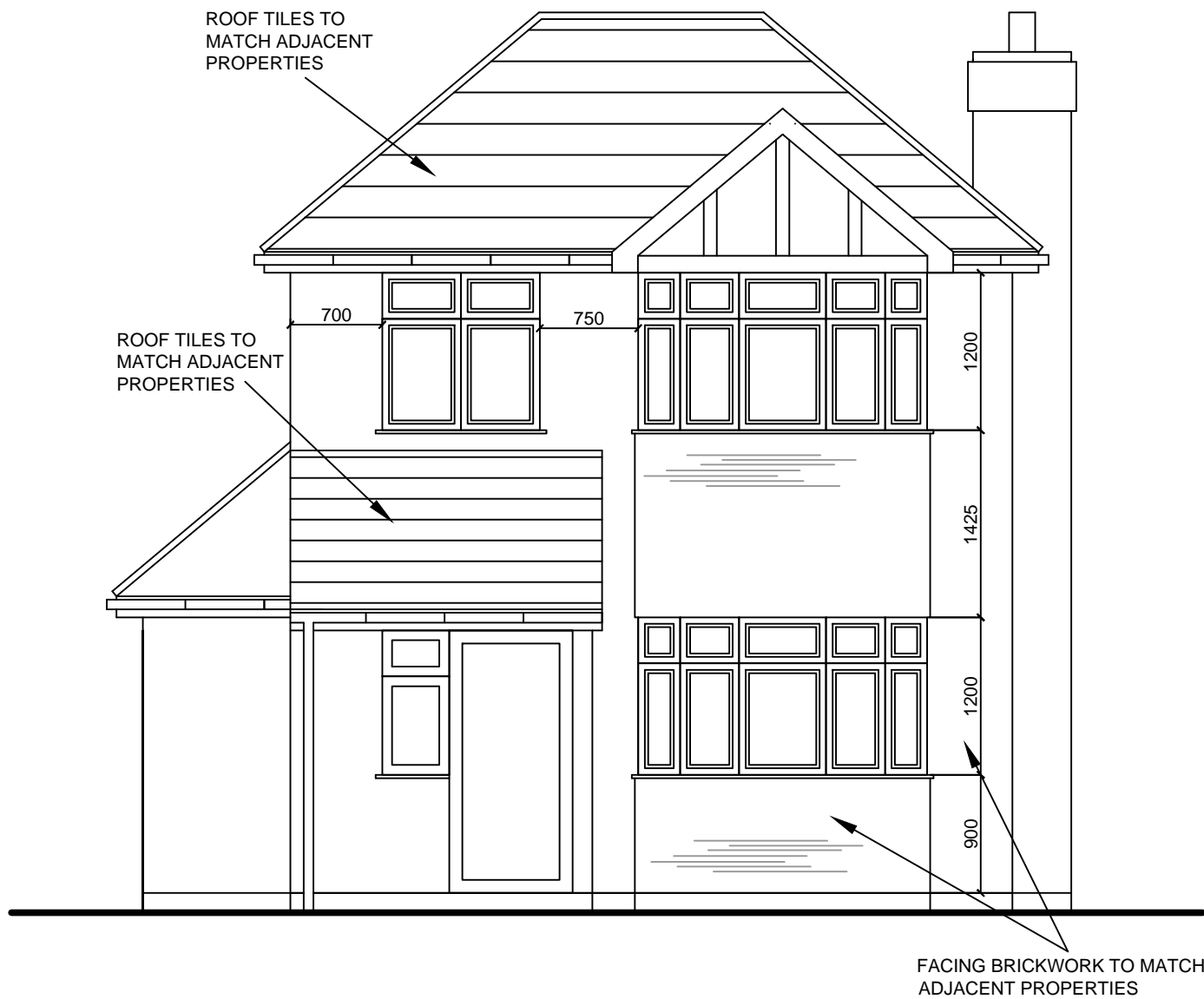
