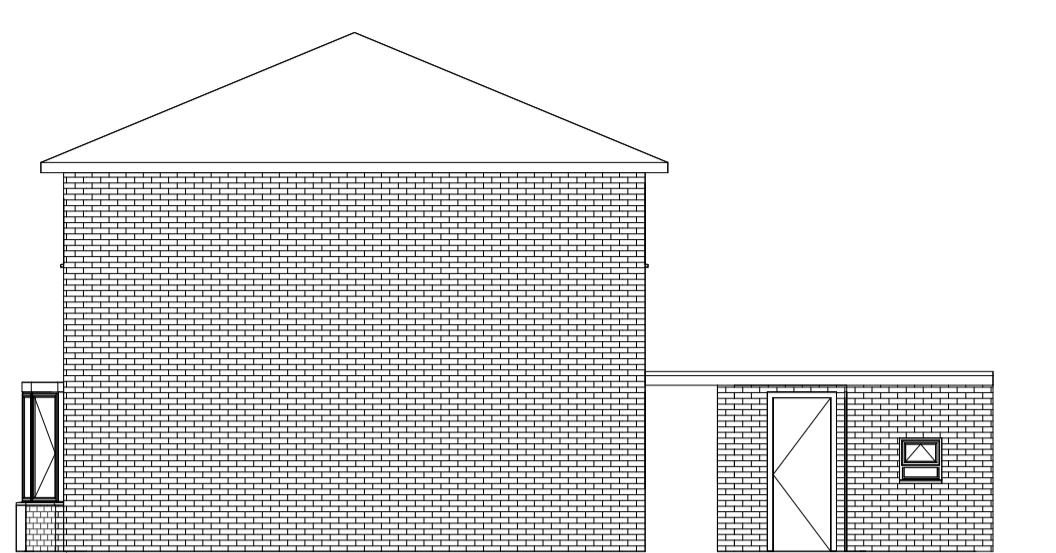
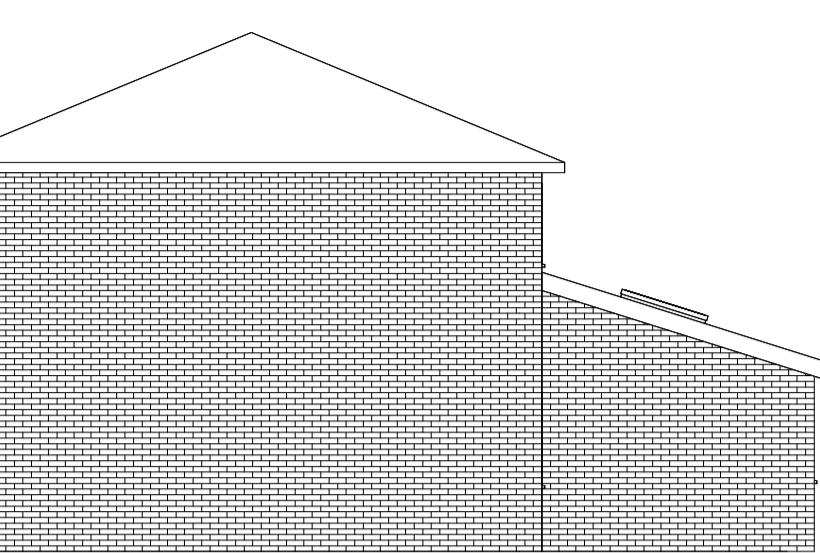


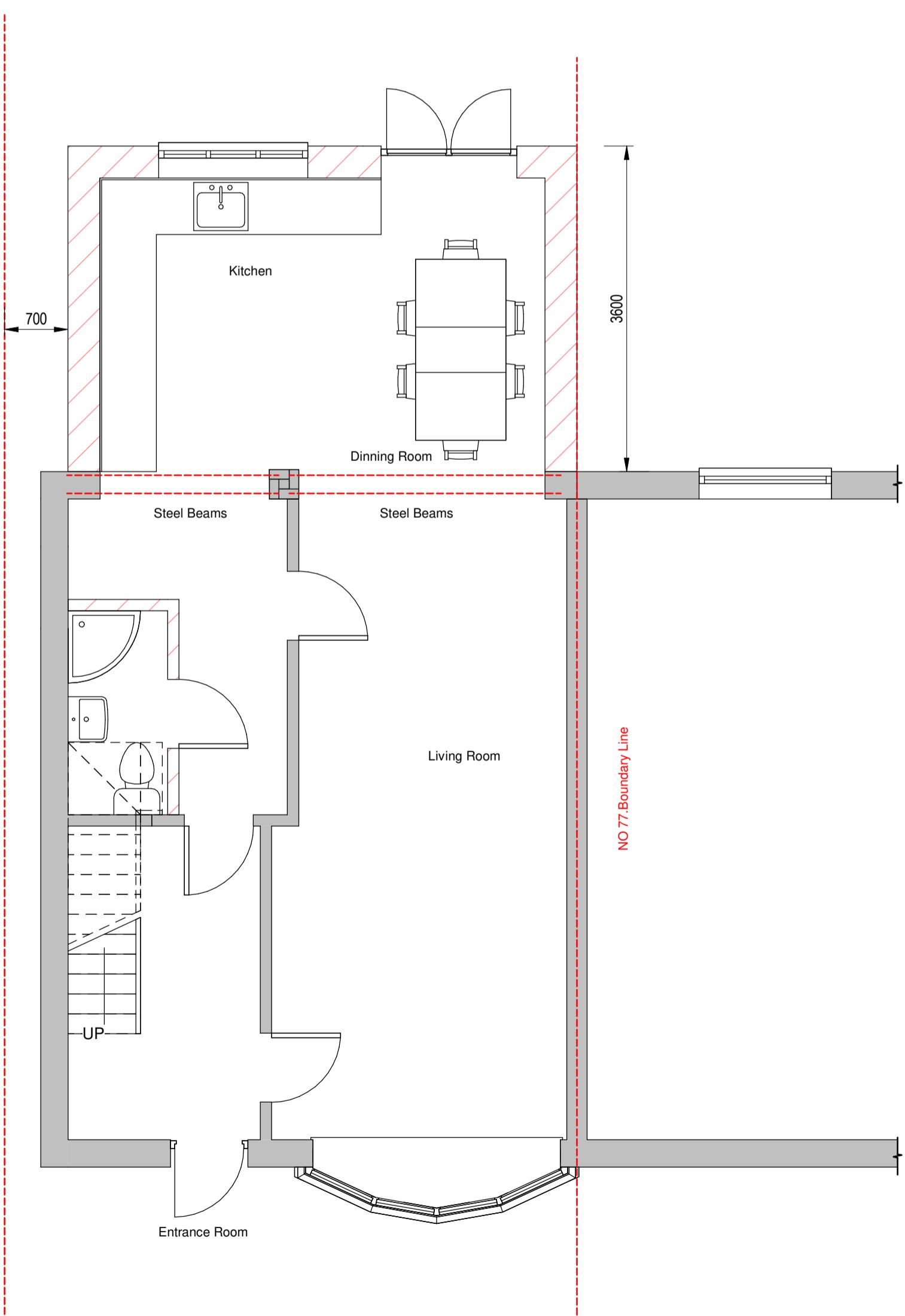
① Ground Floor Existing
1:100



③ East Elevation Existing
1:100

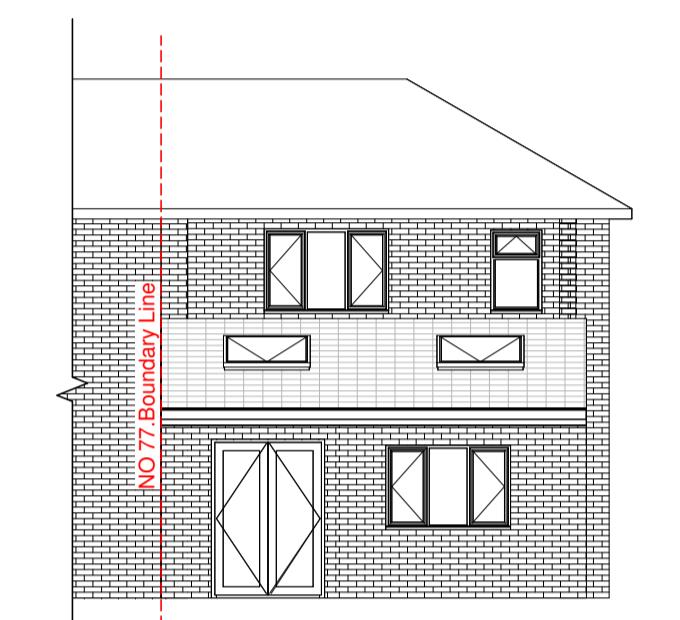


④ East Elevation Proposed
1:100

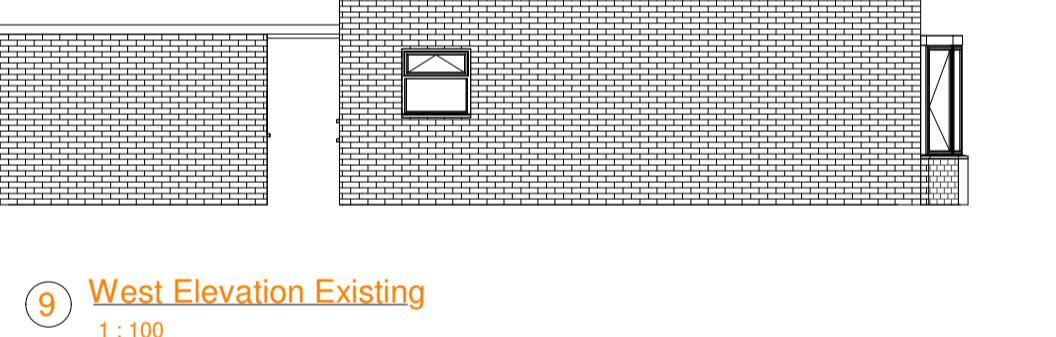


② Ground Floor Proposed
1:50

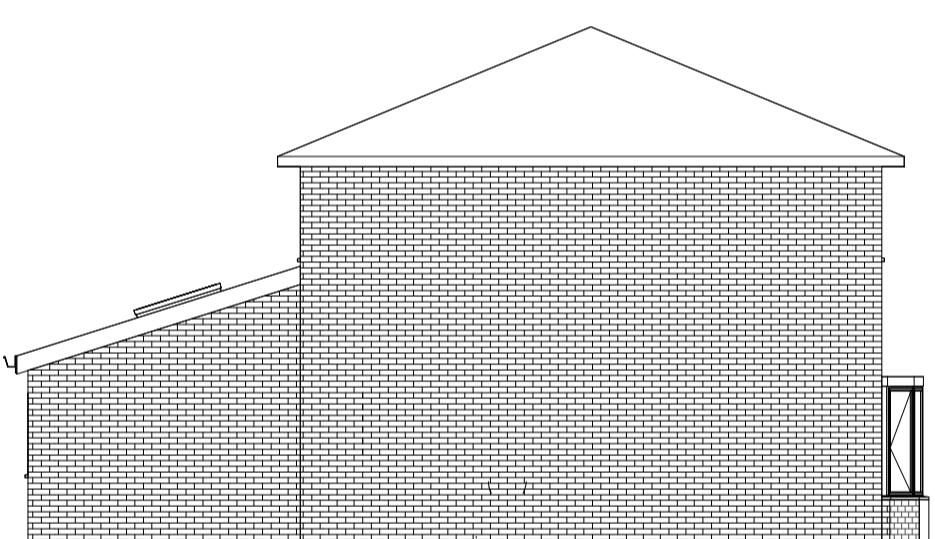
⑧ Rear Elevation Existing
1:100



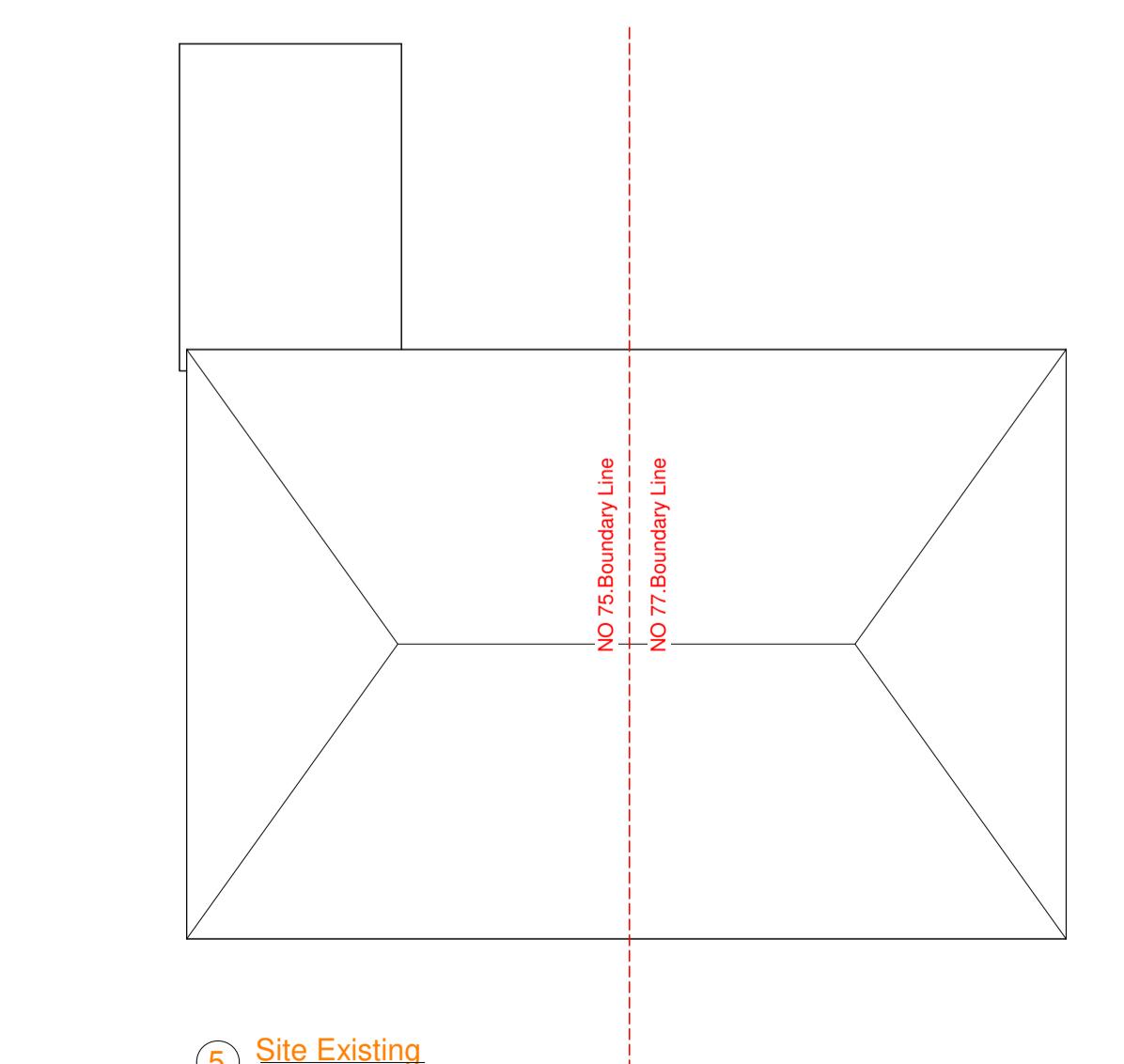
⑦ Rear Elevation Proposed
1:100



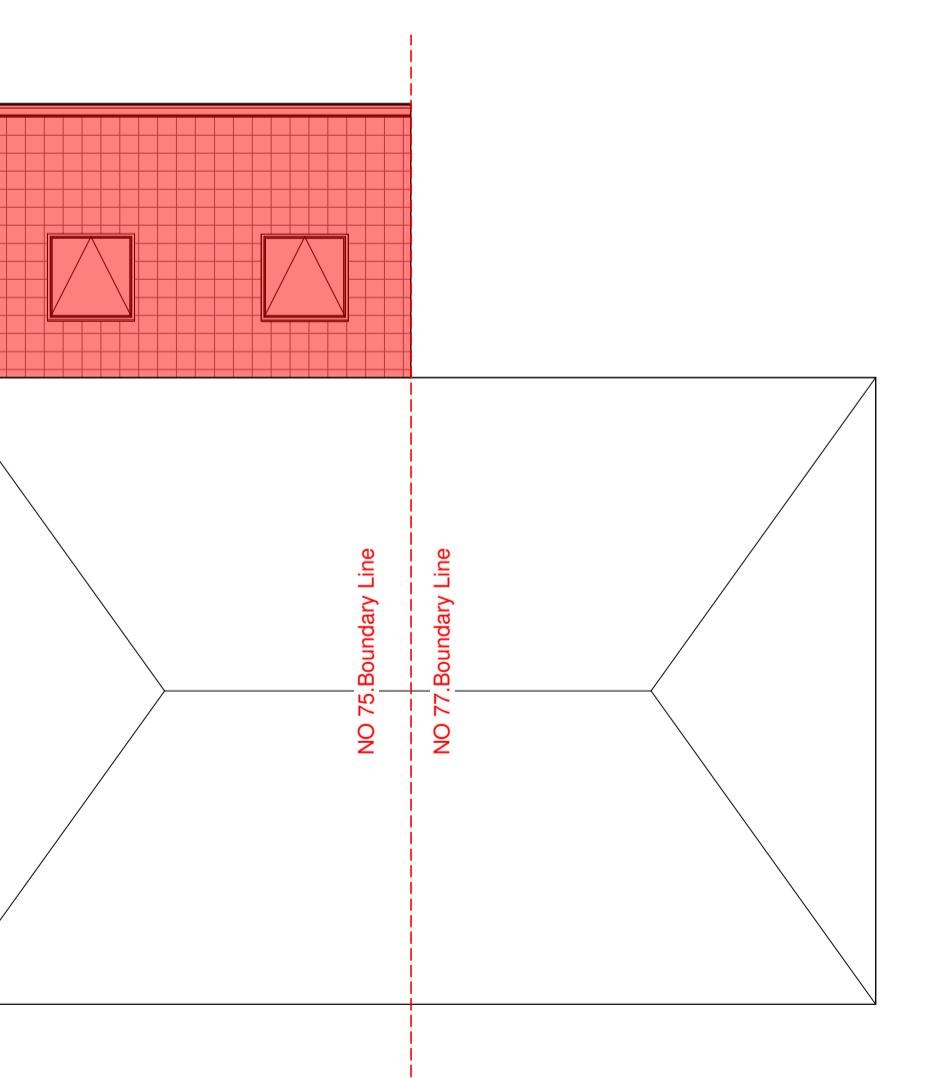
⑨ West Elevation Existing
1:100



⑩ West Elevation Proposed
1:100



⑤ Site Existing
1:100



⑥ Site Proposed
1:100

GENERAL NOTES:
ALL STRUCTURAL ELEMENTS TO HAVE 30mins MINIMUM FIRE RESISTANCE. STEEL BEAMS TO BE ENCASED WITH BATTENS AND 1 LAYER OF 12.5mm FIRE LINE PLASTERBOARD. NEW GLAZING TO COMPLY WITH PART K OF APPROVED DOCUMENT.
