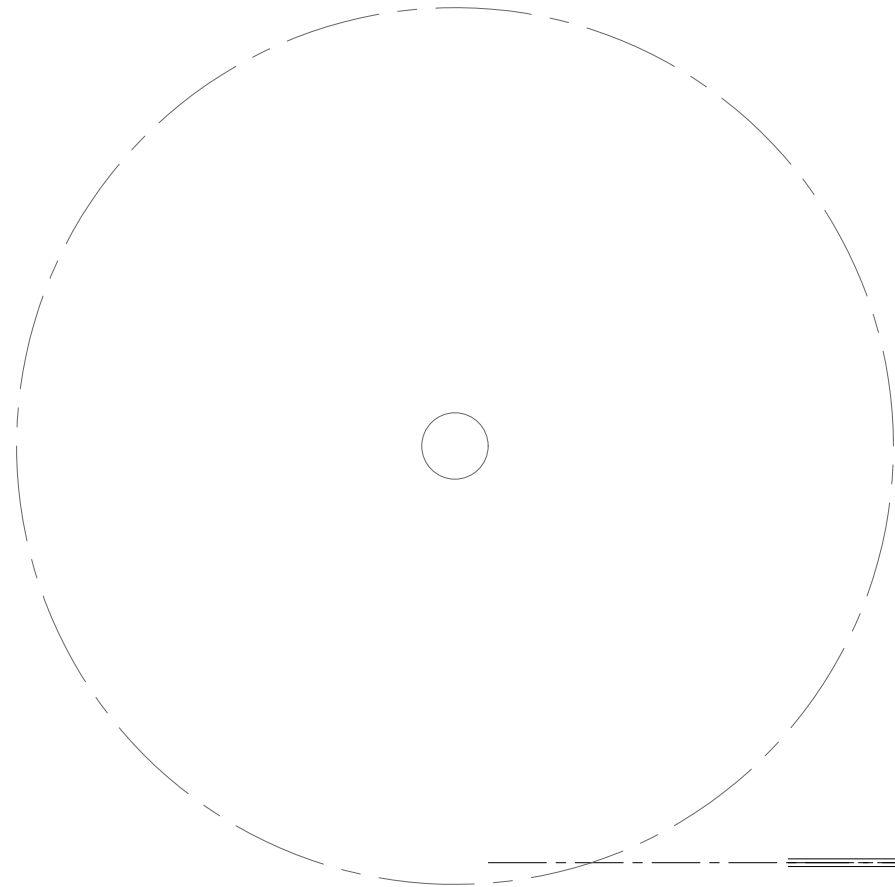




GARAGE
F/A: 16.5sqm



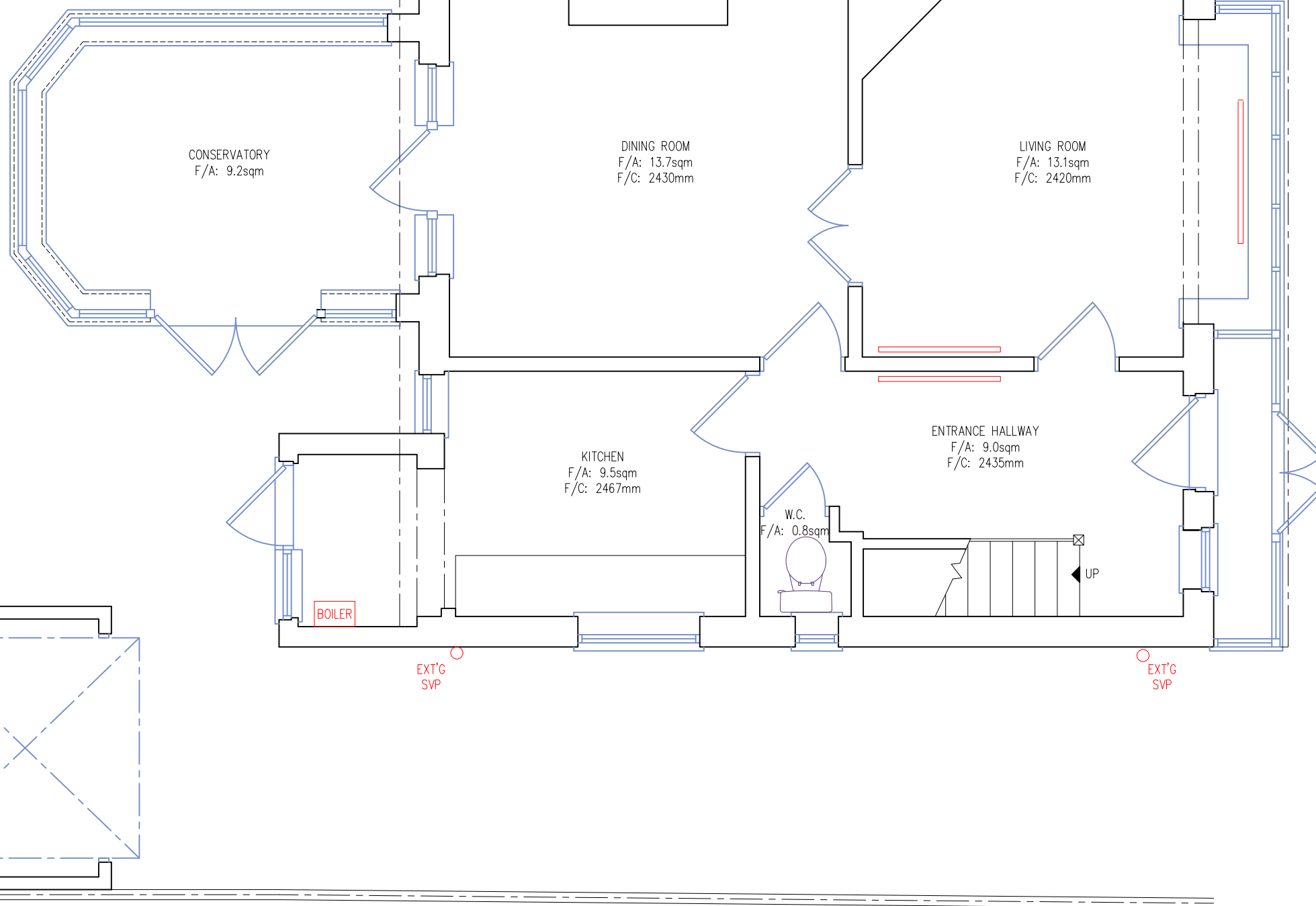
CONSERVATORY
F/A: 12.2sqm
F/C: 2910mm

DINING ROOM
F/A: 13.8sqm
F/C: 2435mm

KITCHEN
F/A: 7.3sqm
F/C: 2467mm

ENTRANCE HALLWAY
F/A: 10.2sqm
F/C: 2426mm

LIVING ROOM
F/A: 13.0sqm
F/C: 2425mm



CONSERVATORY
F/A: 9.2sqm

DINING ROOM
F/A: 13.7sqm
F/C: 2430mm

KITCHEN
F/A: 9.5sqm
F/C: 2467mm

ENTRANCE HALLWAY
F/A: 9.0sqm
F/C: 2435mm

LIVING ROOM
F/A: 13.1sqm
F/C: 2420mm

W.C.
F/A: 0.8sqm

GARAGE
F/A: 12.0sqm

NOTES:

1. CONTRACTOR MUST CHECK DIMENSIONS ON-SITE PRIOR TO COMMENCEMENT OF WORKS.
2. ANY DISCREPANCIES OR UNCERTAINTIES MUST BE NOTIFIED TO THE PRINCIPAL DESIGNER.
3. BOUNDARIES HAVE BEEN ASSUMED ON SITE. CLARIFICATION AND CONFIRMATION OF BOUNDARY MUST BE TAKEN UP WITH A LEGAL PARTY.