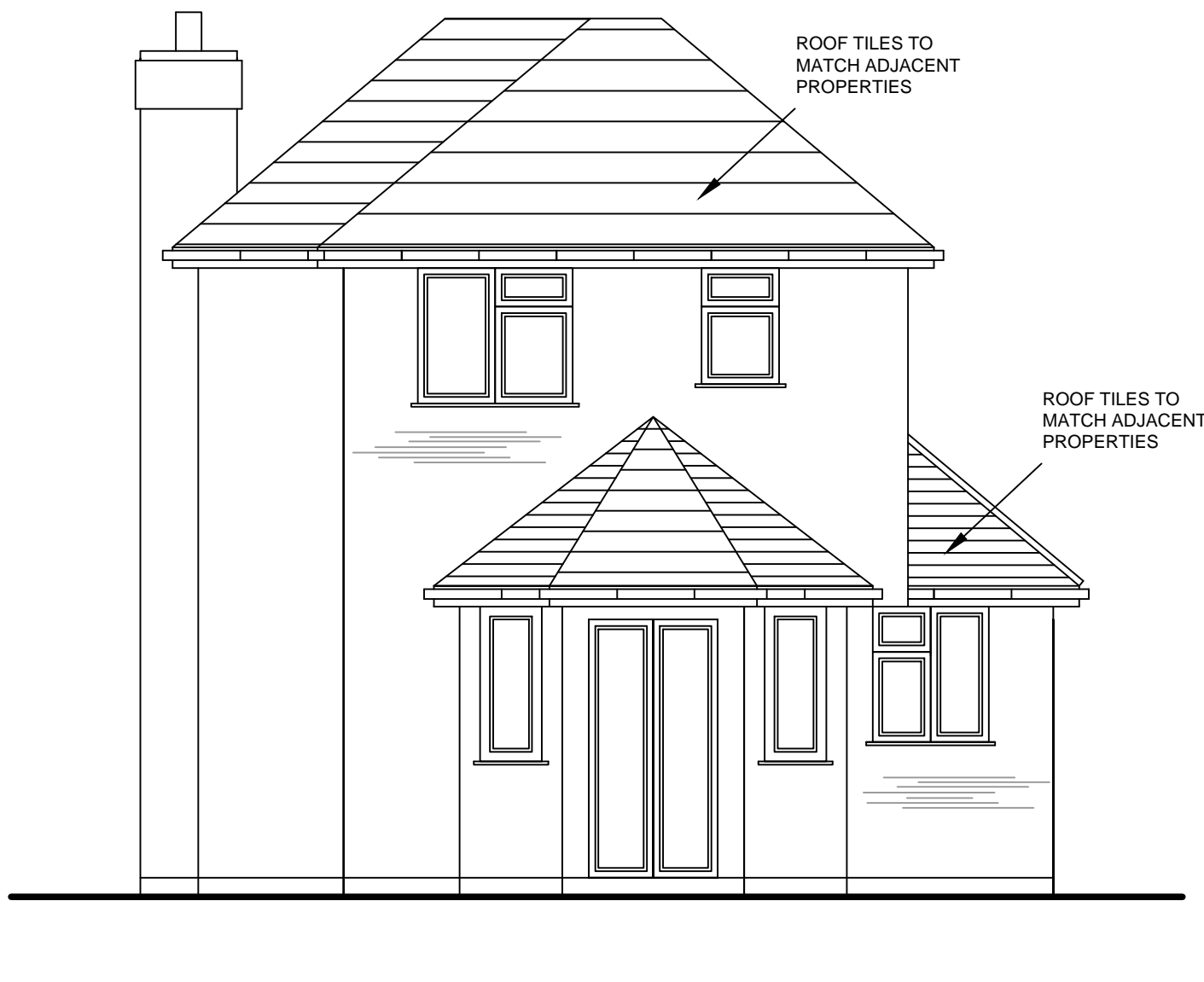


