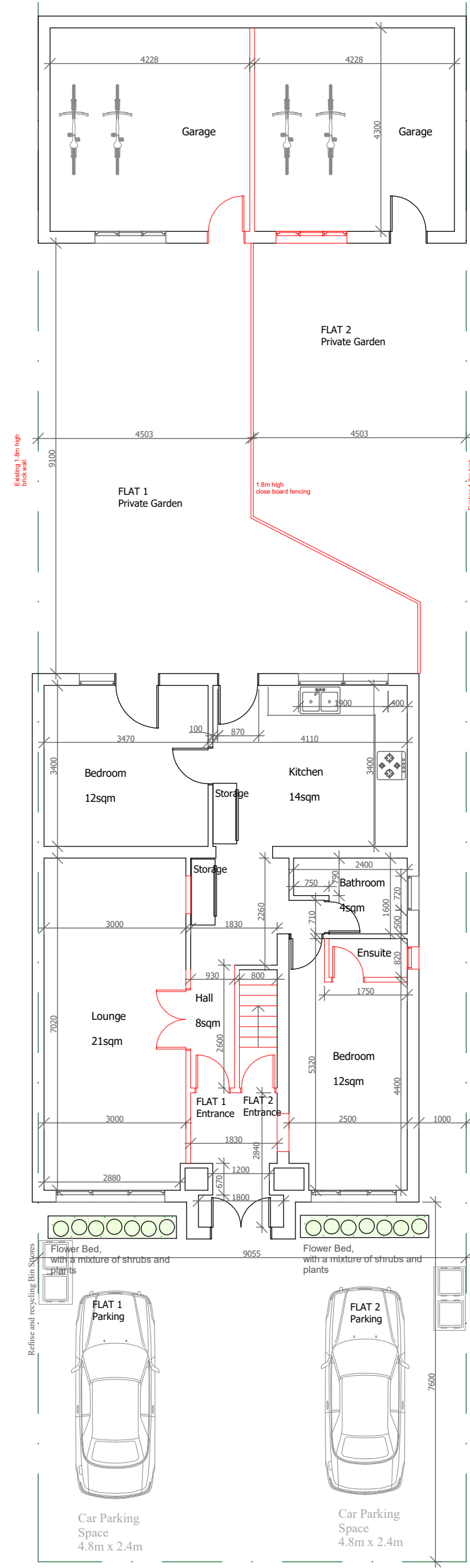


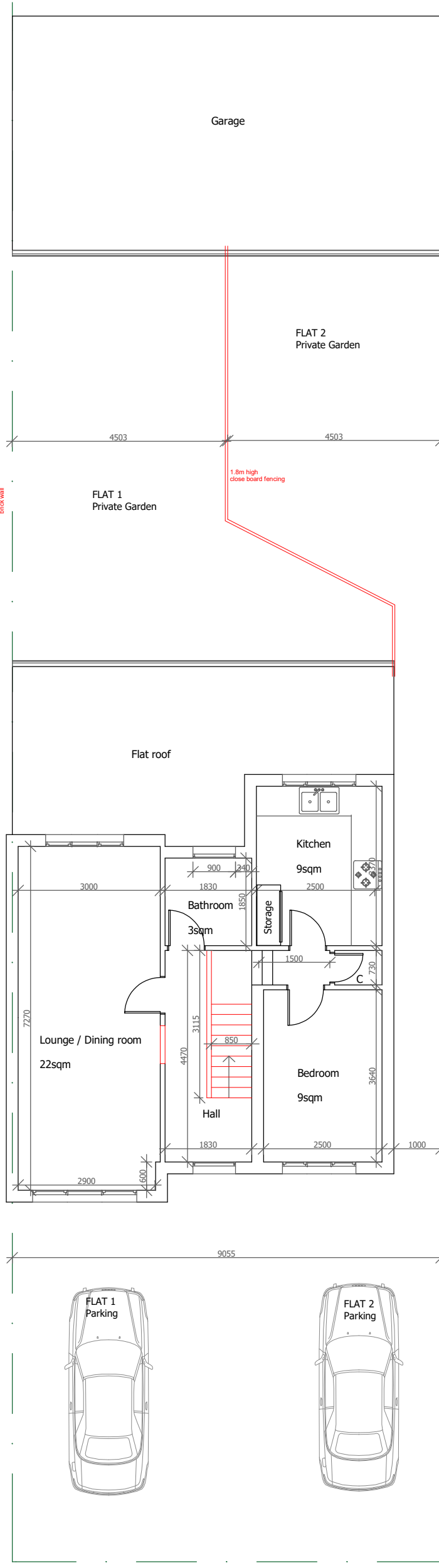


PROPOSED FLOOR PLAN

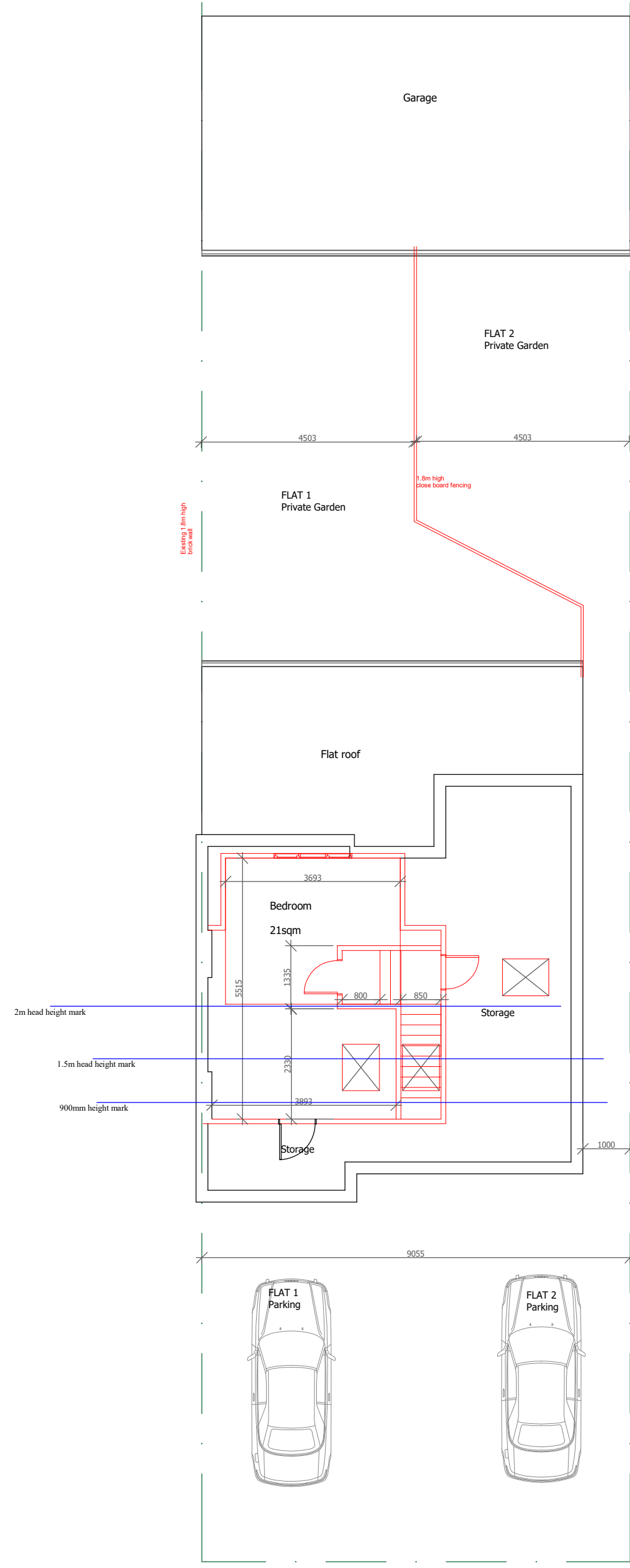
Existing cross over used

FLAT no 1 - Ground floor
68 SQM - 2 BEDROOM 3P - Proposed
London plan requires - 60sqm

