



Sheet List

No.	Sheet Name
PL1	Cover
PL2	Block and Location Plan
PL3	Site Plan
PL4	Floor Plans / Existing
PL5	Floor Plans / Existing
PL6	Elevations / Existing
PL7	Ground Floor Plan / Proposed
PL8	First Floor Plan / Proposed
PL9	Loft & Roof Floor Plan / Proposed
PL10	Proposed Elevations
PL11	Proposed Sections
PL12	3D - Exist. & Proposed
PL13	GIA

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
- CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
- CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
- CLIENT AND THE CONTRACTOR TO AGREE LOFT , FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP(INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



www.serahomes.co.uk

Client:		
56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title:		
Cover		
Status:		
BR		
Scale:	Proj.I.Date:	Drawn By:
@A2	05/05/2026	SR
Drawing No.:	Sheet.I.Date:	Rev:
PL1	05/05/2026	

56 Minet Drive, Hayes UB3 3JW, United Kingdom

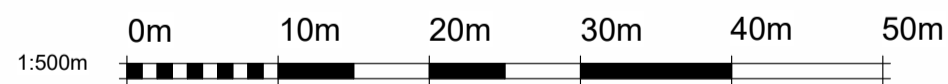
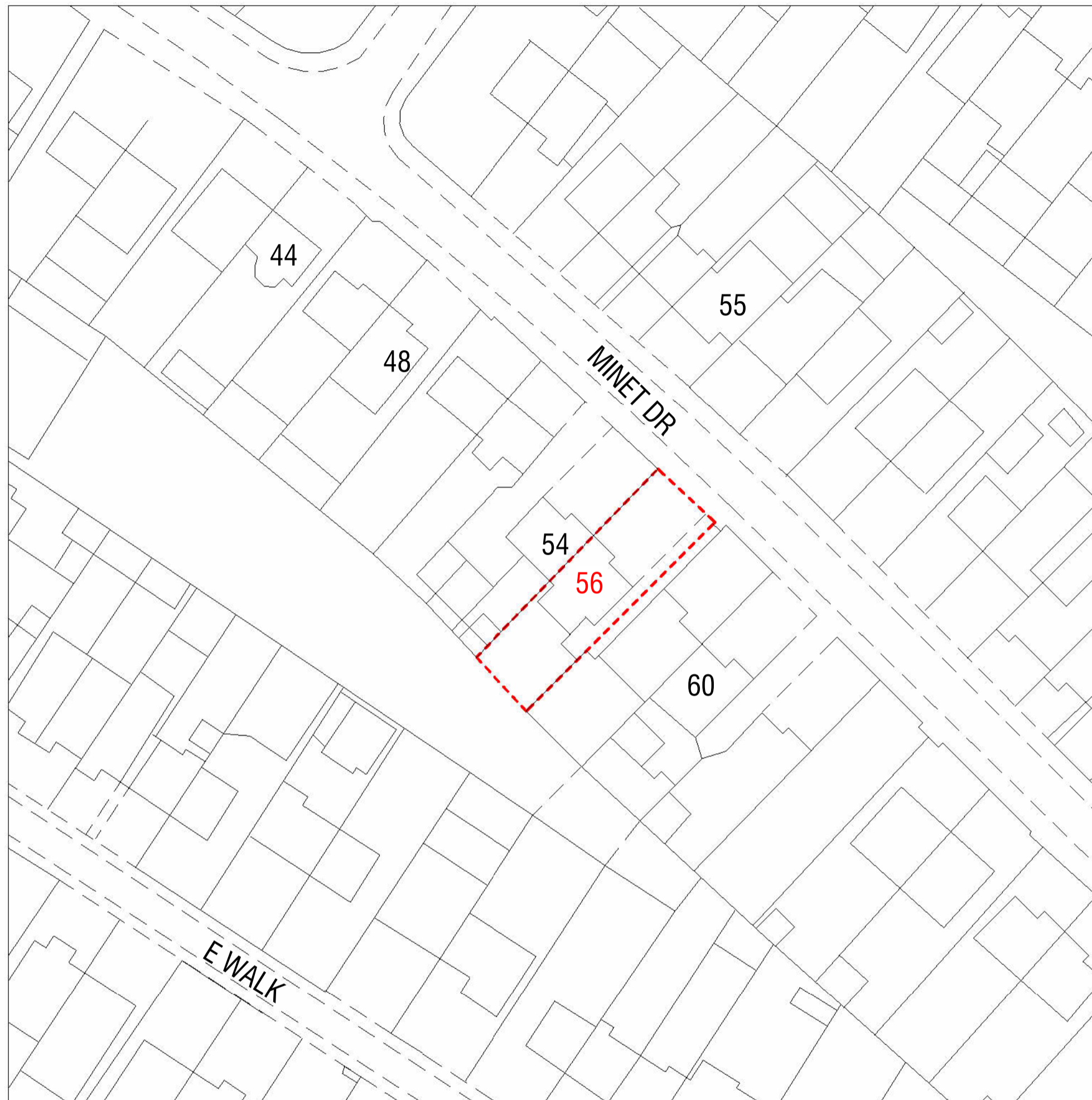
13/05/2026 02:17:55

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT , FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP(INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



1 Location Plan
1 : 1250



2 Block Plan
1 : 500



www.serahomes.co.uk

Client:
56 Minet Drive, Hayes UB3 3JW, United Kingdom

Drawing Title:
Block and Location Plan

Status:
BR

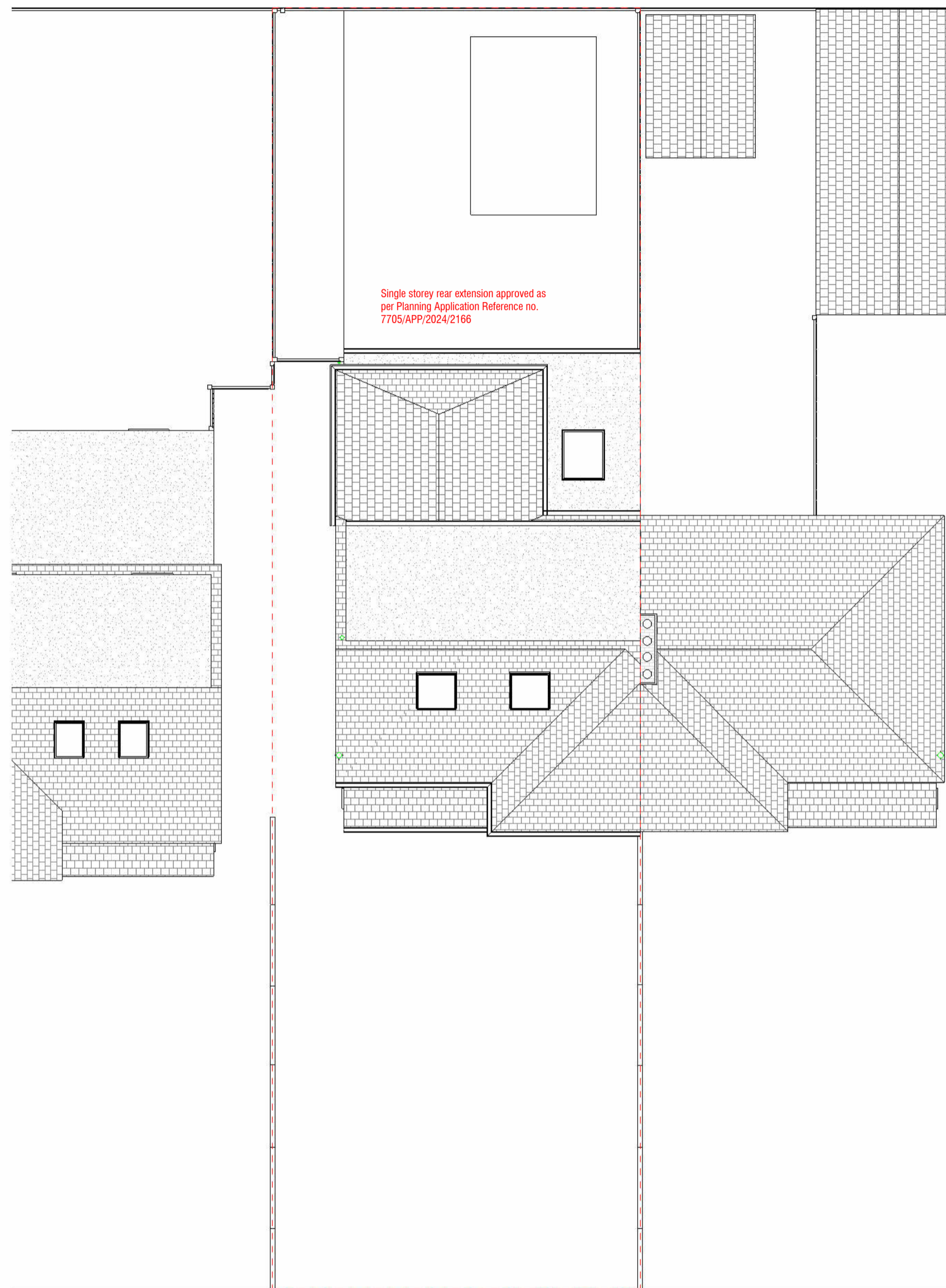
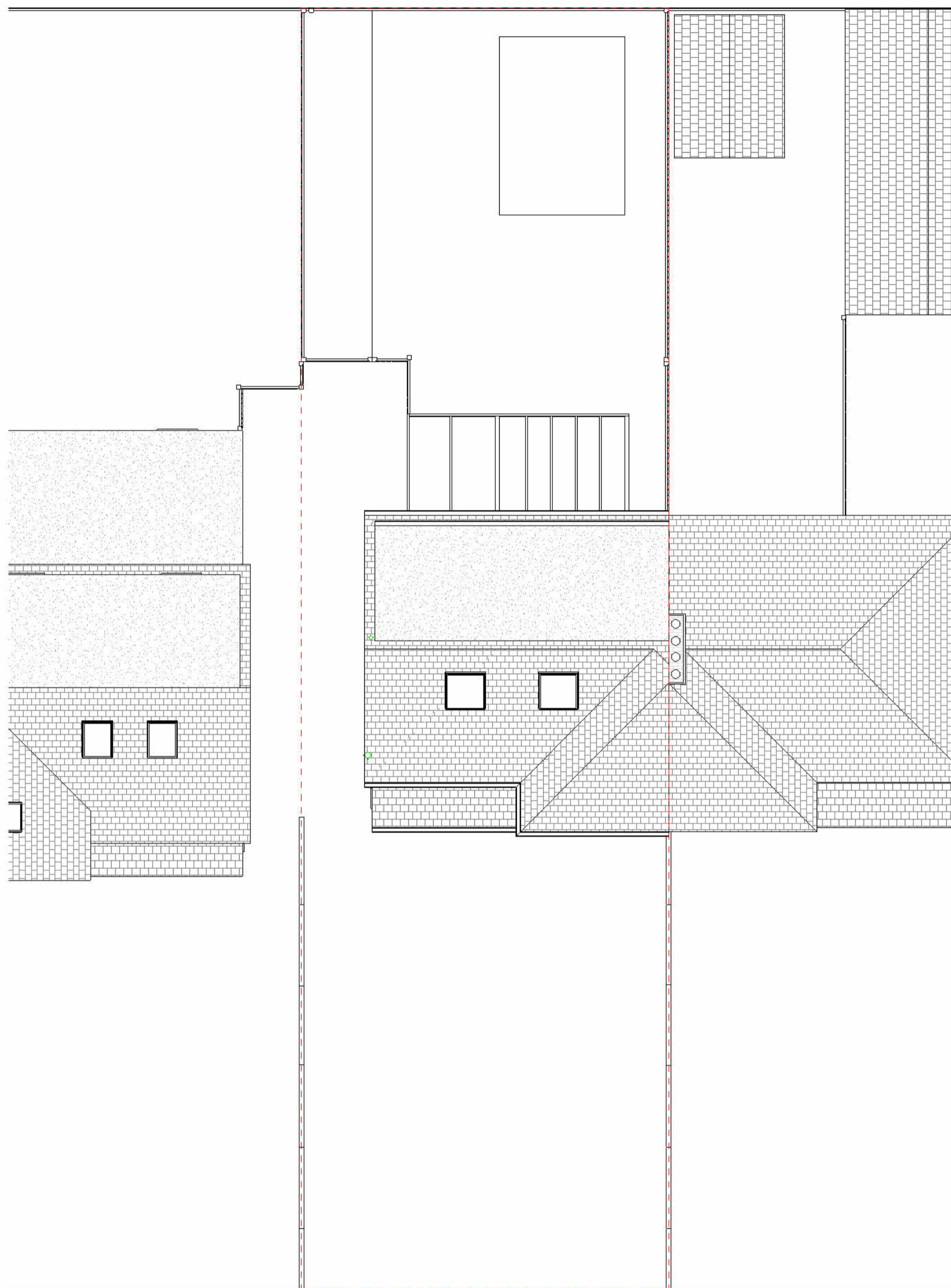
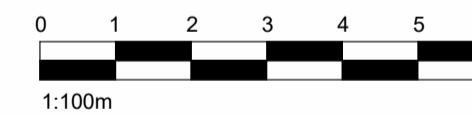
Scale: As indicated @A2	Proj.I.Date: 05/05/2026	Drawn By: SR
Drawing No.: PL2	Sheet.I.Date: 05/05/2026	Rev:



APPLICATION SITE

GENERAL NOTES

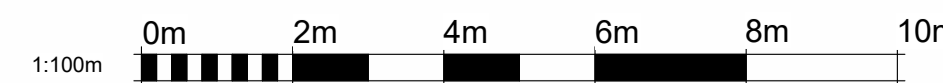
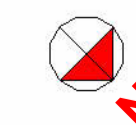
1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP (INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



APPROX SITE AREA: 285 m²

1 Site Plan
1 : 100 (Existing)

2 Site Plan
1 : 100 (Proposed)



www.serahomes.co.uk

Client:
56 Minet Drive, Hayes UB3 3JW, United Kingdom

Drawing Title:
Site Plan

Status:
BR

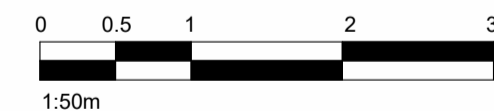
Scale: **1 : 100 @A2** Proj.L.Date: **05/05/2026** Drawn By: **SR**

Drawing No.: **PL3** Sheet.L.Date: **06/05/2026** Rev:

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT , FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP/(INFORM ARCHITECT BEFORE COMMENCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



www.serahomes.co.uk

Client:
56 Minet Drive, Hayes UB3 3JW, United Kingdom

Drawing Title:
Floor Plans / Existing

Status:
BR

Scale:
As indicated @A2

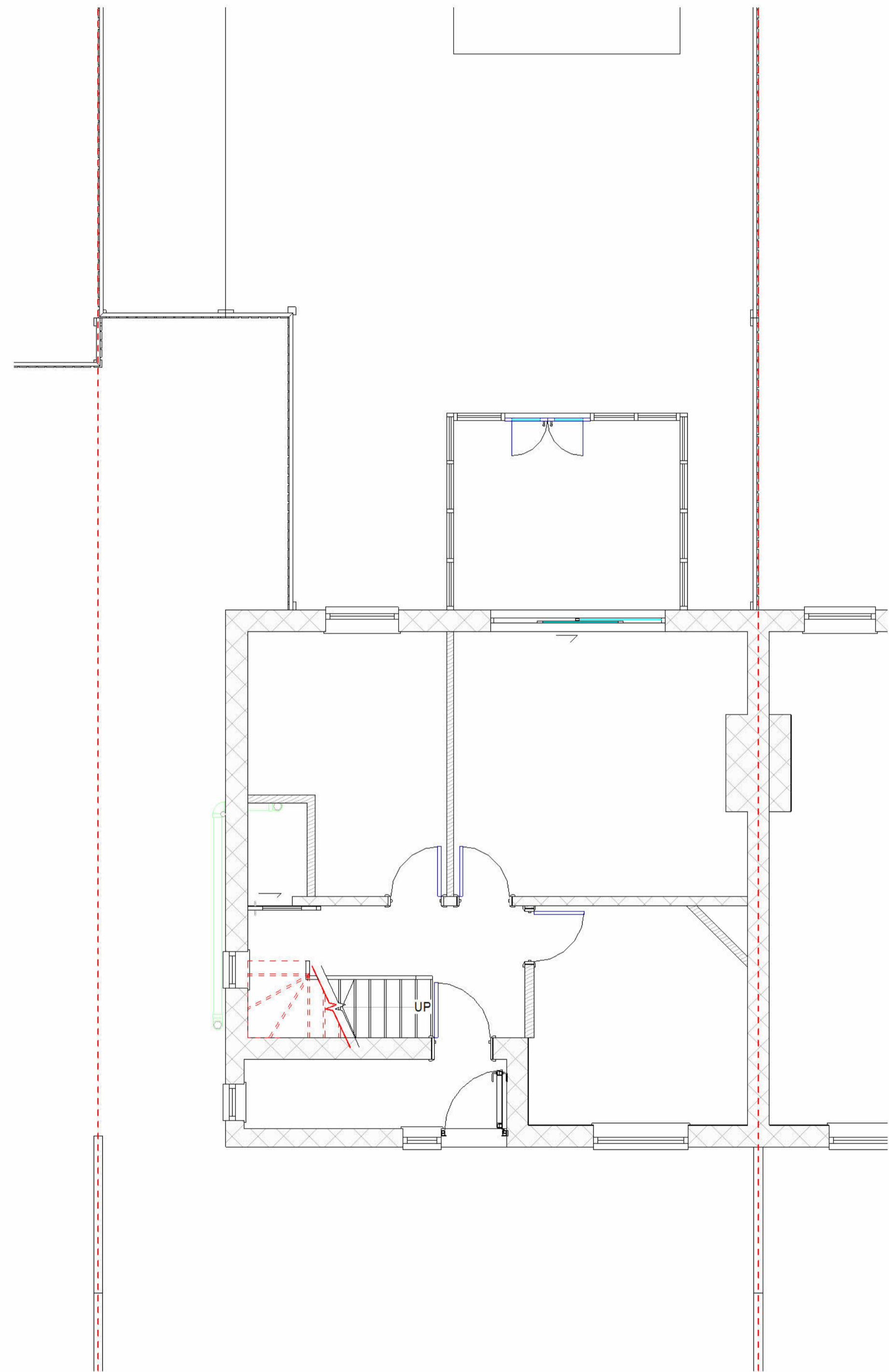
Proj.L.Date:
05/05/2026

Drawn By:
SR

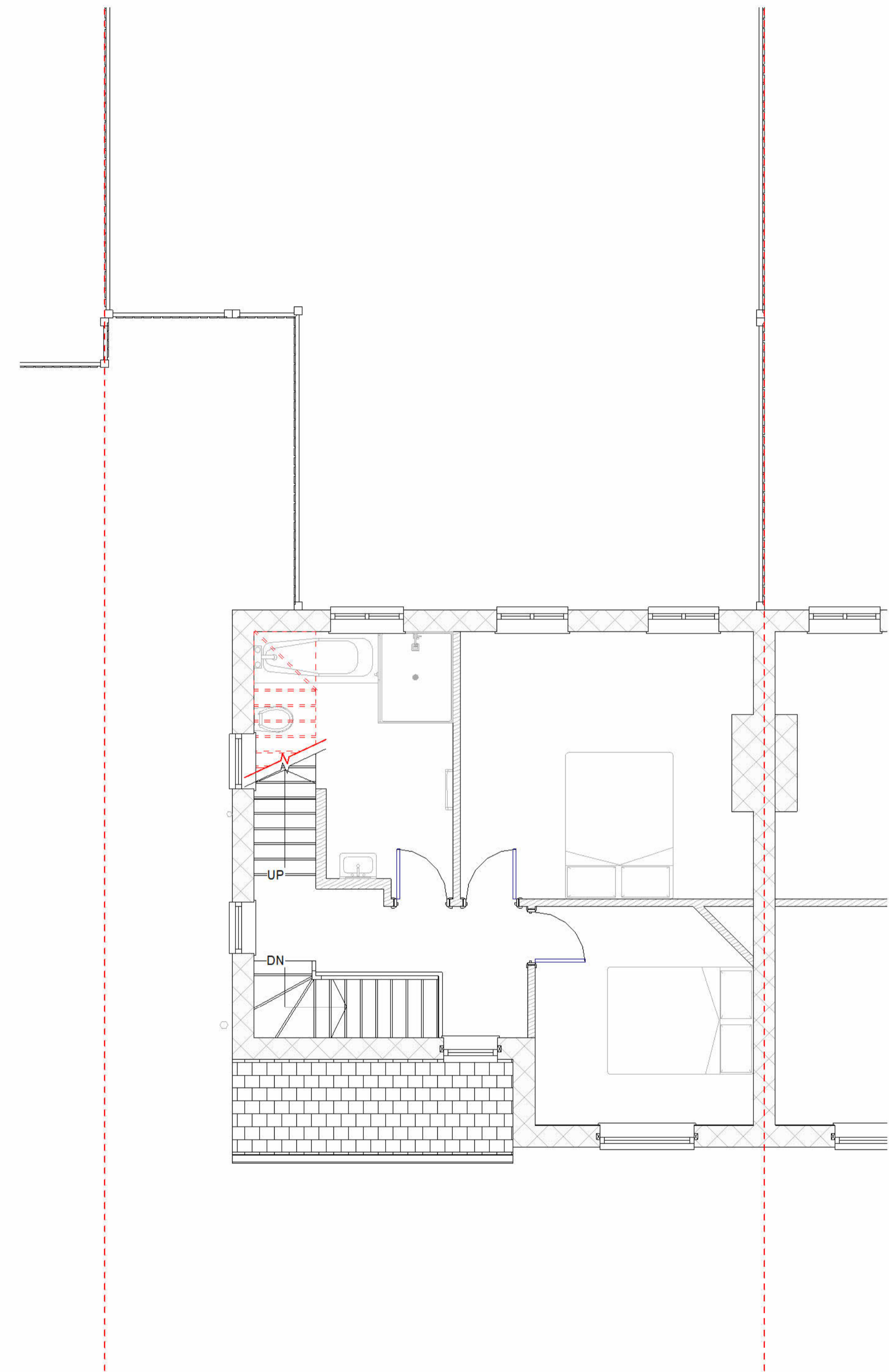
Drawing No.:
PL4

Sheet.L.Date:
05/05/2026

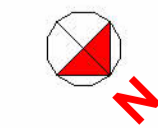
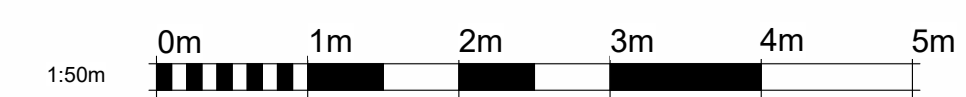
Rev:



1 Ground Floor Plan
1 : 50 (Existing)



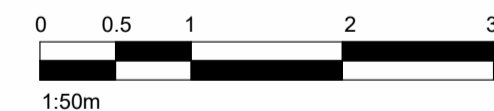
2 First Floor Plan
1 : 50 (Existing)



THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

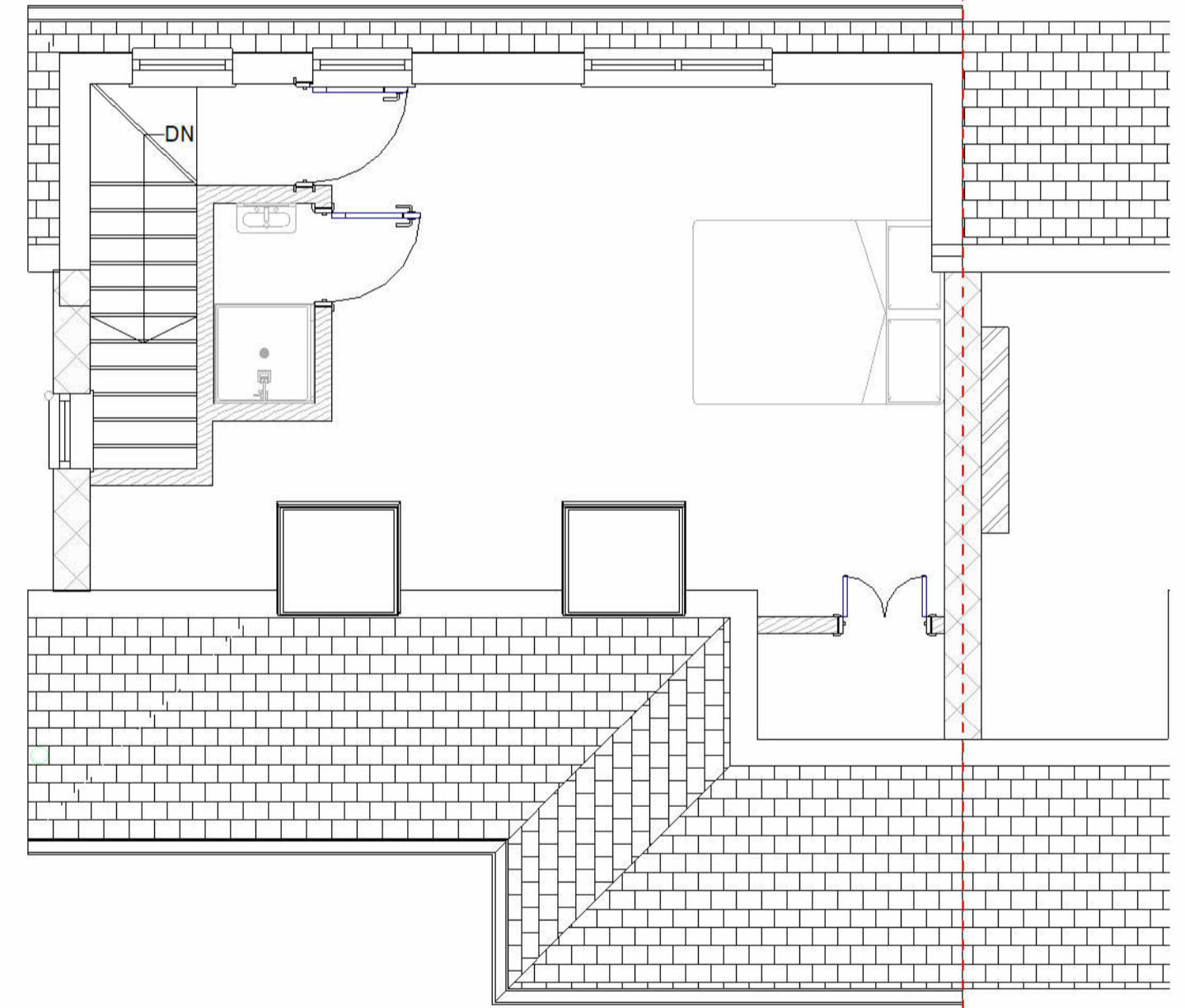
GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS. ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT , FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP/(INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)

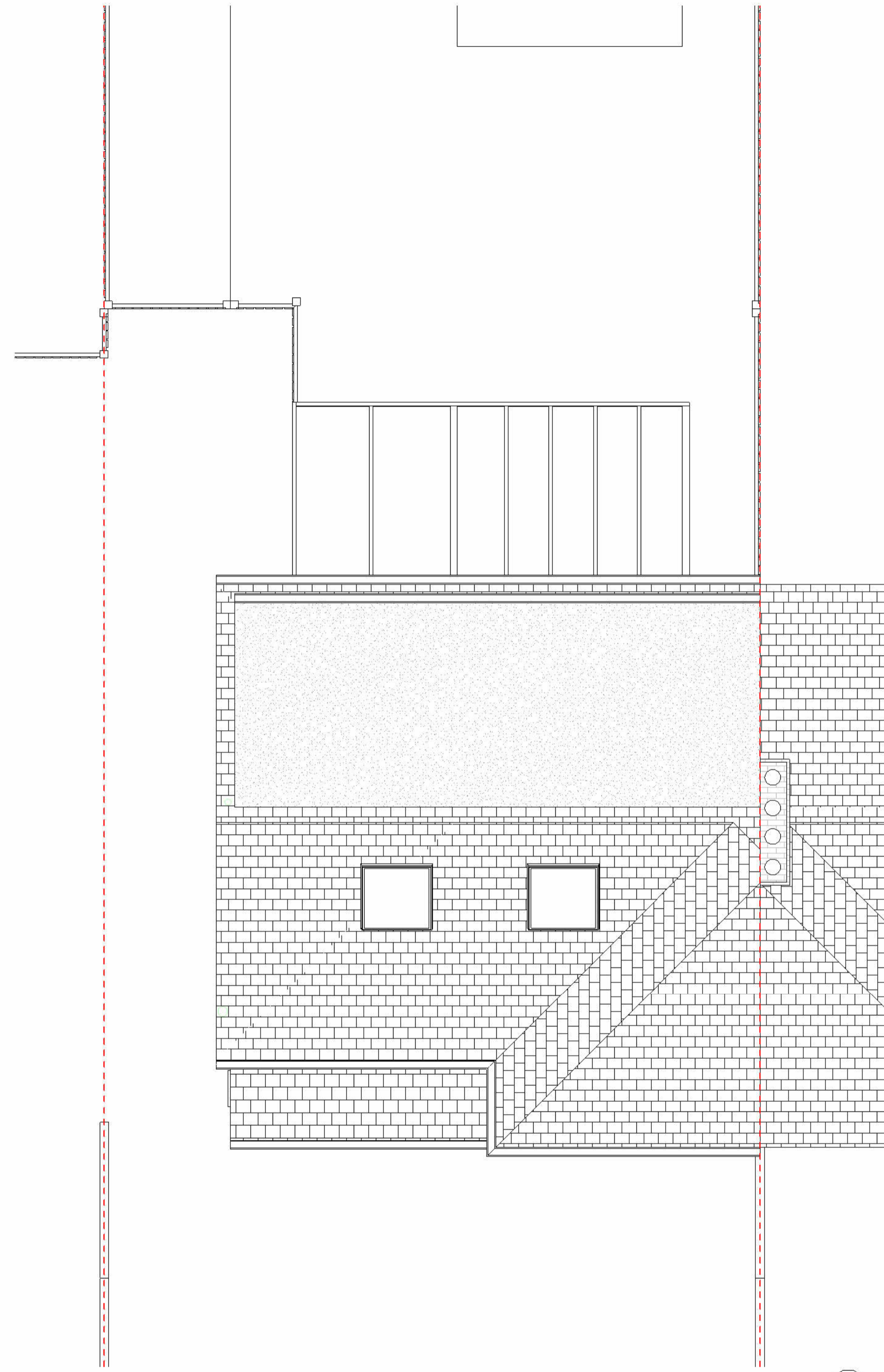


www.serahomes.co.uk

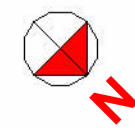
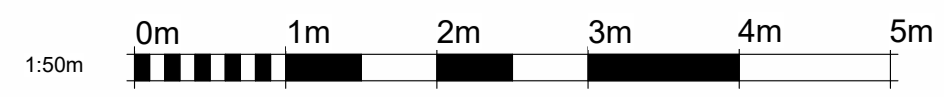
Client: 56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title: Floor Plans / Existing		
Status: BR		
Scale: As indicated @A2	Proj.L.Date: 05/05/2026	Drawn By: SR
Drawing No.: PL5	Sheet.L.Date: 05/05/2026	Rev:



1 Loft Floor Plan
1 : 50 (Existing)



2 Roof Plan
1 : 50 (Existing)



13/05/2026 02:17:59

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP (INFORM ARCHITECT BEFORE COMMENCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



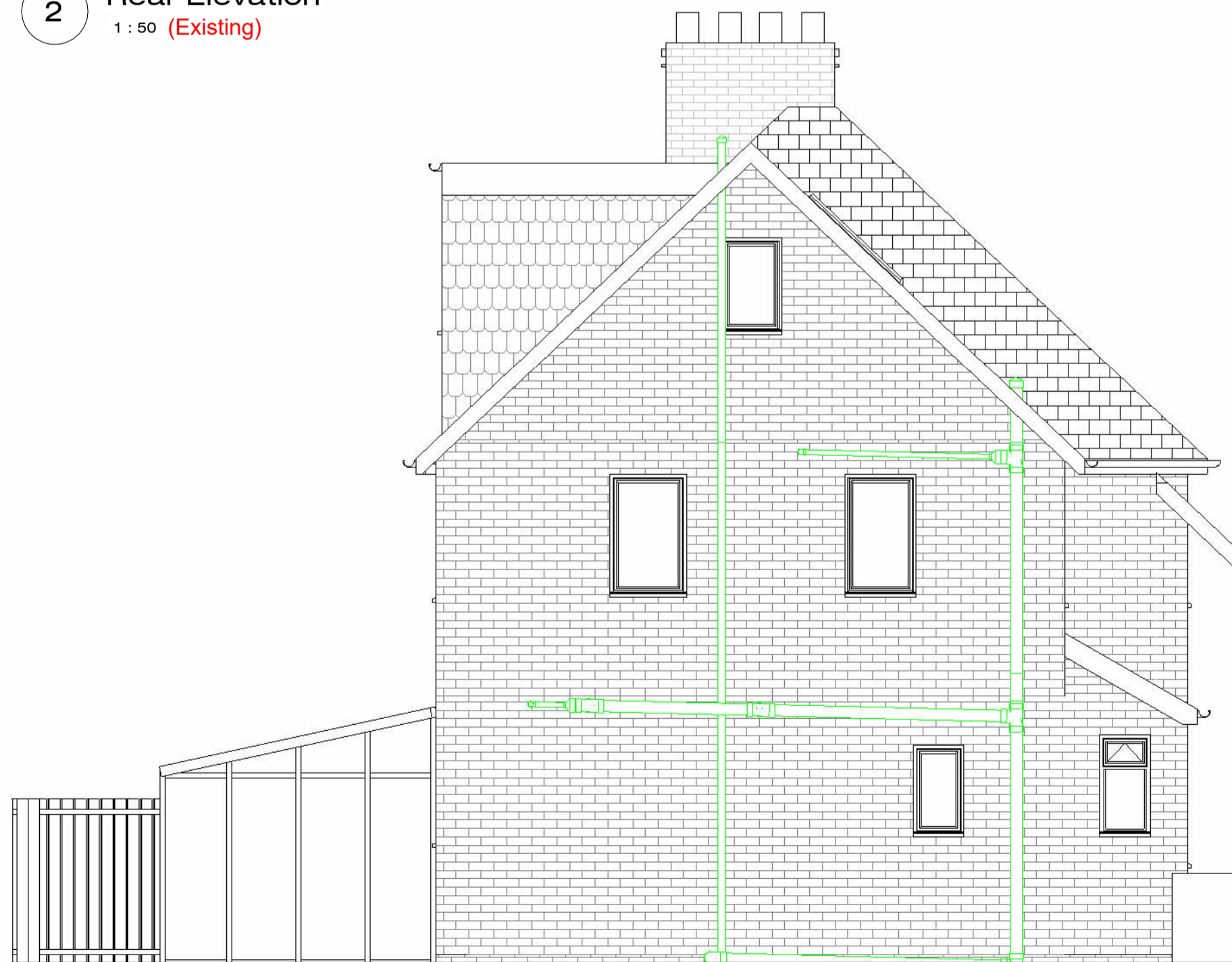
1 Front Elevation
1 : 50 (Existing)



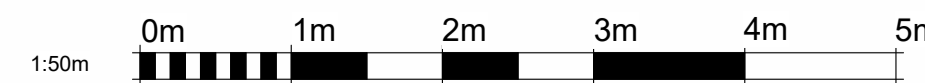
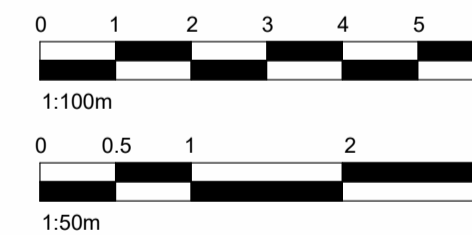
2 Rear Elevation
1 : 50 (Existing)



3 Right Side Elevation
1 : 50 (Existing)



4 Left Side Elevation
1 : 50 (Existing)



www.serahomes.co.uk

Client:
56 Minet Drive, Hayes UB3 3JW, United Kingdom

Drawing Title:
Elevations / Existing

Status:
BR

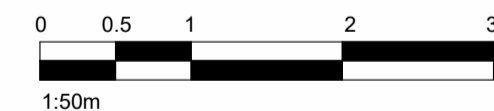
Scale: **1 : 50 @A2** Proj.L.Date: **05/05/2026** Drawn By: **SR**

Drawing No.: **PL6** Sheet.L.Date: **05/05/2026** Rev:

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP (INFORM ARCHITECT BEFORE COMMENCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



www.serahomes.co.uk

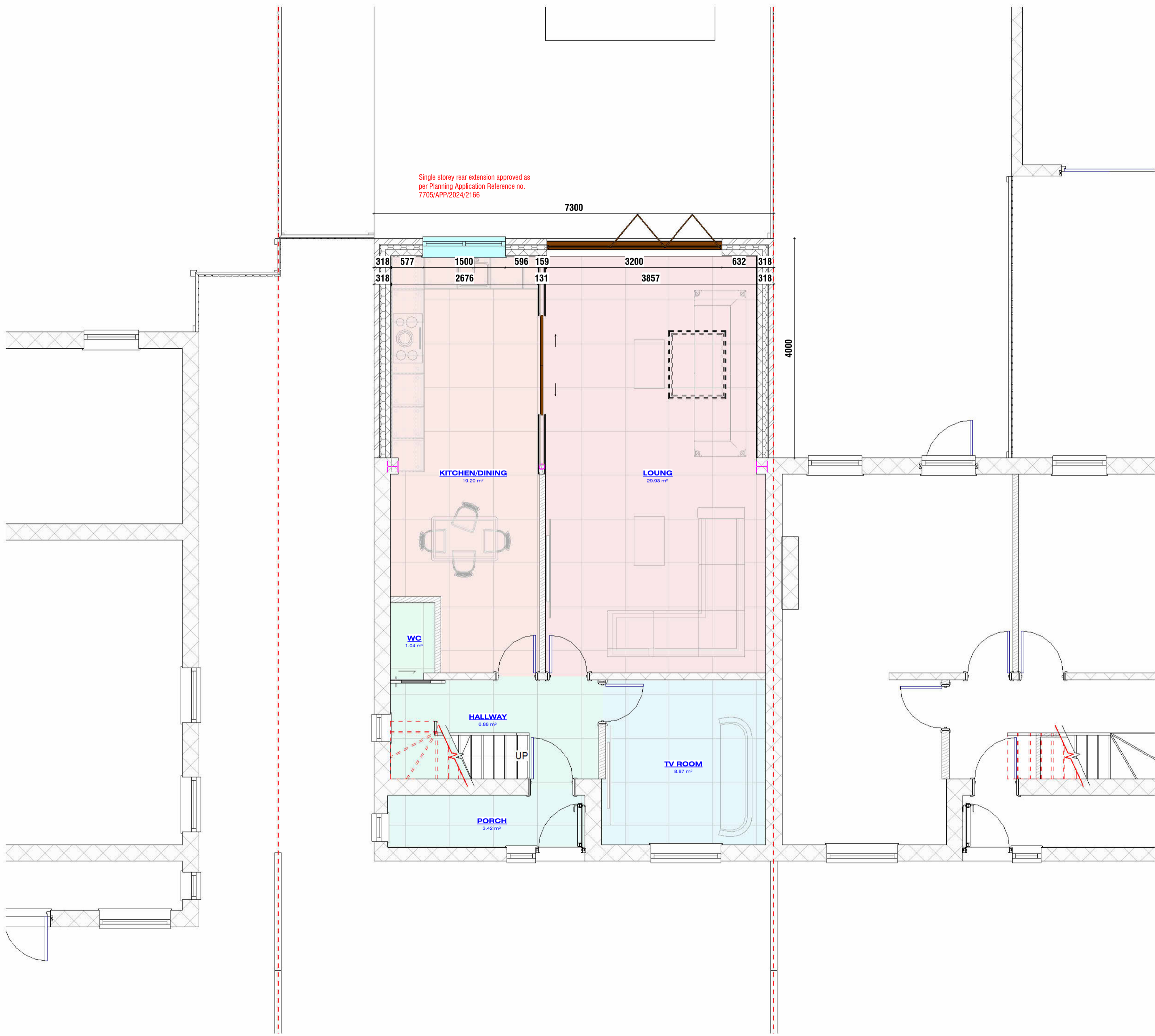
Client:
56 Minet Drive, Hayes UB3 3JW, United Kingdom

Drawing Title:
Ground Floor Plan / Proposed

Status:
BR

Scale: **1 : 50 @A2** Proj.L.Date: **05/05/2026** Drawn By: **SR**

Drawing No.: **PL7** Sheet.L.Date: **06/05/2026** Rev:

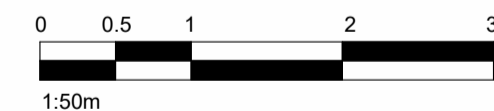


1 Ground Floor Plan
1 : 50 (Proposed)

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

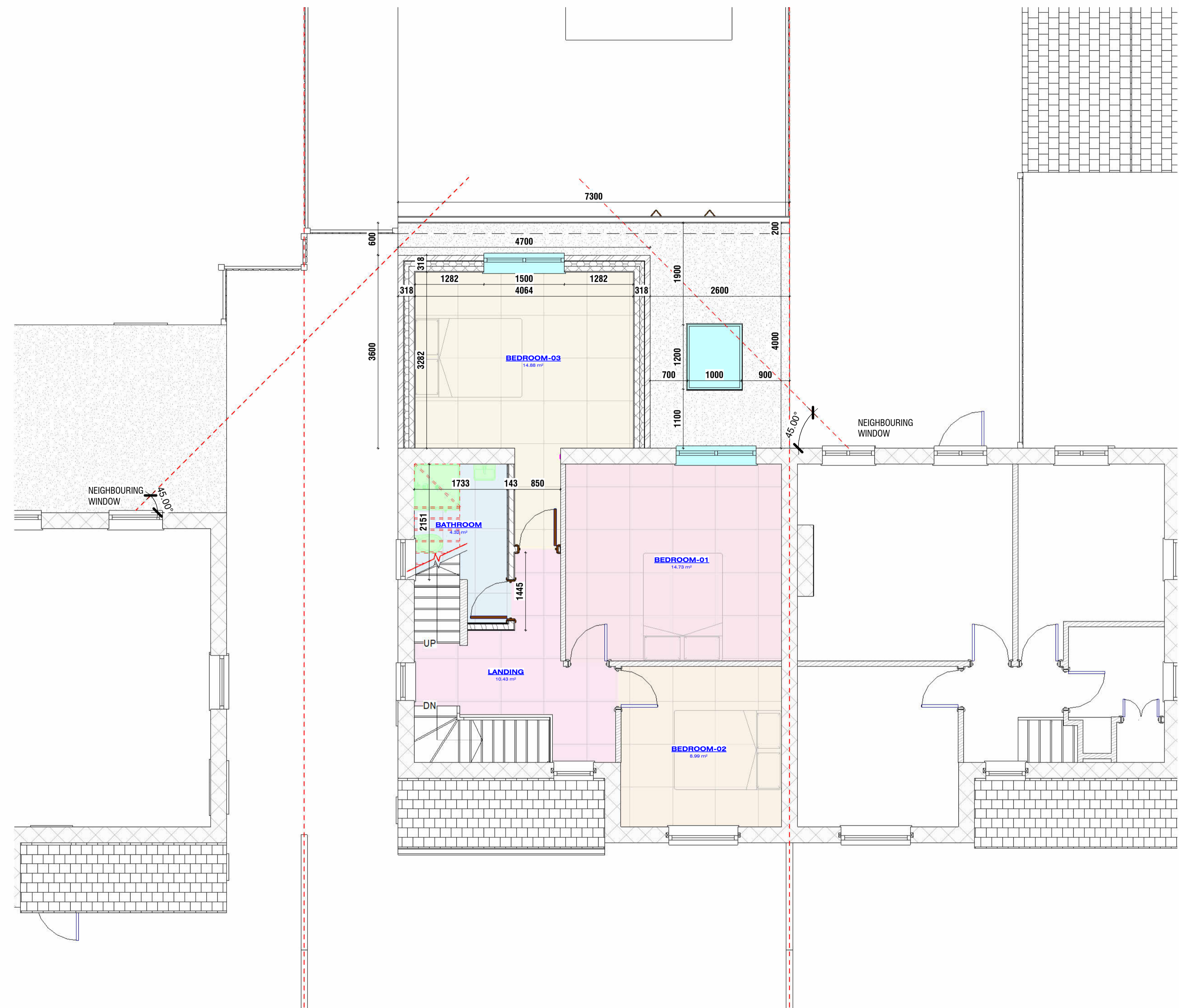
GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP (INFORM ARCHITECT BEFORE COMMENCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



www.serahomes.co.uk

Client:		
56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title:		
First Floor Plan / Proposed		
Status:		
BR		
Scale:	Proj.L Date:	Drawn By:
1 : 50 @A2	05/05/2026	SR
Drawing No.:	Sheet.L Date:	Rev:
PL8	09/05/2026	

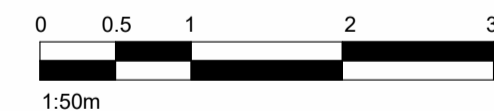


1 First Floor Plan
1 : 50 (Proposed)

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT , FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP/(INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



www.serahomes.co.uk

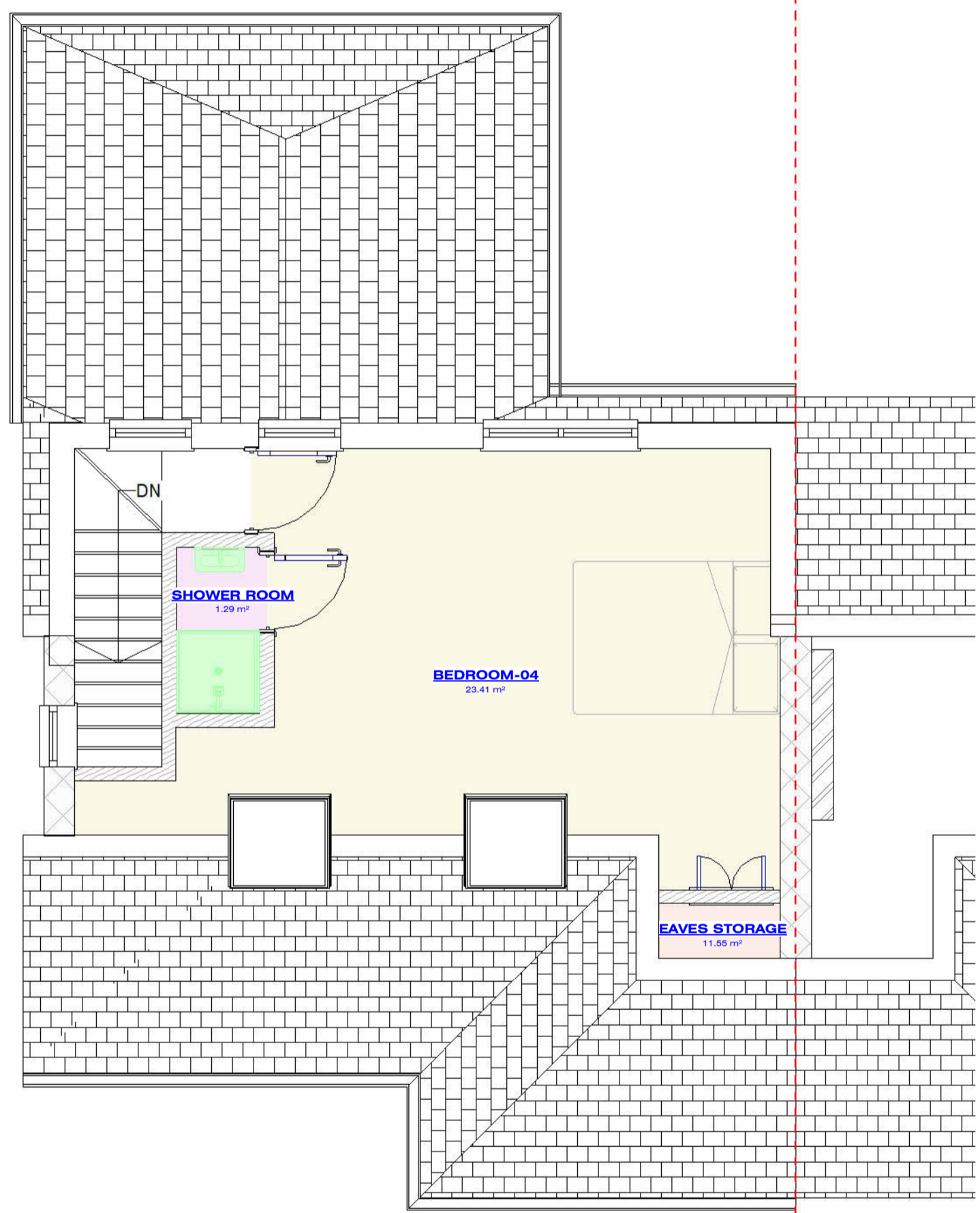
Client:
56 Minet Drive, Hayes UB3 3JW, United Kingdom