GENERAL NOTES

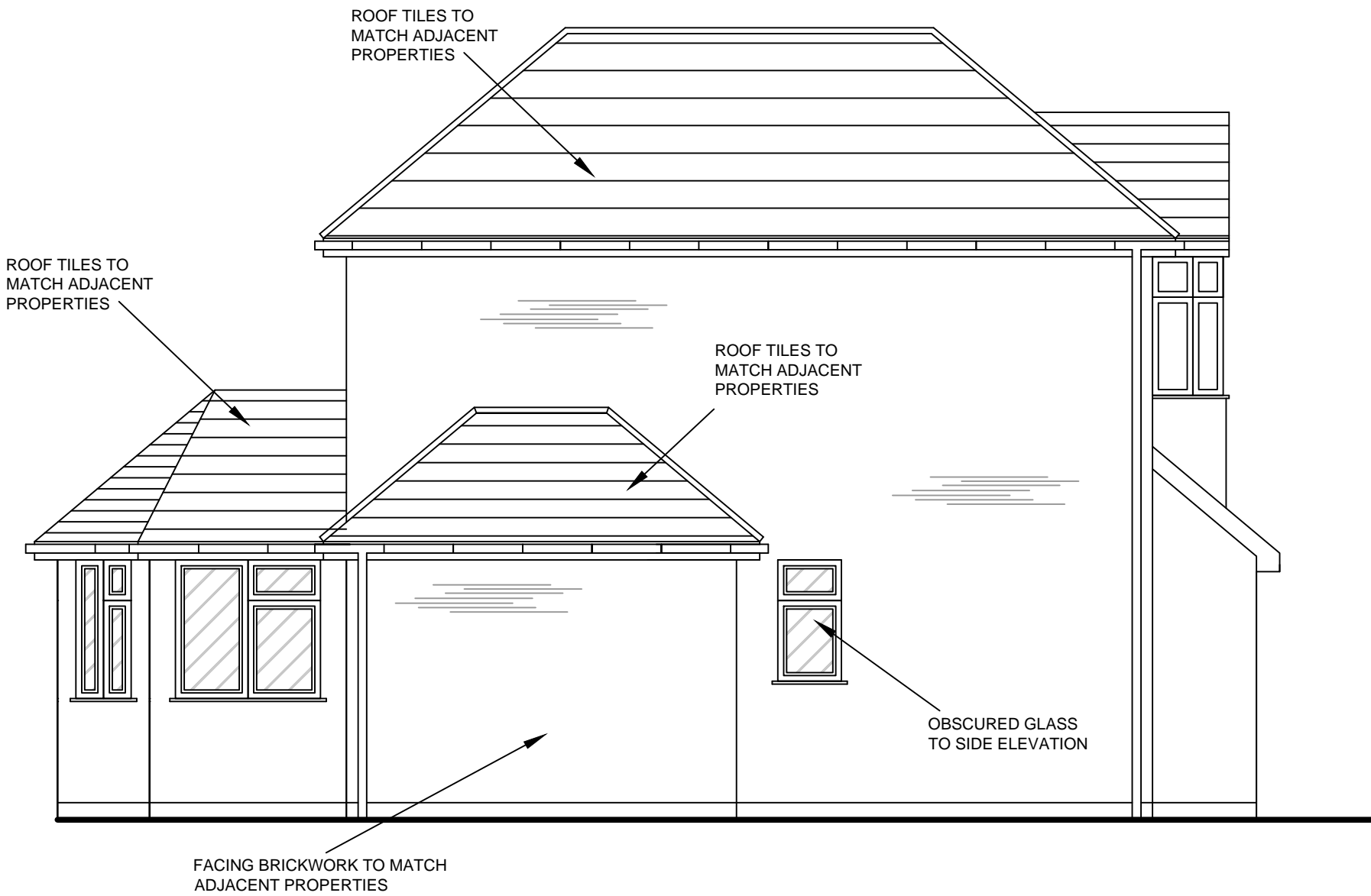
1. This drawing is to be read in conjunction with all other relevant drawings, details and specification. This is based on site Survey, any discrepancy must be reported to us prior to undertaking of any relevant works.
2. Do **NOT** scale from this drawing.
3. The Contractor is to be responsible for all dimensions, levels and the correct setting out of all works on site.
4. All new internal finishing materials, skirting, architraves etc. to match existing.
5. The quantity, position and style of all electric switches, sockets, power points, etc. to be agreed with the Clients.
6. The position of radiators and other heating appliances to be agreed with Clients.
7. The Finishing details (painting, tiling, etc) to be agreed with the Client.
8. This drawing is for building Regulations and general building purposes but **MAY NOT** show every construction detail.



PROPOSED FRONT ELEVATION
Scale 1:50 @ A1



PROPOSED REAR ELEVATION
Scale 1:50 @ A1



PROPOSED REAR ELEVATION
Scale 1:50 @ A1

LEAD FLASHING / CAVITY TRAYS

To Chimneys or junctions between roof and walls fit code 6-lead flashing properly stepped and trimmed with min. 150mm upstand. Zinc soakers and cavity trays to be fitted with flashings. All leadwork to be in accordance with recommendations made by the Lead Sheet Association. Fit cavity trays with slop ends over all meter boxes and air bricks projecting min. 150mm each side of opening. Provide weep holes with proprietary plastic sleeves with all cavity trays.

WINDOWS

Window unit fitted with trickle air vents at high level to provide background ventilation of min. 8000mm² to habitable rooms and min. 4000mm² to all other rooms. Opening areas of windows to be at least 1/10th of the floor area of the room with at least some part of the windows being 1.75m above the floor level. Any first and second floor window openings below 900mm above floor level to be fitted with restrictors. Escape windows to all habitable rooms on first floor to have an unobstructed operable area of 0.33m² and a min. opening height or width of 450mm with the bottom of the operable area between a height of 800mm and 1100mm above floor level. U value to be max of 1.8W/m² K.

