

GENERAL NOTES:

This drawing indicates basic structure. Full structural details and calculations by a Structural Engineer to satisfy current Building Regulations. The design, specification, performance and structure of all elements of work are to be developed by the contractor strictly in accordance with current statutory regulations and certification requirements. Contractor to complete work to the required standard providing a completion certificate from the local authority Building Control Department.

Although this drawing is to a scale all features and dimensions are approximate. The contractor is responsible for checking dimensions, tolerances and references. Any errors or discrepancies are to be reported prior to proceeding with the works or shop drawings.

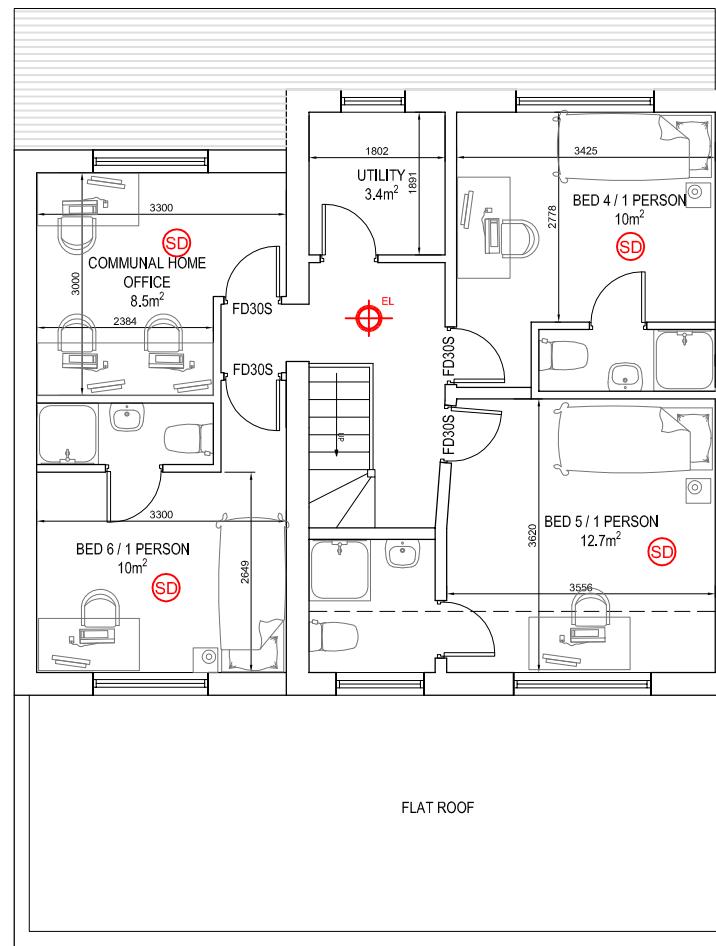
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- (FB) Fire blanket
- (SD) Mains wired smoke detector
- (HD) Mains wired heat detector
- (CO) Mains wired CO detector
- (EL) Light Fitting with Integral Emergency Lighting
- FD30S Self closing 30min fire rated door

Accommodation Schedule:
6No. bedrooms.
6No. OCCUPANTS MAXIMUM..
6No. Ensuite
Share kitchen/dining/ living space.

Room No.	Proposed m ²	Council Standard m ²
Bed 1	11.5 m ²	6.51 m ²
Bed 2	12.2 m ²	6.51 m ²
Bed 3	10 m ²	6.51 m ²
Bed 4	10 m ²	6.51 m ²
Bed 5	12.7 m ²	6.51 m ²
Bed 6	10 m ²	6.51 m ²
Utility	3.4 m ²	
kitchen dining living	30.4 m ²	10 m ² (see note 1)
communal TV room	8.4 m ²	
communal home office	8.5 m ²	

Note 1 - Hillingdon Council's own space standards for HMO's is silent on kitchen size. For living room size the standard is min. 10m²



PROPOSED FIRST FLOOR PLAN

PROJECT 14 WILLOW TREE LANE, HAYES UB4 9BB	Drawing PROPOSED HMO 8 FIRST FLOOR PLAN
Checked	Drawing No. 3001/6B
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