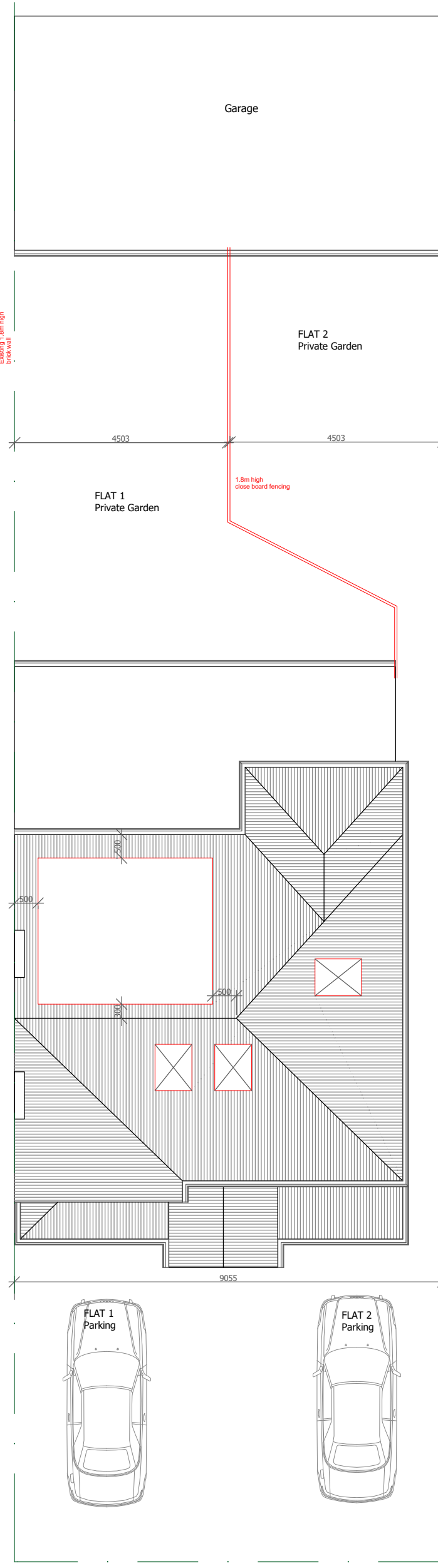
FLAT no 2 - First and second floor
64 SQM - 2 BEDROOM 3P - Proposed
London plan requires - 60sqm



PROPOSED ROOF PLAN

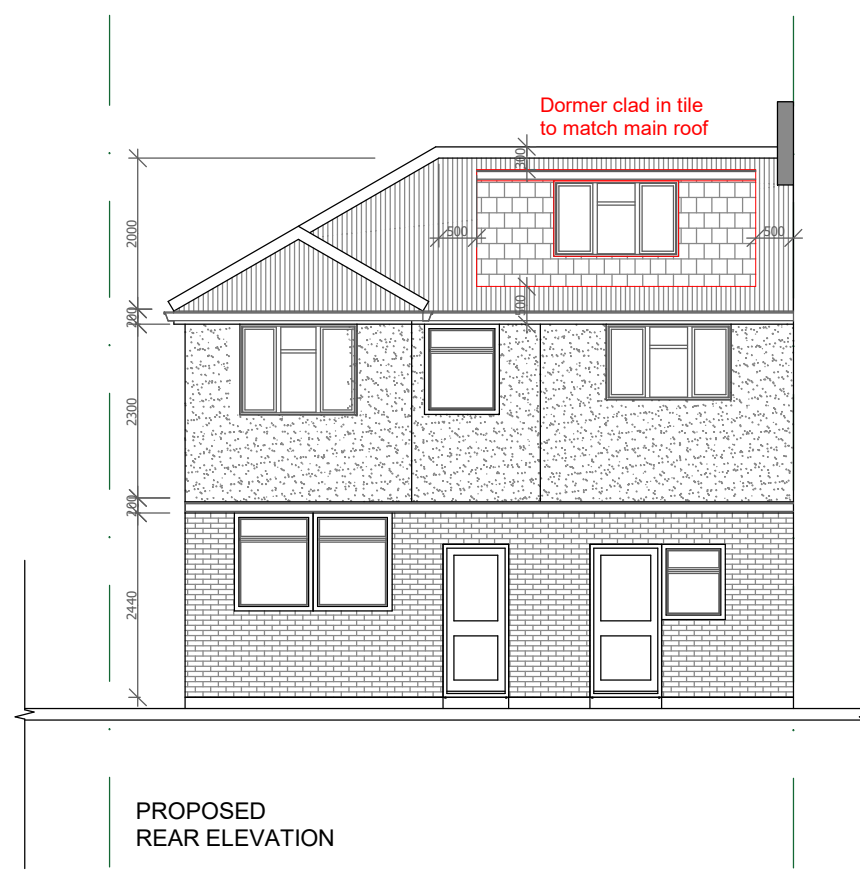


PROPOSED LOFT PLAN



PROPOSED ROOF PLAN

Covered Bin storage Detailing
Covered storage bin area combine capacity of 0.25m3 for solid waste and recycling



