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An work is to be carried out in accordance with relating 2-Regulations and to the full approval of the Planning Supervisor The Contractor must Check and verify all dimensions 1 commencing and work and report any discrepancies t Architect and Engineers. The positions of services, he apparatus where shown on this drawing are indicative and ref should be made to the Specialist Consultants drawings for details. The Contractor to take all necessary precautio establish the location of buried services and obstructions p commencing excavations. All proprietary materials are to be in in accordance with the manufacturers service. the es to the plant or reference for actual autions to ons prior to in accordance with the manufacturers specification recommendations. and

The Contractor must satisfy the Engineer and Local Author the ground at foundation level has an allowable bearing pre-not less than 100kh/m2 -Foundations will be taken down ground as directed by Building Control or Engineer, but not less than 100KN/m2 -Foundations will be taken down to vrgin ground as directed by Building. Control or Engineer, but not less than 1.00m below existing or new ground level whichever is the lower. - Where foundations are in clay soils and within the zone of influence of trees the depths are to be in accordance with NLH.B.C. guidelines 'Building Near Trees'. Where available, reference must be made to the soil report. All excavations are to be kept dry and the bottom of excavations for foundations must be protected from weathering. -Concrete for trench fill foundations is to be designated mix CdS. -Where new foundations abut existing footings, the Contractor is to allow for local underpinning of the -Any drains or service ducts which passing through foundations are to be sleeved, with flexible couplings both sides of footings for drain runs. Tops of foundations may be reduced locally to allow services to pass over subject to Engineers approval with minimum 600nm depth of concrete below services. Precast concrete lintels may be used to support walls over, the Engineer must be consulted for lintel sizes. The Contractor must notify the Engineer if for any reason formation levels vary from those anticipated. Records of all final levels must be Kept by the Contractor and issued to the Engineer if requested. The Contractor to agree with the Engineer the method of forming day-joints in foundations.

Lemocuritors at Lemocoker Works -11 is the Contractor's responsibility to provide adequate temporary supports where necessary prior to the removal of any load bearing elements in order to maintain structural stability during the course of the works. -The Contractor will submit to the Engineer for comment his proposals and method statement for carrying out the temporary supporting work and installation of the structural steelwork. -All roof and floor areas above walls which are to be removed must be inspected by the Contractor



ventilation cont. mechanical ventilation is to be provided in bathrooms (15 1 discharge through, external wall, (15min .overrun to be provi bathroom with no window, controlled via light switch, 1 Gr gap to be provided below door) mechanical ventilation is provided in kitchen (60 1/s) to discharge through externa background ventilation of 8000mm 2 to be provided either brick or trickle vents over window frame within all rooms.

windows & doors - sealant pointing to be provided around external face of frames & expanding foam to be provided around internal face of frame to receive plaster, junction of roof & wall - contractor to ensure that wall insulation is taken up to the roof insulation. junction of floor & wall - contractor to ensure that floor insulation is provided at edge of floor slab and meets wall insulation over.

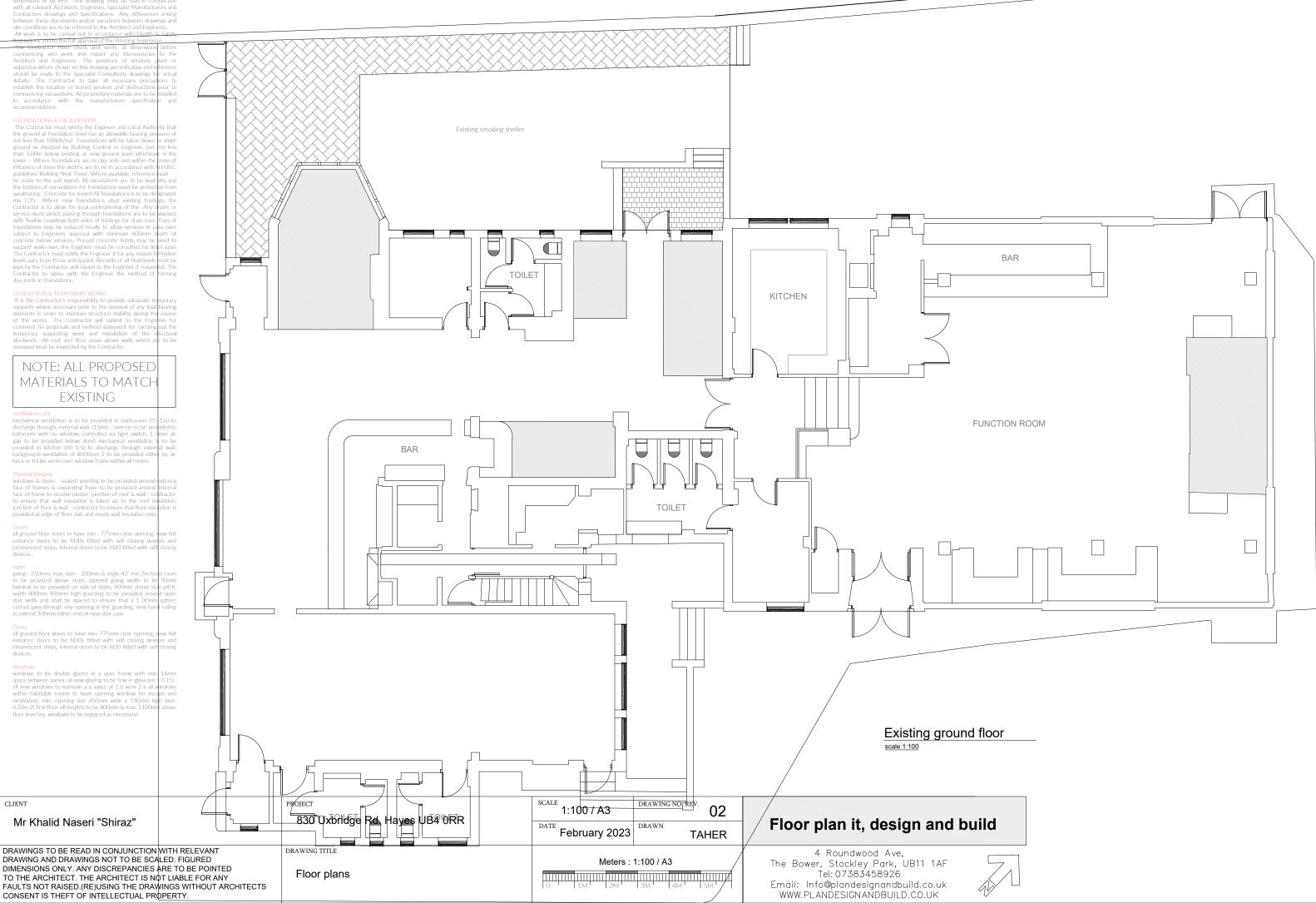
all ground floor doors to have min . 775mm clear opening, nev entrance doors to be fd30s fitted with self closing devices intumescent strips, internal doors to be fd20 fitted with self clo

Stairs going - 250mm, max, riser - 200mm & angle-42' min 2m hear to be provided above stairs, tapered going width to be handrail to be provided on side of stairs, 900mm above stai width 800mm 900mm high guarding to be provided around stair wells and shall be spaced to ensure that a 1 00mm cannot pass through any opening in the guarding, new hand to extend 300mm either end of new stair case open ohere ailing

all ground floor doors to have min. 775mm clear opening, new flat entrance doors to be fd30s fitted with self closing devices and intumescent strips, internal doors to be fd20 fitted with self closing

