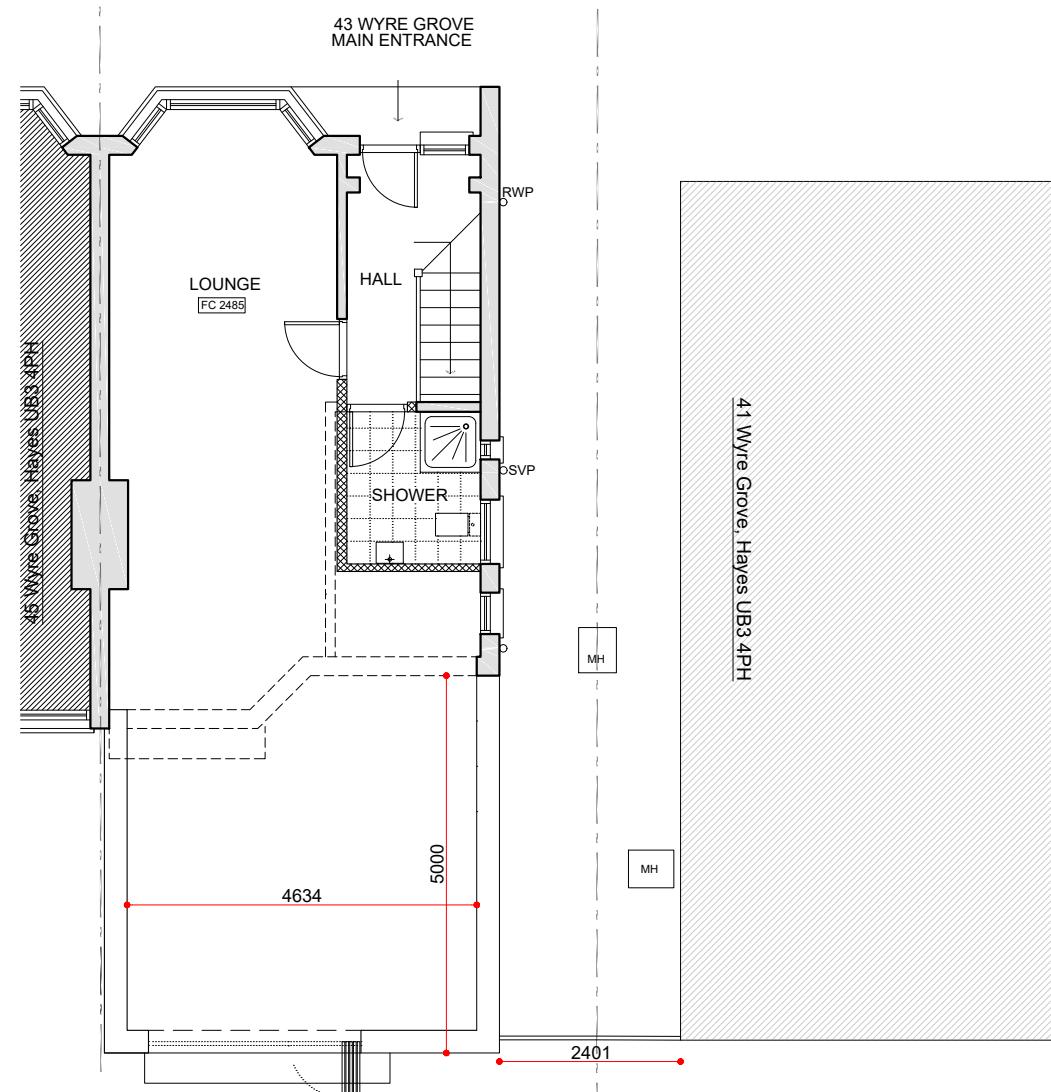


**Existing ground floor**

scale 1:100



**Proposed ground floor**

scale 1:100

CLIENT

Gosal property Management Ltd

PROJECT LOCATION  
43 Wyre Grove, Hayes  
London UB3 4PH

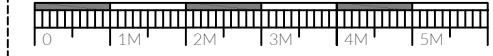
SCALE  
1:100 / A3  
DRAWING NO. REV.  
01FPG  
DATE  
December 2022  
DRAWN  
TAHER

**Floor plan it, design and build**



NOTE: ALL PROPOSED  
MATERIALS TO MATCH  
EXISTING

DRAWING TITLE  
Existing floor plans



Kemp House, 124 City Road  
London EC1 2NX  
Email: [Info@floorplanit.co.uk](mailto:Info@floorplanit.co.uk)  
WWW.FLOORPLANIT.CO.UK  
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**GENERAL**  
ANY DISCREPANCIES ARE TO BE POINTE TO THE  
ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY  
FAULTS NOT RAISED.(REUSING 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 100mm 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<sup>2</sup> k all windows  
within habitable rooms to have opening window for escape and  
ventilation, min. opening size 450mm wide x 730mm high (min.  
0.3m) first floor sill heights to be 800mm & max. 1100mm above  
floor level (ex. windows to be replaced as necessary)