Drawing Title:
Loft & Roof Floor Plan / Proposed

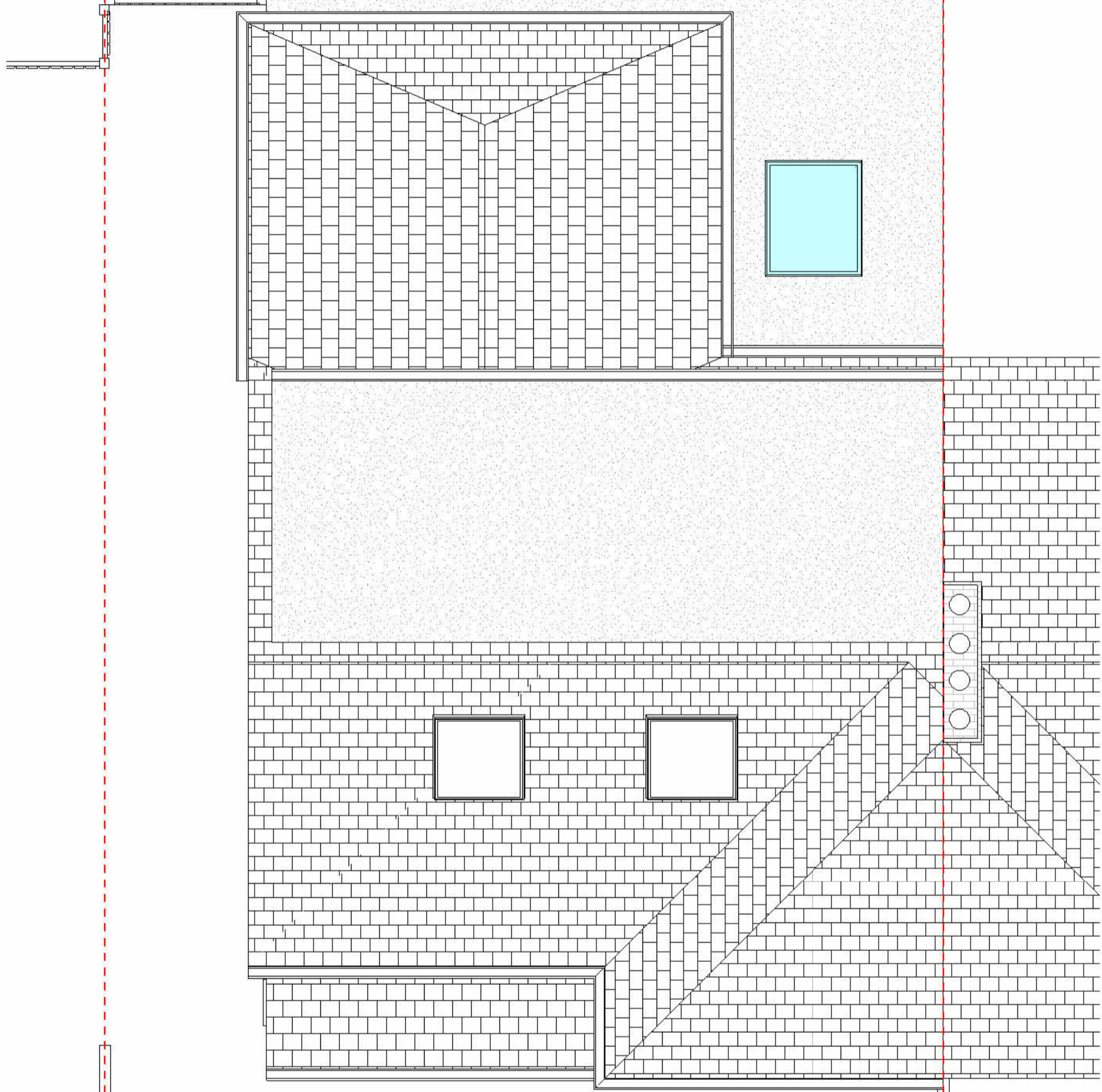
Status:
BR

Scale: **1 : 50 @A2** Proj.I.Date: **05/05/2026** Drawn By: **SR**

Drawing No.: **PL9** Sheet.I.Date: **09/05/2026** Rev:



1 Loft Floor Plan
1 : 50 (Proposed)



2 Roof Floor Plan
1 : 50 (Proposed)

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

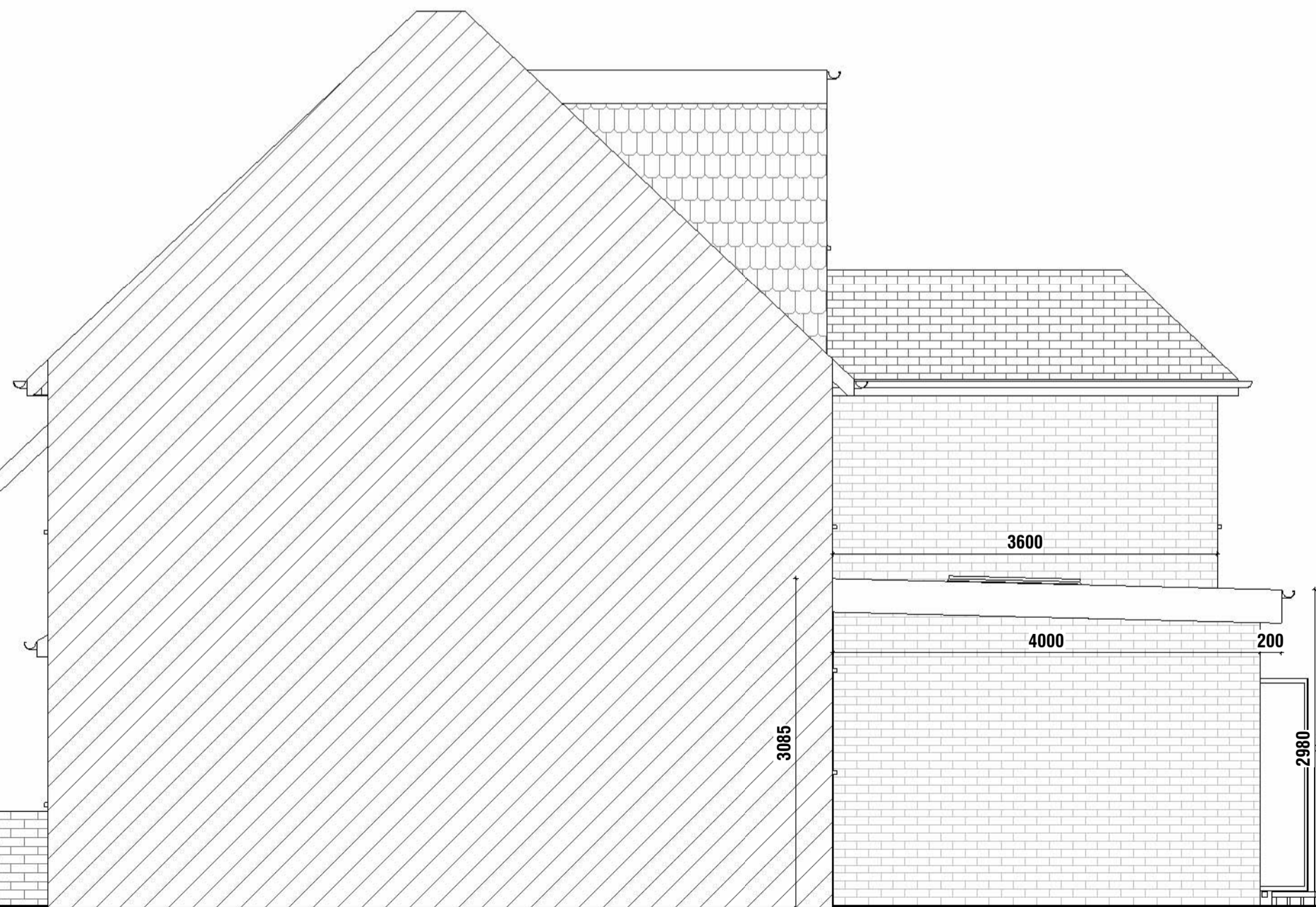
1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP/INFORM ARCHITECT BEFORE COMMENCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



1 Front Elevation
1 : 50 (Proposed)



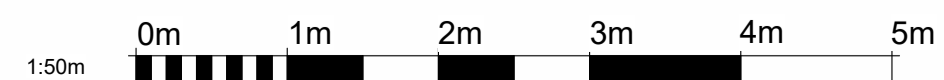
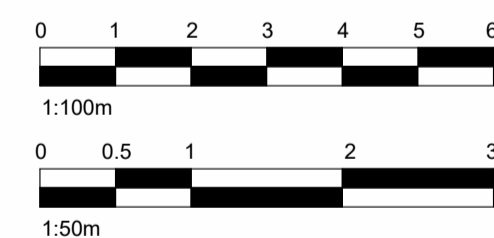
2 Rear Elevation
1 : 50 (Proposed)



3 Right Side Elevation
1 : 50 (Proposed)



4 Left Side Elevation
1 : 50 (Proposed)



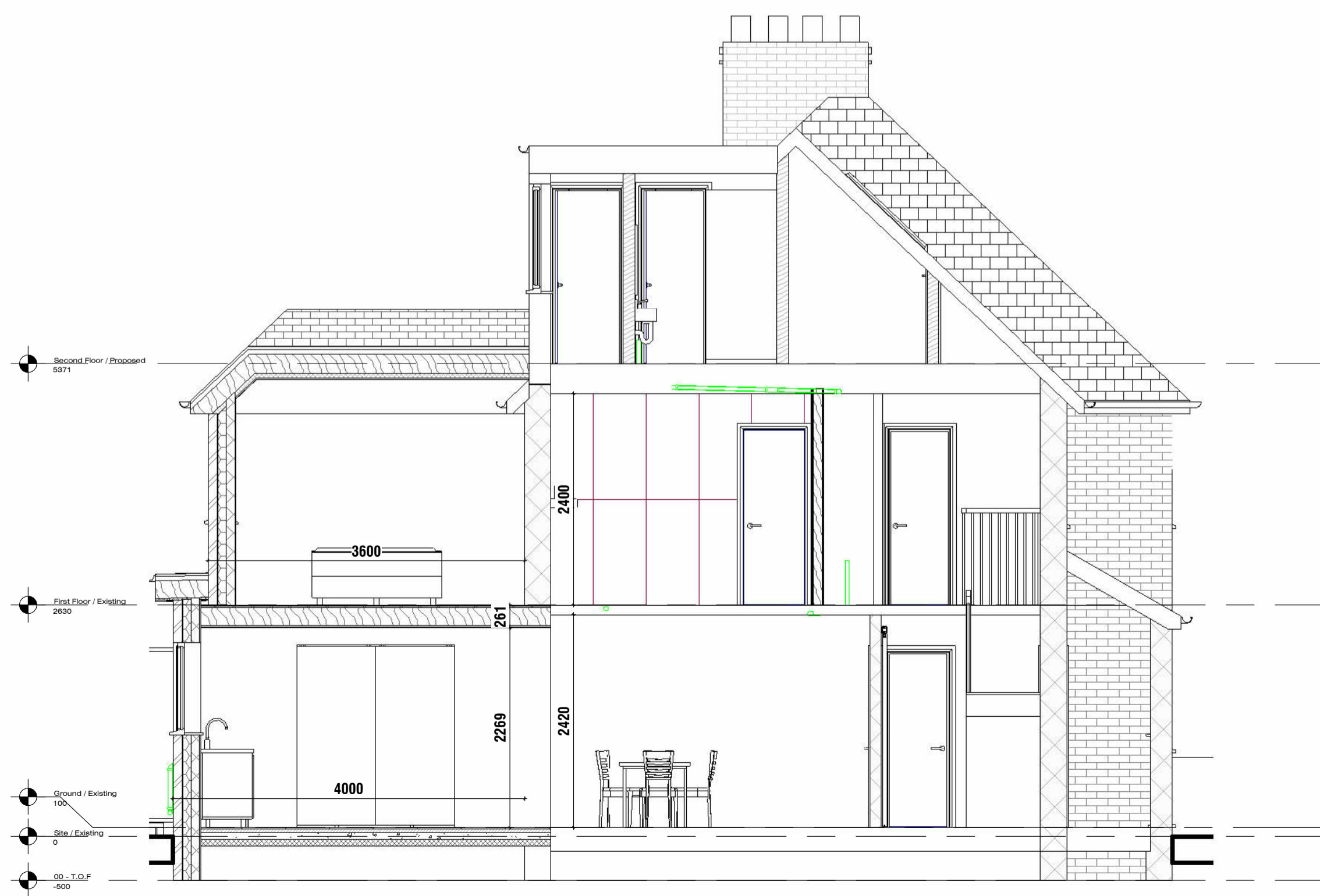
Client:		
56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title: Proposed Elevations		
Status: BR		
Scale: 1 : 50 @A2	Proj.I.Date: 05/05/2026	Drawn By: SR
Drawing No.:	Sheet.I.Date:	Rev:
PL10	09/05/2026	