CLIENT

windows to be double glazed in a upvc frame with mir Windows to be double gazed in a upvc trane with min space between panes, all new glazing to be "low-e' glass (en-all new windows to maintain a u value of 1.6 w/m 2 k all v within habitable rooms to have opening window for esc-ventilation, min, opening size 450mm wide x 730mm hij 0.33m 2) first floor sill heights to be 800mm & max, 1100mm floor level (ex. windows to be replaced as necessary)



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COUNDATIONS BESCAULTIONSThe Contractor must satisfy the Engineer and Local Authority that ground at foundation level has an allowable bearing pressure of not less than 100kV/m2 -Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less than 100kV/m2 -Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less than 1.00m below existing or new ground level whichever is the lower. - Where foundations are in clay soils and within the zone of private Building Near Trees'. Where available, reference must be made to the soil report. All excavations are to be kept dry and the bottom of excavations for foundations is to be designated for the soil report. All excavations are to be solved from weathering. -Concrete for trench fill foundations is to be designated with flexible couplings both sides of footings for drain runs. Tops of foundations may be reduced locally to allow services to pass over subject to Engineers approval with minimum 600mm depth of contractor was noticipated. Records of all final levels must be protected. The Contractor must notify the Engineer if ran y reason formation levels why from those anticipated. Records of all final levels must be grotnactor to agree with the Engineer if neutred. The Contractor and issued to the Engineer if requested, the gariated to the grotnactor is foundations.

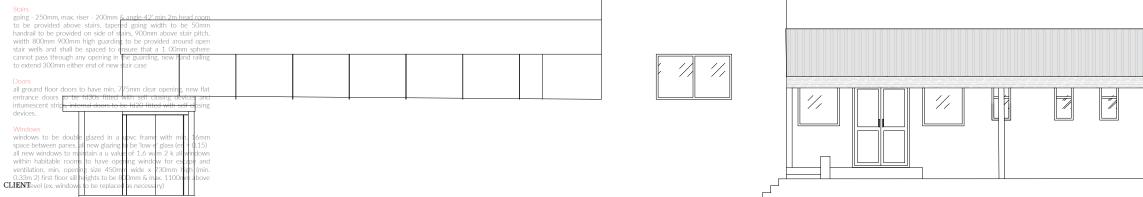
DEMOLITION & TEMPORARY WORKS -14 is the Contractor's responsibility to provide adequate temporary supports where necessary prior to the removal of any load bearing elements in order to maintain structural stability during the course of the works. -The Contractor will submit to the Engineer for comment his proposals and method statement for carrying out the temporary supporting work and installation of the structural steelwork. -All roof and floor areas above walls which are to be removed method by the Contractor. removed must be inspected by the Contractor



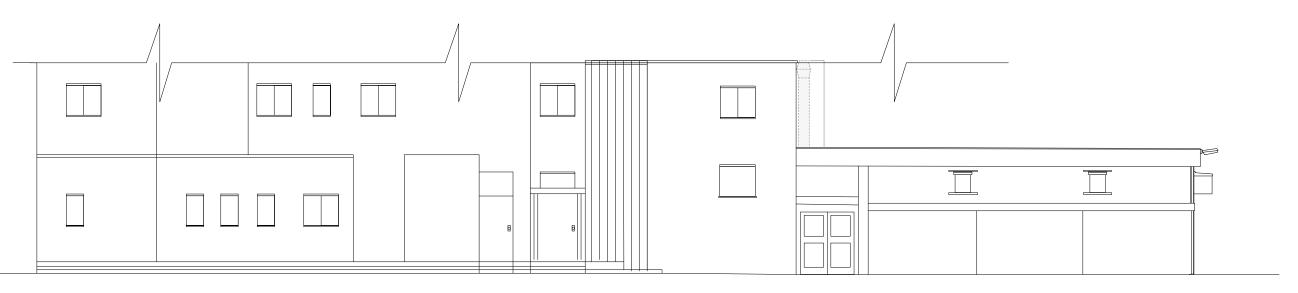
ventilation cont. mechanical ventilation is to be provided in bathrooms (15 1/s) to discharge through, external wall. (15min . overrun to be provided to bathroom with no window, controlled via light switch, 1 0mm air gap to be provided below door) mechanical ventilation is to be provided in kitchen (60 1/s) to discharge through external wall. background ventilation of 8000mm 2 to be provided either by air brick or trickle vents over window frame within all rooms.