STRUCTURAL ELEMENTS:
ALL STRUCTURAL BEAMS TO BE INSTALLED WITH ENGINEER SPECIFICATION AND BUILDING INSPECTOR APPROVAL. ALL EXISTING FOUNDATIONS, BEAMS AND/OR LINTELS ACCEPTING ADDITIONAL LOAD, ARE TO BE EXPOSED, IF NECESSARY, FOR CONSIDERATION BY THE BUILDING CONTROL SURVEYOR AND UPGRADED IF FOUND NECESSARY. INSPECTIONS MUST BE ARRANGED IN ADVANCE BY GIVING NOTICE TO THE BUILDING CONTROL INSPECTOR.

CDM REGULATIONS 2015
IN LINE WITH THE ABOVE REGULATIONS WE ARE OBLIGED TO INFORM THE CONTRACTORS OF THE RISKS THAT MAY BE ENCOUNTERED IN THE CONSTRUCTION OF THESE WORKS. ALL DESIGN WORK HAS BEEN CARRIED OUT WITH HEALTH & SAFETY ASPECTS GIVEN FULL CONSIDERATION. WHEREVER POSSIBLE RISKS HAVE BEEN ELIMINATED FROM THE DESIGN, HOWEVER DUE TO THE VERY NATURE OF THIS TYPE OF WORK IT IS NOT POSSIBLE TO REMOVE ALL RISKS FROM THE DESIGN. WE WOULD ALSO RESPECTFULLY REMIND THE CONTRACTOR OF HIS OBLIGATIONS TO TAKE ALL REASONABLE STEPS ENSURING THAT ONLY COMPETENT WORKERS WHO HAVE A VALID SAFETY POLICY ARE EMPLOYED. THEY SHOULD ALSO PROVIDE SATISFACTORY RESPONSES AT TENDER STAGE AS TO THE MANNER IN WHICH THEY DEAL WITH THE ELEMENTS OF RISK INVOLVED IN THE TYPE OF WORK AND IN PARTICULAR THOSE HIGHLIGHTED BY ADS STRUCTURAL LIMITED BELOW:-
1. SUPPORT/ TREATMENT FOR ALL EXCAVATION WORK.
2. GUARDING TO EDGES OF EXCAVATIONS TO PREVENT PEOPLE, MATERIALS AND VEHICLES FALLING INTO EXCAVATIONS.
3. GUARDING OF EXCAVATIONS OUTSIDE WORKING HOURS TO PREVENT UNAUTHORISED ACCESS.
4. UNDERRMING TO ADJACENT ROADS OR STRUCTURES.
5. CONFINED SPACE OPERATIONS.
6. DEALING WITH EXISTING SERVICES.
7. TRAFFIC MANAGEMENT ON EXISTING HIGHWAYS.
8. PROCEDURE TO BE FOLLOWED IN EVENT OF AN ACCIDENT OR EMERGENCY.
9. METHOD OF WORKING WHERE CONTAMINATED GROUND IS PRESENT ON SITE.
10. CONFIRMATION WILL BE REQUIRED THAT ALL OPERATIVES ARE ADEQUATELY TRAINED, AND COPIES OF RELEVANT CERTIFICATES TO BE SUPPLIED.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE OVERALL STABILITY OF THE STRUCTURE FROM THE COMMENCEMENT OF WORKS INCLUDING THE DESIGN AND PROVISION OF ALL NECESSARY TEMPORARY WORKS.

THE ABOVE LIST IS BY NO MEANS EXHAUSTIVE BUT IT DOES HIGHLIGHT OPERATIONS THAT PRESENT A RISK TO CONTRACTORS AND THE GENERAL PUBLIC.

GENERAL NOTES:
IT IS CONTRACTOR'S RESPONSIBILITY TO CHECK FOR ALL UTILITIES, NAMELY, GAS PIPES, ELECTRIC CABLES AND OTHER SERVICES WITHIN BOUNDARY OF THE SITE PRIOR TO ANY CONSTRUCTION WORK. IF WORK IS GOING TO BE DONE ON A PARTY WALL, STRUCTURE, OR LINE OF JUNCTION, OR IF THE WORK INVOLVES EXCAVATION WITHIN THREE METERS OF A NEIGHBOURING BUILDING, THE OWNER IS REQUIRED TO SERVE A PARTY WALL NOTICE TO ANY ADJACENT OWNERS. FORMALISING A PARTY WALL AGREEMENT OR AWARD IS NECESSARY PRIOR TO THE START OF CONSTRUCTION. WORKABLE STAKEHOLDERS ARE REQUIRED TO COMPLY WITH THE 2007 CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS. THE CLIENT BEARS THE DUTY OF DESIGNATING A CAPABLE CDM COORDINATOR.

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS PLAN, ANY CHANGES ON SITE TO BE FIRST AGREED WITH THE BUILDING INSPECTOR.

THE EXTERNAL WALLING AND ROOFING MATERIALS TO BE USED IN THE CONSTRUCTION OF THE BUILDING HEREBY PERMITTED SHALL MATCH THOSE USED IN THE EXISTING BUILDING TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS. ALL WORKS SHALL COMPLY AND TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR, WHETHER OR NOT INDICATED ON THIS DRAWING.

ALL LIFTING TO BE UNDERTAKEN USING MECHANICAL GENIE TYPE. RATED TO SUIT BEAM WEIGHTS.
ALL WELDING MUST BE DONE BY A QUALIFIED WELDER. WE WOULD REFER THE CLIENT TO THE REQUIREMENTS OF CDM 2015 WHEREBY A PRINCIPLE DESIGNER & PRINCIPLE CONTRACTOR SHOULD BE APPOINTED BY THE CLIENT TO DISCHARGE THEIR DUTIES UNDER THE LEGISLATION. BOTH THESE RESPONSIBILITIES ARE OUTSIDE AAASE CONSULTANTS SCOPE & ARE TO BE PROVIDED BY OTHERS.

DISCLAIMERS:
AAASE CONSULTANTS LTD DOES NOT ACCEPT ANY LIABILITY OF POSITIONS OR DEPTHS OF THE DRAINS. THIS IS TO BE INVESTIGATED PRIOR TO WORK COMMENCING. THE CONTRACTOR MUST TAKE INTO ACCOUNT ALL NECESSARY WORKS TO A GOOD STANDARD TO MEET THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TO THE APPROVAL OF BUILDING INSPECTOR.
USE FIGURED DIMENSIONS ONLY. CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY INCONSISTENCIES ON THIS DRAWING OR BETWEEN DRAWINGS, TO THE ARCHITECT AND TO REQUEST CLARIFICATION AND INSTRUCTION BEFORE PROCEEDING. THIS DRAWING MUST ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS SUPPLIED.

28/11/2024	REV	DATE	REVISION DETAILS	DRAWN	CHKD	APPRD
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CLIENT:

PROJECT:
75 Violet Ave, Uxbridge, UB8 3PS

DRAWING TITLE:
Floor Plans & Elevation

DRAWING STATUS:
A1

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DOCUMENT NUMBER:

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