ELECTRICS

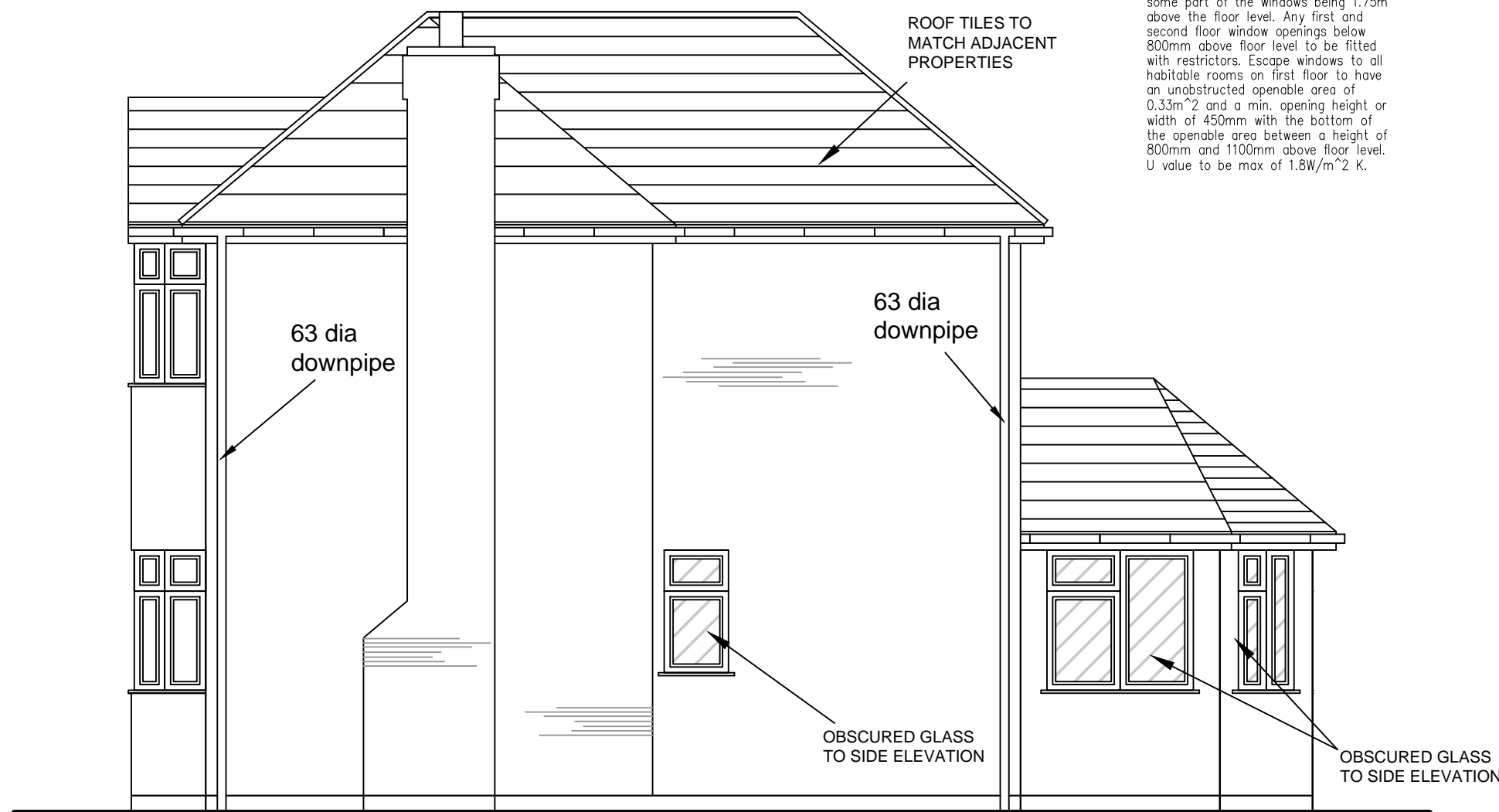
Doorbell, entry 'phone', all sockets and switches to ground floor level habitable rooms to be between 450mm and 1200mm above finished floor level. Provide sockets that can be only used with lamps having a luminous efficacy greater than 40 lumens per circuit Watt. are fitted to cover 1 per 25 sq.m. of dwelling floor area or 1 per four light fittings.