Inermal bridging windows & doors - sealant pointing to be provided around external face of frames & expanding foam to be provided around internal face of frame to receive plaster, junction of roof & wall - contractor to ensure that wall insulation is taken up to the roof insulation, junction of floor & wall - contractor to ensure that floor insulation is provided at edge of floor slab and meets wall insulation over.

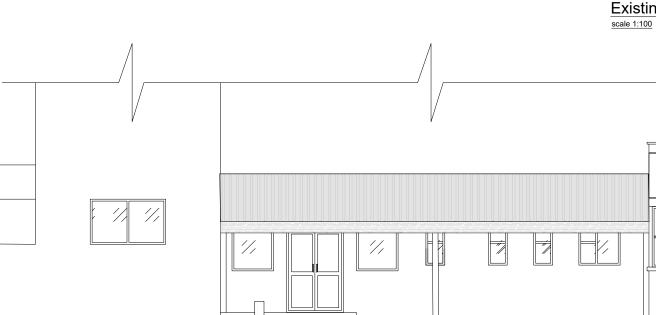
all ground floor doors to have min . 775mm clear opening, new flat entrance doors to be fd30s fitted with self closing devices and intumescent strips, internal doors to be fd20 fitted with self closing



Mr Khalid Naseri "Shiraz"	PROJECT 830 Uxbridge Rd. Hayes UB4 0RR	SCALE 1:100 / A3	DRAWING NO. REV. 02	Electrologist decign and build
		^{DATE} February 2023	TAHER	Floor plan it, design and build
DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED.(RE)USING THE DRAWINGS WITHOUT ARCHITECTS CONSENT IS THEFT OF INTELLECTUAL PROPERTY.	DRAWING TITLE Elevations East and west facing	Meters :	1:100 / A3	4 Roundwood Ave, The Bower, Stockley Park, UB11 1AF Tel: 07383458926 Email: Info@plandesignandbuild.co.uk WWW.PLANDESIGNANDBUILD.CO.UK







scale 1:100

Existing East facing Side elevation

Existing West facing elevation



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FOUNDATIONS & EXCAVATIONS -The Contractor must satisfy the Engineer and Local Authority that

FOUNDATIONS & EXCAVATIONS - The Contractor must satisfy the Engineer and Local Authority that the ground at foundation level has an allowable bearing pressure of not less than 100Kh/m2 -Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less than 1.00m below existing or new ground level whichever is the lower. - Where foundations are in clay soils and within the zone of influence of trees the depths are to be in accordance with N.H.B.C. guidelines 'Building Near Trees'. Where available, reference must be made to the soil report. All excavations are to be kept dry and the bottom of excavations for foundations sub to be kept dry and the bottom of excavations for foundations abut existing footings, the Contractor is to allow for local underpinning of the -Any drains or service ducts which passing through foundations are to be sleeved, with flexible couplings both sides of footings for drain runs. Tops of foundations may be reduced locally to allow services to pass over subject to Engineers approval with minimum 600mm depth of concrete below services. Precast concrete lintels may be used to support walls over, the Engineer must be consulted for lintel sizes. The Contractor must notify the Engineer if for any reason formation levels vary from those anticipated, Records of all final levels must be kept by the Contractor and issued to the Engineer if requested. The Contractor to agree with the Engineer the method of forming day-joints in foundations.