GENERAL NOTES

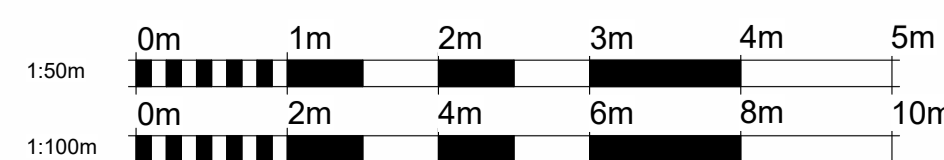
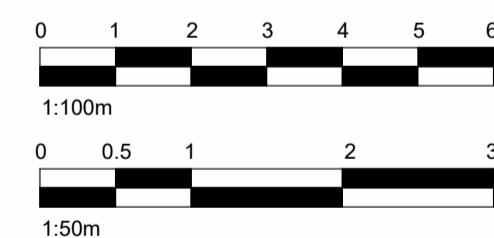
1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP (INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



1 Section A
1 : 50 (Existing)



2 Section A
1 : 50 (Proposed)



www.serahomes.co.uk

Client:		
56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title:		
Proposed Sections		
Status:		
BR		
Scale:	Proj.L Date:	Drawn By:
1 : 50 @A2	05/05/2026	SR
Drawing No.:	Sheet.L Date:	Rev:
PL11	06/05/2026	

LSP02026 02 18/06

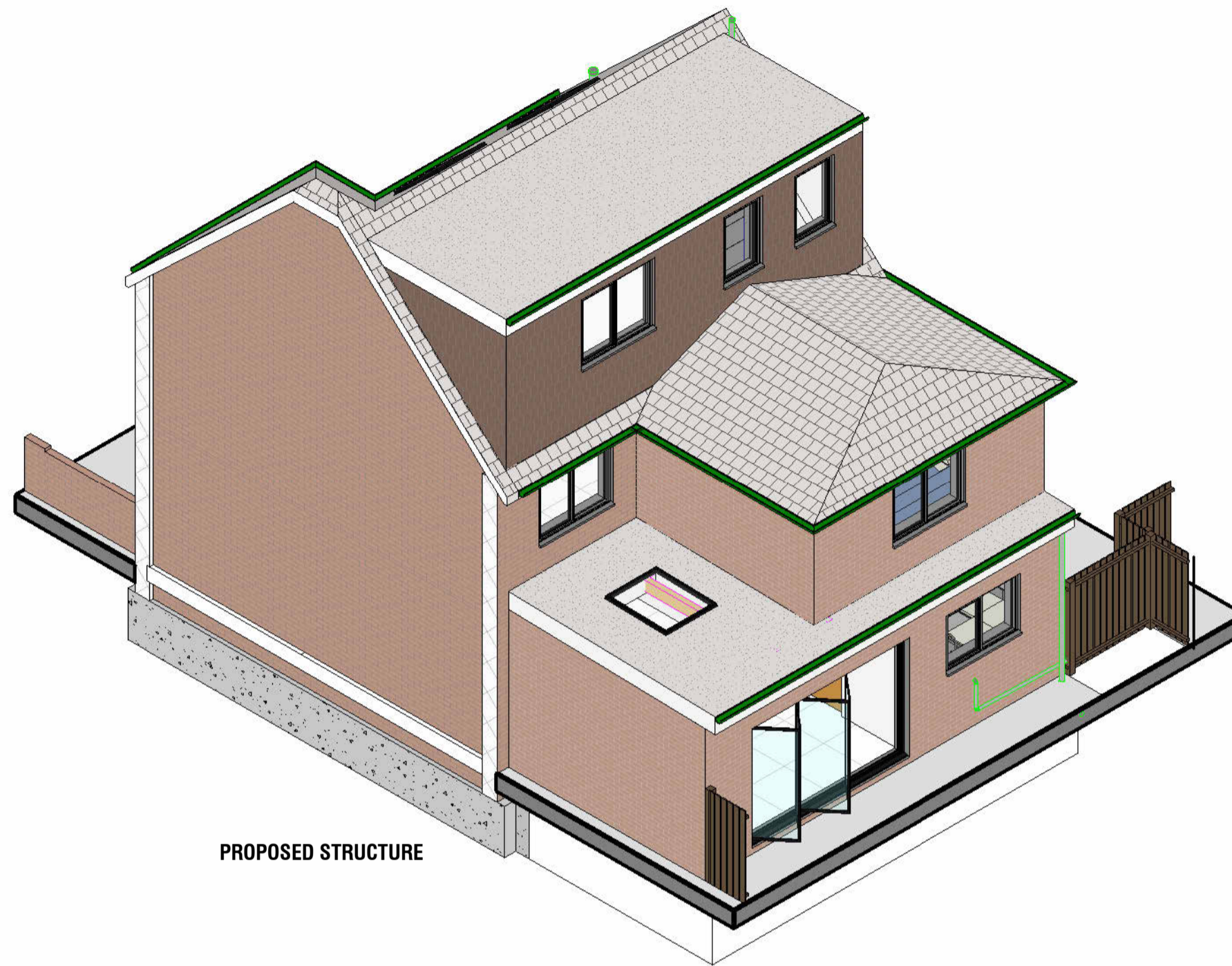
THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

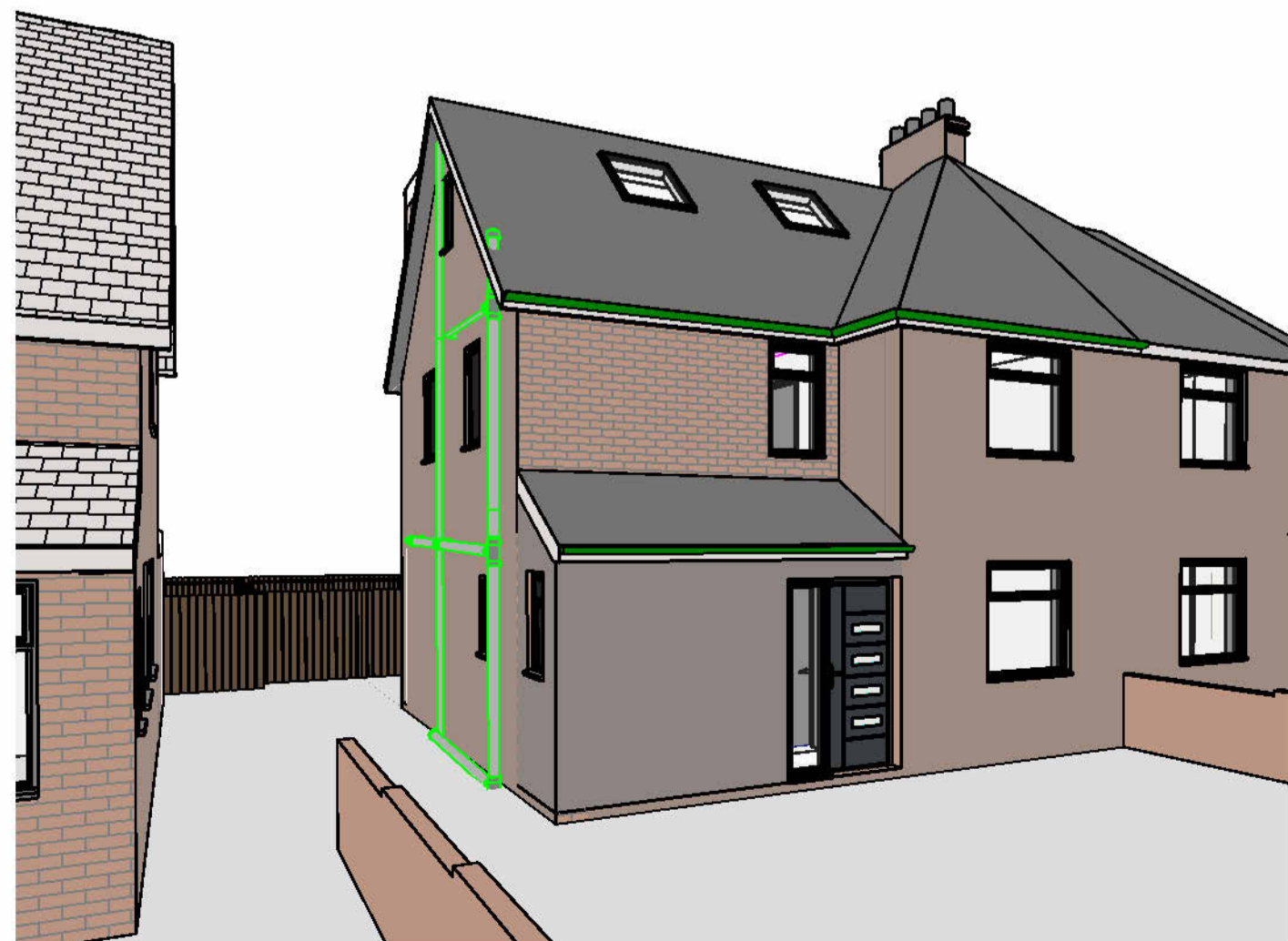
1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
22. CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
23. CLIENT AND THE CONTRACTOR TO AGREE LOFT , FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP(INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