ELECTRICAL

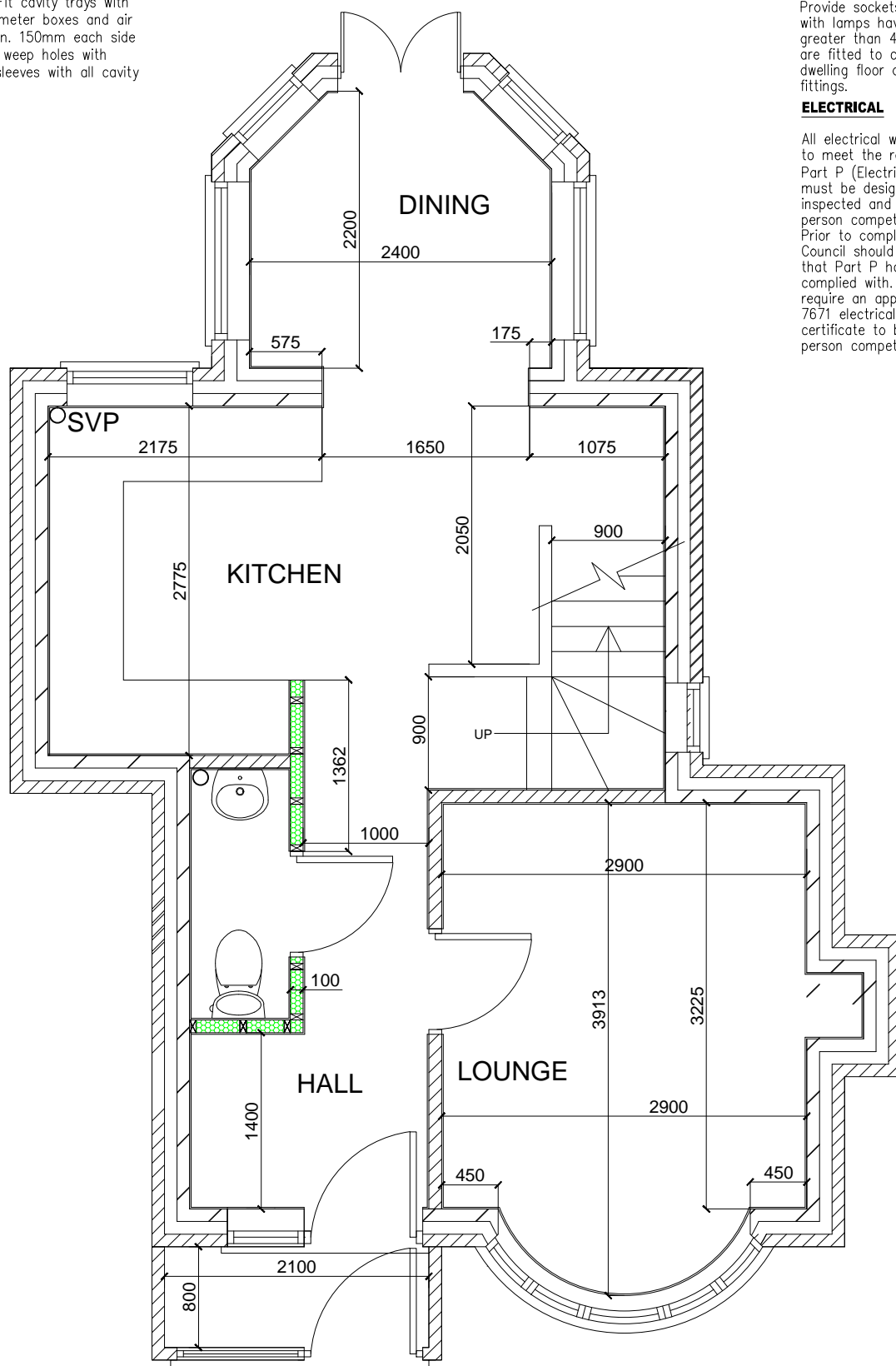
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