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NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

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Thermal bridging windows & doors - sealant pointing to be provided around external face of frames & expanding foam to be provided around internal face of frame to receive plaster, junction of roof & wall - contractor to ensure that wall insulation is taken up to the roof insulation, junction of floor & wall - contractor to ensure that floor insulation is provided at edge of floor slab and meets wall insulation over.

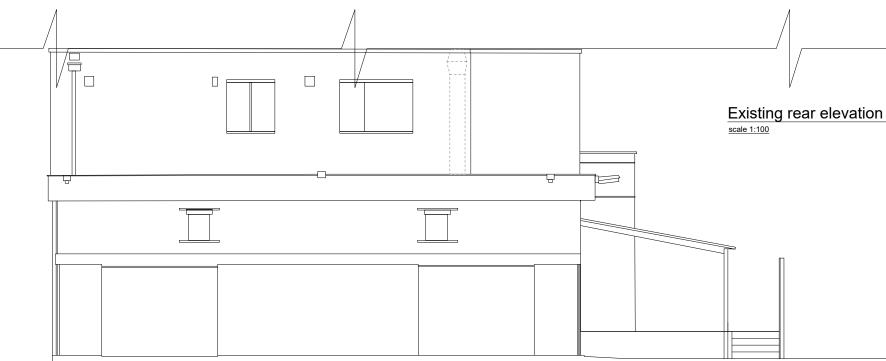
all ground floor doors to have min . 775mm clear opening, new flat entrance doors to be fd30s fitted with self closing devices and intumescent strips, internal doors to be fd20 fitted with self closing devices .

Stairs going - 250mm, max. riser - 200mm & angle-42' min 2m head room to be provided above stairs. tapered going width to be 50mm handrait to be provided on side of stairs, 900mm above stair pitch, width 800mm 900mm high guarding to be provided around open stair wells and shall be spaced to ensure that a 1 00mm sphere cannot pass through any opening in the guarding, new hand railing to extend 300mm either end of new stair case

all ground floor doors to have min. 775mm clear opening, new flat entrance doors to be fd30s fitted with self closing devices and intumescent strips, internal doors to be fd20 fitted with self closing devices.

windows to be double glazed in a upvc frame with min. 16mm windows to be double glazed in a upvc frame with min. 16mm space between panes, all new glazing to be 'low-e' glass (en = 0.15) all new windows to maintain a u value of 1.6 w/m 2 k all windows within habitable rooms to have opening window for escape and ventilation, min. opening size 450mm wide x 730mm high (min. 0.33m 2) first floor sill heights to be 800mm & max. 1100mm above floor level (ex. windows to be replaced as necessary)





CLIENT	PROJECT 830 Uxbridge Rd. Hayes UB4 0RR	^{SCALE} 1:100 / A3		
Mr Khalid Naseri "Shiraz"	030 Oxbridge Rd. Hayes 004 URR	^{DATE} February 2023	DRAWN	Floor plan it, design and build
DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED.(RE)USING THE DRAWINGS WITHOUT ARCHITECTS CONSENT IS THEFT OF INTELLECTUAL PROPERTY.	DRAWING TITLE Front and rear Elevations	Meters :	1:100 / A3	4 Roundwood Ave, The Bower, Stockley Park, UB11 1AF Tel: 07383458926 Email: Info@plandesignandbuild.co.uk WWW.PLANDESIGNANDBUILD.CO.UK