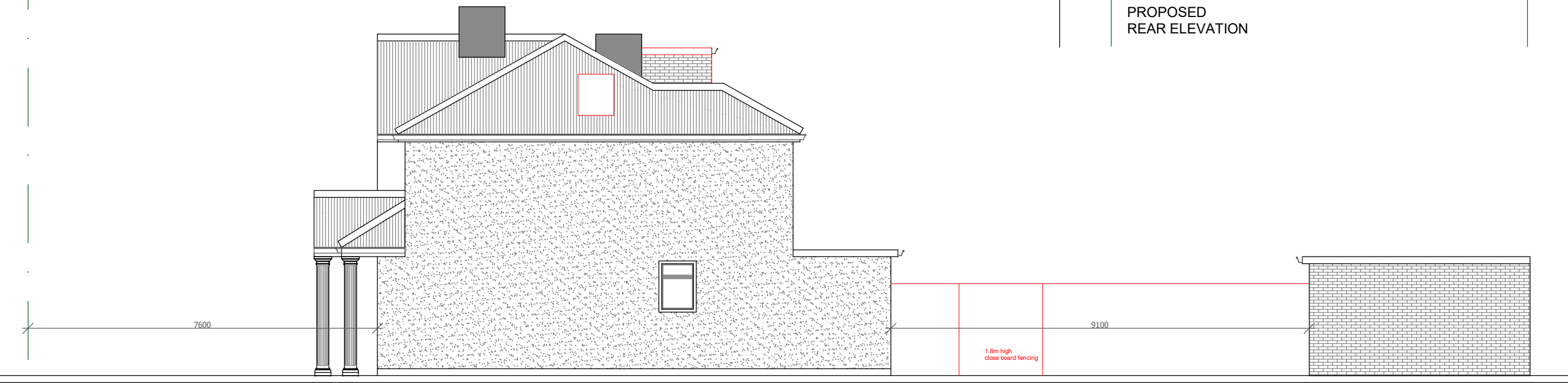
PROPOSED REAR ELEVATION



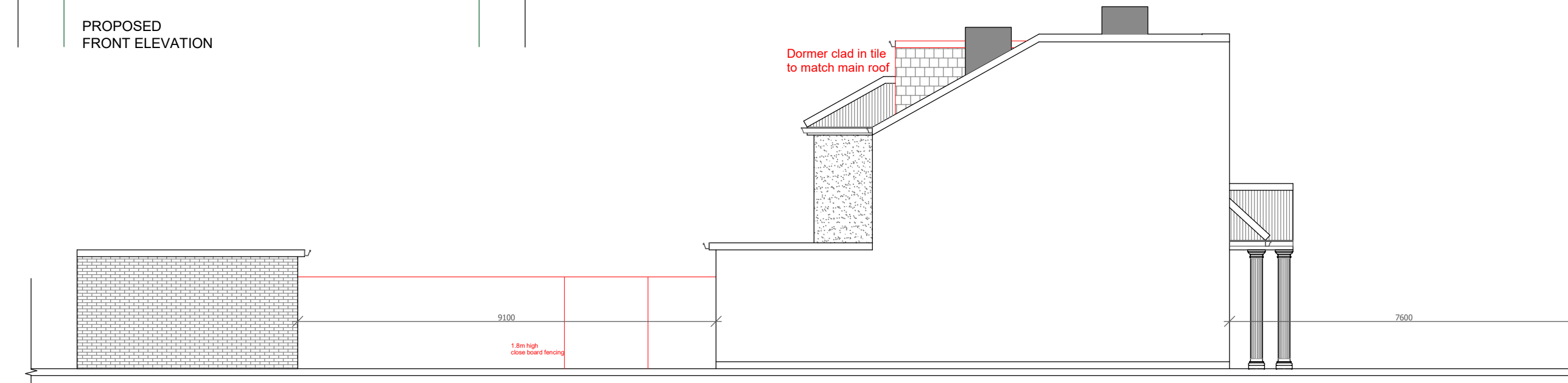
PROPOSED FRONT ELEVATION



- Stated Timber Finish For Good Ventilation
- Solid Timber Roof for Shelter But Easy to Lift
- Double Opening Doors to the Front for Easy Access
- Smoothed Planed for a High Quality Finish
- Heat Treated Timber for a High Quality and Durable Finish
- FSC - Forest Stewardship Council Approved Timber
- Full Instructions and Fixings Supplied
- 15 Year Manufacturers Guarantee Against Rot
- Height: 133cm



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
 - 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
 - 9 All structural timber to be tannalised VERMIN
 - 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
 - 11 All dimensions to be double checked on site
 - 12 All steels to be measure on site with built dimensions
 - 13 Steels to have 30 min fire protection
 - 14 All drawings to be approved prior to Build works, any works carried out without approval is at own risk.
 - 15 Any discrepancies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing

Scale 1/100



Title / Description :

Proposed Plans

Project Address :

3 Elers Road
Hayes UB3 1NY

Scale of Drawing

1/100 @ A1

Drawing No

03 002

Drawn By

Sunny Bahia

Date of Proj

March 2022

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

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