DOORS

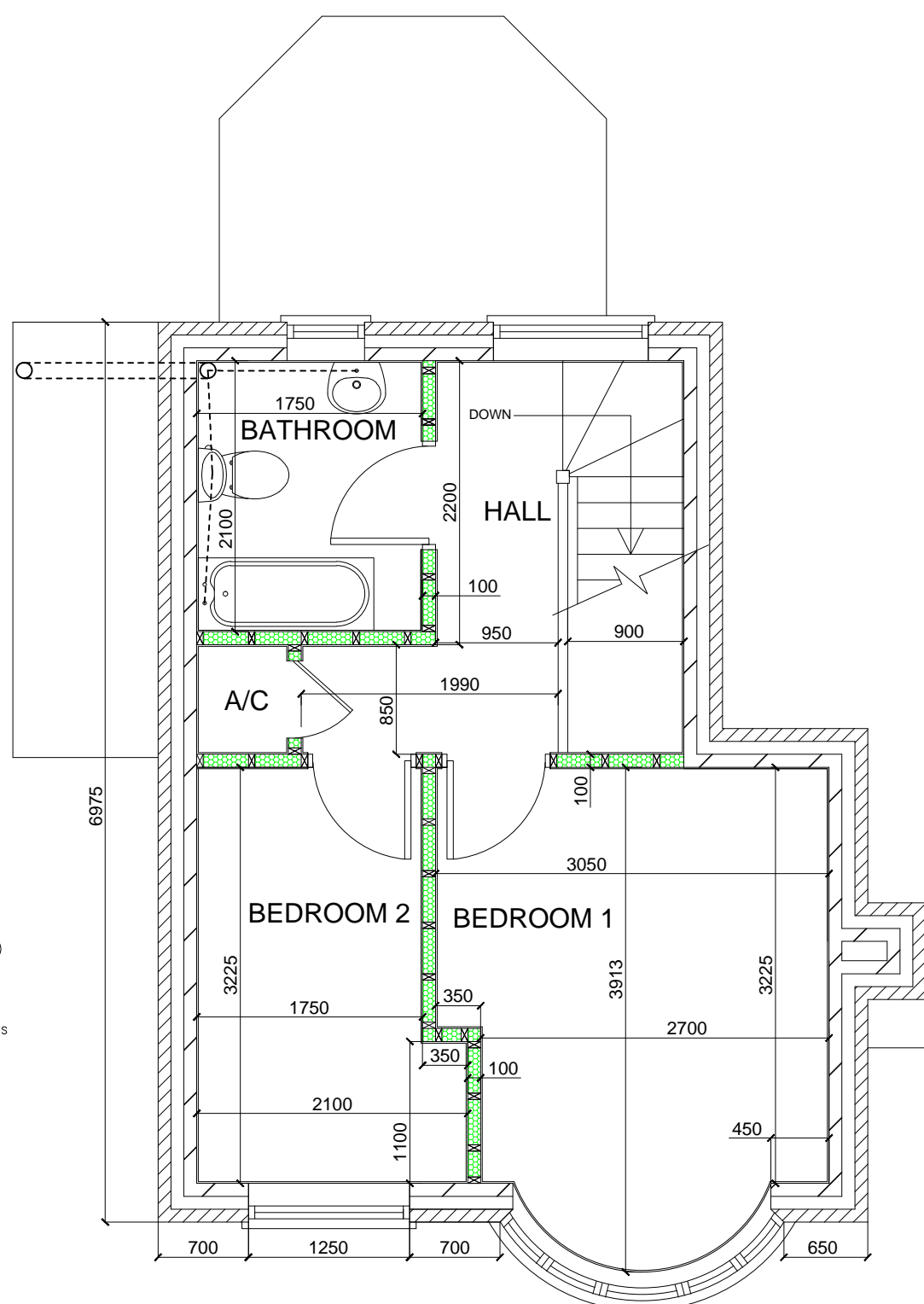
The main entrance door is to have a min. clear opening width of 775mm (835mm wide door with 60mm wide frame) and a threshold finishing level with the top of the sill. The door to the W.C. compartment off the main entrance is to open out and have a min. clear opening width of 750mm (835mm wide door). Doors to first floors to be 762mm wide to bedrooms and 686mm wide to bathroom and en-suites. Single leaf cupboard doors 610mm wide. Dimensions for internal door structural openings allow for 200 30mm s.s. linings plus a tolerance of 14mm. 75-100mm clear wall either side of structural openings to allow for architrave. All external doors to be sealed at perimeter and fitted with draught stripping. All external door frame head levels 2100mm above d.p.c. level except where shown.



PROPOSED REAR ELEVATION
Scale 1:50 @ A1



PROPOSED GROUND FLOOR PLAN
Scale 1:50 @ A1



PROPOSED FIRST FLOOR PLAN
Scale 1:50 @ A1

0 1 2 3 4

SCALE: 1:50

0 2 4 6 8

SCALE: 1:100

0 4 8 12 16

SCALE: 1:200

PRELIMINARY

R3	D3	DR3	DES3
R2	D2	DR2	DES2
R1	D1	DR1	DES1
REV	DATE	DRAWN BY	DESCRIPTION

UXBRIDGE DESIGN & DETAILING SERVICES "The Old Bakery", 21A Windsor Street Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791			
CLIENT: Mr Y Janjua			
PROJECT: Land adjacent 73 Clarnis Crescent, Hayes			
TITLE: Proposed dwelling Floor plans and Elevations			
SCALE:	DATE: 02/16	DRG NO: 04/32/03	REV: . A1