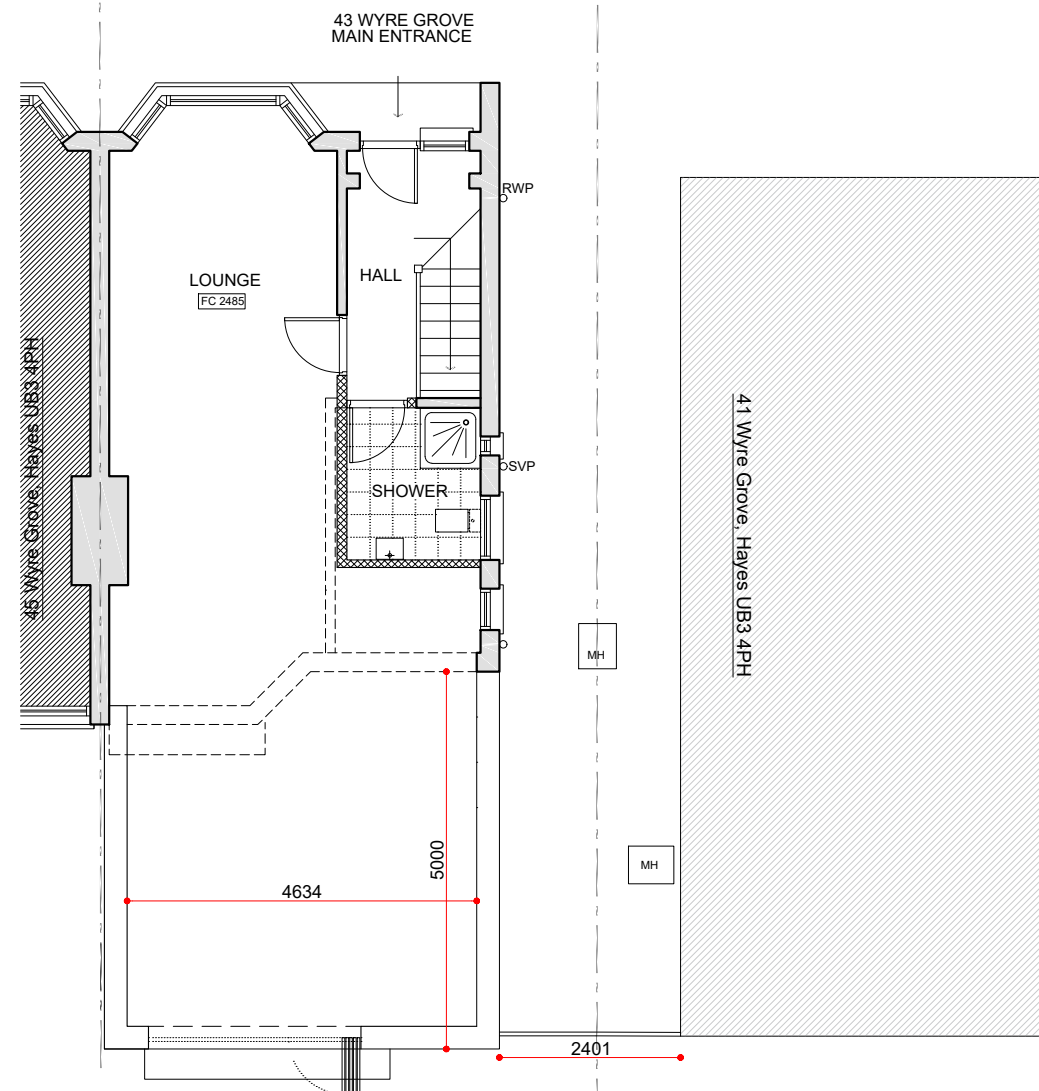


Existing ground floor
scale 1:100



Proposed ground floor
scale 1:100

GENERAL
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.

-Do not scale this drawing. Use figured dimensions only. Any dimensions taken from CAD files are to be verified against figured dimensions or by RPS. -This drawing must be read in conjunction with all relevant Architects, Engineers, Specialist Manufacturers and Contractors drawings and Specifications. -Any differences arising between these documents and/or variations between drawings and site conditions are to be referred to the Architect and Engineers. -All work is to be carried out in accordance with Health & Safety Regulations and to the full approval of the Planning Supervisor. -The Contractor must check and verify all dimensions before commencing and work and report any discrepancies to the Architect and Engineers. -The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details. -The Contractor to take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.

Stairs
going - 250mm, max, riser - 200mm & angle-42° min 2m head room to be provided above stairs, tapered going width to be 50mm handrail 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

Doors
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
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

Gosal property Management Ltd

PROJECT LOCATION

43 Wyre Grove, Hayes
London UB3 4PH

DRAWING TITLE

Existing floor plans

SCALE

1:100 / A3

DATE

December 2022

DRAWING NO. REV.

01FPG

DRAWN

TAHER

Floor plan it, design and build

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NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING