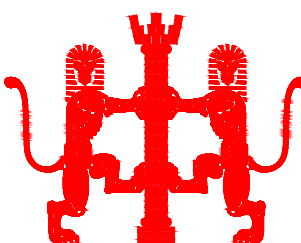


<div></div> <div>architecture &amp; landscape</div>	<div>Kevin O'Callaghan Chartered Architect</div> <div>374A St Albans Road Watford, Herts, Wd24 6PJ. Mobile: 07812 695079 &amp; Tel: 01923 803848</div> <div>email: ko.architect@talktalk.net</div>	■ CLIENT Oak & Stone Developers Ltd	■ DESCRIPTION OF PROPOSED WORKS Demolition of existing garages and out building, construction of 2 off semi detached dwellings with gardens to front and rear including off street parking for cars	■ NOTES This drawing has been produced in support of a planning application or a building regulations submission and should not be used for any other purpose. Copyright. No part of this drawing or any other drawings, details, calculations or schedules pertaining to this project as titled (including any notes therein) may be produced in any form either in part or whole without the prior permission in writing of Kevin O'Callaghan, Architect. All dimensions are in millimeters. If in doubt ask. This drawing is not to be used for setting out. All sizes and dimensions to be checked on site prior to commencement and confirmed by the architect. This drawing is to be read in conjunction with all other relevant drawings and details. Party Walls. All relevant party wall agreements are to be entered into and agreed between owners prior to commencement of works. All cross over, build over agreements with utility companies to be agreed and approved prior to works on site.	Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example "National House Building Council", "British Standards Institution", "Department of the Environment- (Building regulations 1991)" etc.  Health and Safety The client, will be the/ or appoint a , Principle Designer to act on his behalf who will ensure that where applicable the "Construction (Design & Management) Regulations 2015" are adhered to, if required. The Contractor must at all times operate safe working practices, maintain the integrity of the existing structures, and conform to all the appropriate requirements of the health & Safety Executive including the "Construction (Health , Safety and welfare) Regulations 2015". The working methods of any hazardous operations must first be discussed with the Principle Designer and the Principle Contractor prior to commencement.	DATE Dec 2022	DRAWN BY K O'C
		■ LOCATION/PROJECT Garage Site Between 26 & 28 Ash Grove, Harefield, UB9 6EX.	■ DRAWING STATUS Full Plans	SCALE 1:100	REVISIONS		
		■ TITLE OF DRAWING Proposed Floor Plans		DRAWING NUMBER PL-AG-3000	A1 SIZE DRAWING		
				Print Drawing at 1/50 for A1 size	1-50 A1		