Existing front elevation

scale 1:100

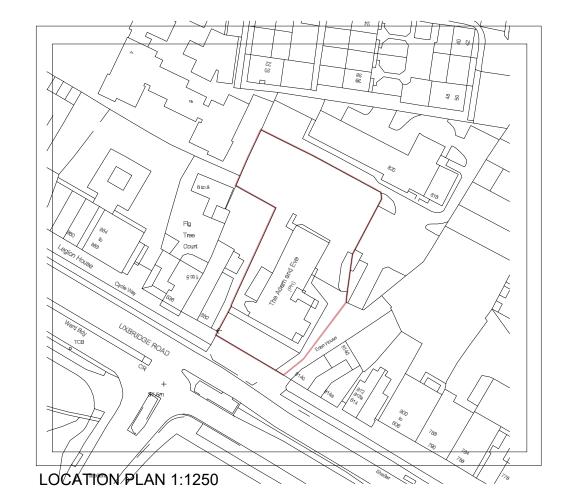
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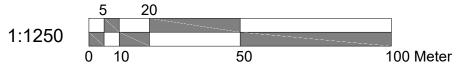
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CONDATIONS EXCAVATIONS
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 More contractor is to allow for local underpinning of the -Any drains service ducts which passing through foundations is to be selved to and the sol fd300 fitted with self closing devices and intures constructed locally to allow services to pass ore to be leaves.
 More and the construction must notify the Engineer if rany reason formation key be used to the Engineer if rany reason formation fevels using through foundations.
 DEMOLITON & TEMPORARY WORES

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NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING





				·	
^{CLIENT} Mr Khalid Naseri "Shiraz"	PROJECT 830 Uxbridge Rd. Hayes UB4 0RR	^{SCALE} 1:100 / A3	DRAWING NO. REV. 02		
		DATE February 2023	DRAWN TAHER	Floor plan it, design and	ulla
DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED.(RE)USING THE DRAWINGS WITHOUT ARCHITECTS CONSENT IS THEFT OF INTELLECTUAL PROPERTY.	Location plan 1:1250	Meters :	1:100 / A3	4 Roundwood Ave, The Bower, Stockley Park, UB11 1AF Tel: 07383458926 Email: Info@plandesignandbuild.co.uk WWW.PLANDESIGNANDBUILD.CO.UK	



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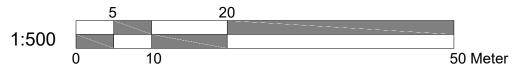
recommendations: **POUNDATIONS & EXCAVATIONS** The Contractor must satisfy the Engineer and Local Authority that the ground at foundation level has an allowable bearing pressure of not less than 100kH/m2 -Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less than 1.00m below existing or new ground level whichever is the lower. - Where foundations are in clay soils and within the zone of influence of trees the depths are to be in accordance with N.H.B.C. guidelines: Building Near Trees'. Where available, reference must be made to the soil report. All excavations are to be kept dry and the bottom of excavations for foundations must be protected from wasthering. -Concrete for trench fill foundations is to be designated mix C35. - Where new foundations abut existing footings, the Contractor is to allow for local underpinning of the -Any drains or service ducts which passing through foundations are to be slever, with flexible couplings both sides of footings for drain runs. Tops of foundations may be reduced locally to allow services to bas over subject to Engineers approval with minimum GODm depth of concrete below services. Precast concrete lintels may be used to support walls over, the Engineer must be consulted for lintel sizes. The Contractor must notify the Engineer if for any reason formation levels vary from those anticipated. Records of all final levels must be kept by the Contractor and issued to the Engineer if requested. The contractor to agree with the Engineer the method of forming day_joints in foundations.

Deposition an relationation DEMOLITION & TEMPORARY WORKS -It is the Contractor's responsibility to provide adequate temporary supports where necessary prior to the removal of any load bearing elements in order to maintain structural stability during the course of the works. -The Contractor will submit to the Engineer for comment his proposals and method statement for carrying out the temporary supporting work and installation of the structural steelwork. -All roof and floor areas above walls which are to be removed must be inspected by the Contractor .

NOTE: ALL PROPOSED				
MATERIALS TO MATCH				
EXISTING				



BLOCK PLAN 1:500



CLIENT Mr Khalid Naseri "Shiraz"	PROJECT 830 Uxbridge Rd. Hayes UB4 0RR	^{SCALE} 1:100 / A3	DRAWING NO. REV. 02		
		February 2023	DRAWN	Floor plan it, design and	
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