4. ALL DRAWINGS ARE TO BE PLAN-CHECKED BY THE LOCAL AUTHORITY, OR AN ALLOCATED INDEPENDENT BUILDING CONTROL SURVEYOR AND APPROVED.
5. ANY UNSPECIFIED USAGE OR REPRODUCTION OF 'HAC DESIGNS LTD' DRAWING ARE SUBJECT TO INTELLECTUAL PROPERTY AND COPYRIGHT LAWS AND MUST BE APPROVED BY PRIOR WRITTEN CONSENT.
6. STRUCTURAL ELEMENTS AND SUPPORTS MUST BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER; THAT HAS PROVIDED SUPPORTIVE CALCULATIONS TO BE APPROVED BY THE LOCAL AUTHORITY BEFORE INSTALLATION.
7. NON-SPECIFIED MATERIALS MUST BE CONSULTED AND APPROVED BY ALL RELEVANT PARTIES PRIOR TO INSTALLATION.

0 1 2 3 4 5
SCALE 1:50

MR PAUL DARKER
DESIGN PROPOSAL @
17 ILKLEY ROAD
READING
RG4 7BD

EXISTING GROUND FLOOR PLAN

1:50 @ A2
DECEMBER 2020
20158.S.PP-01
ALINA LUCHIANOV

HAC DESIGNS LTD
WYVOLS COURT
BASINGSTOKE ROAD
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