EXISTING STRUCTURE



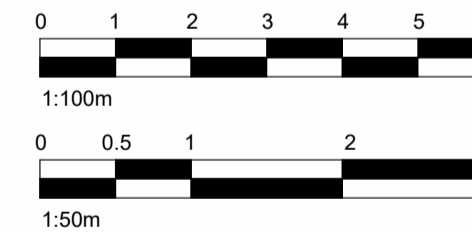
PROPOSED STRUCTURE



1 Existing



2 Proposed



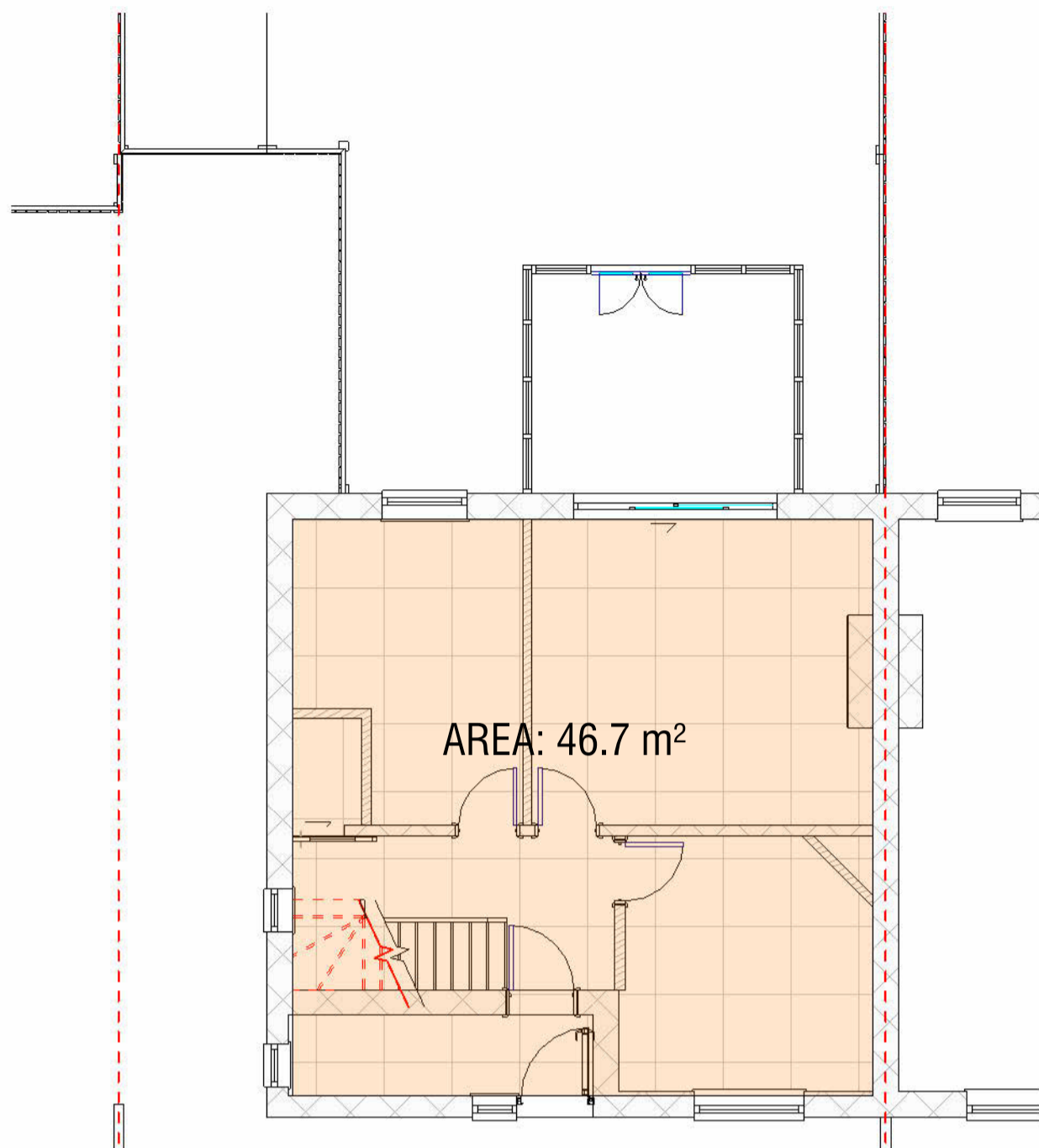
www.serahomes.co.uk

Client:		
56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title:		
3D - Exist. & Proposed		
Status:		
BR		
Scale:	Proj.L.Date:	Drawn By:
@A2	05/05/2026	SR
Drawing No.:	Sheet.L.Date:	Rev:
PL12	05/05/2026	

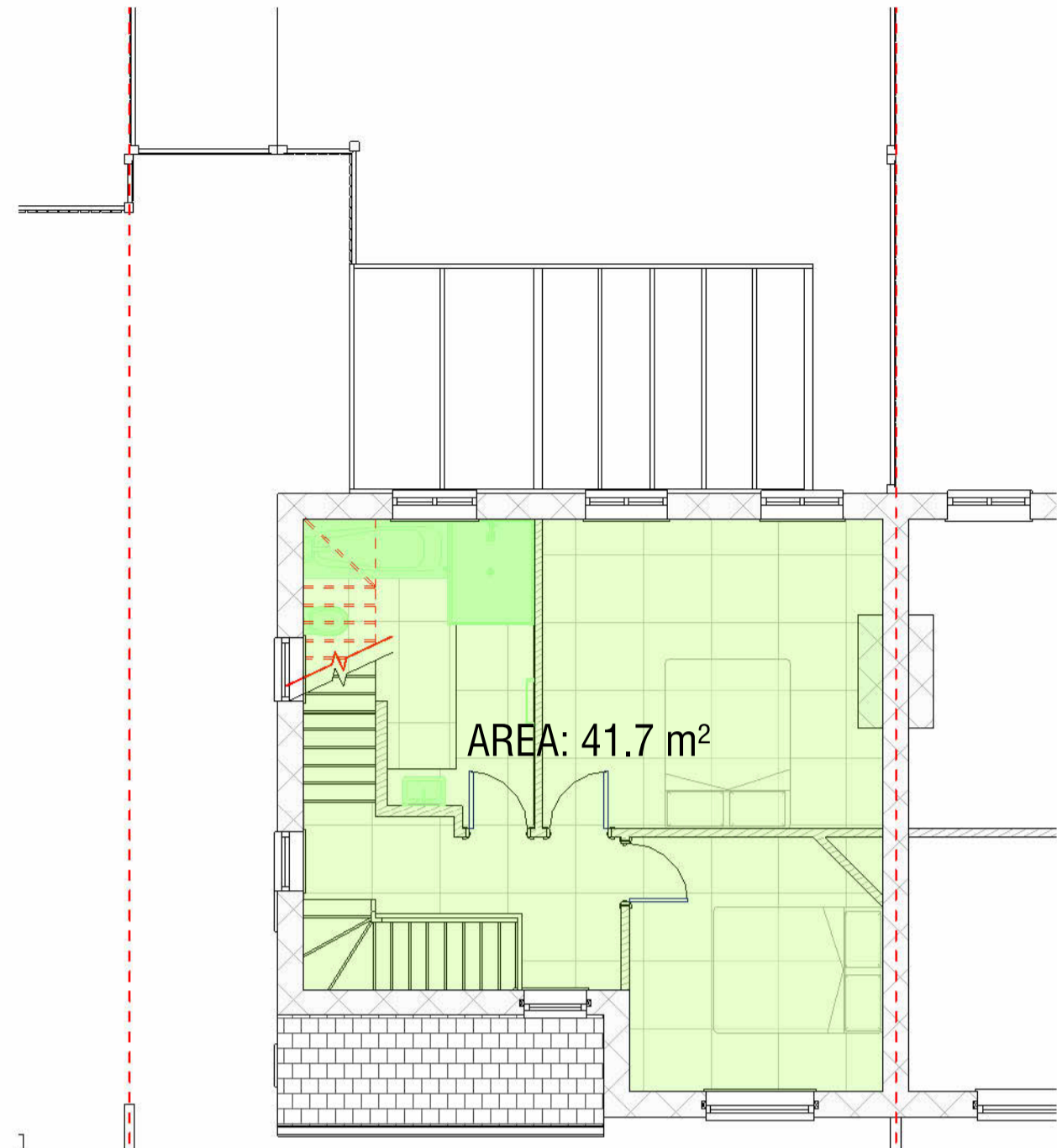
LSP02026 02 18/08

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way of form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 - WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
 - OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
 - ALL THIRD PARTY SUPPLIER TO MEASURE ON SITE AND SIGN OFF DRAWINGS WITH ARCHITECT/CLIENT BEFORE MANUFACTURING.
 - GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 - ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
 - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
 - "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
 - REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
 - WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
 - LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
 - FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
 - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 - VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
 - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
 - SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
 - CONTRACTOR TO CHECK HEIGHT OF THE ROOFS WHEN DOING FIRING FALLS TO NOT BE IN BREACH OF PLANNING. TO NOTIFY ARCHITECT IF CHANGING FROM COLD TO WARM DECK ROOF. COLD DECK TO HAVE CORRECT VENTILATION AND SIGNED OFF BY BC
 - CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
 - CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP/(INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)

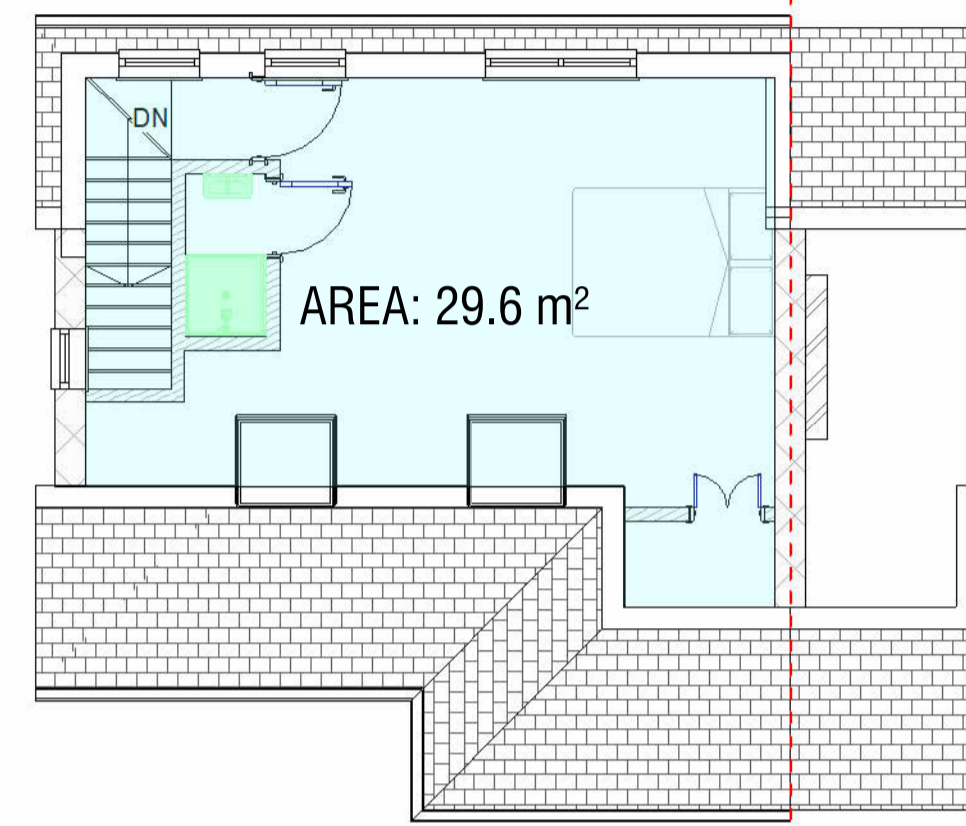


1 Ground Floor Plan
1 : 75 (Existing)

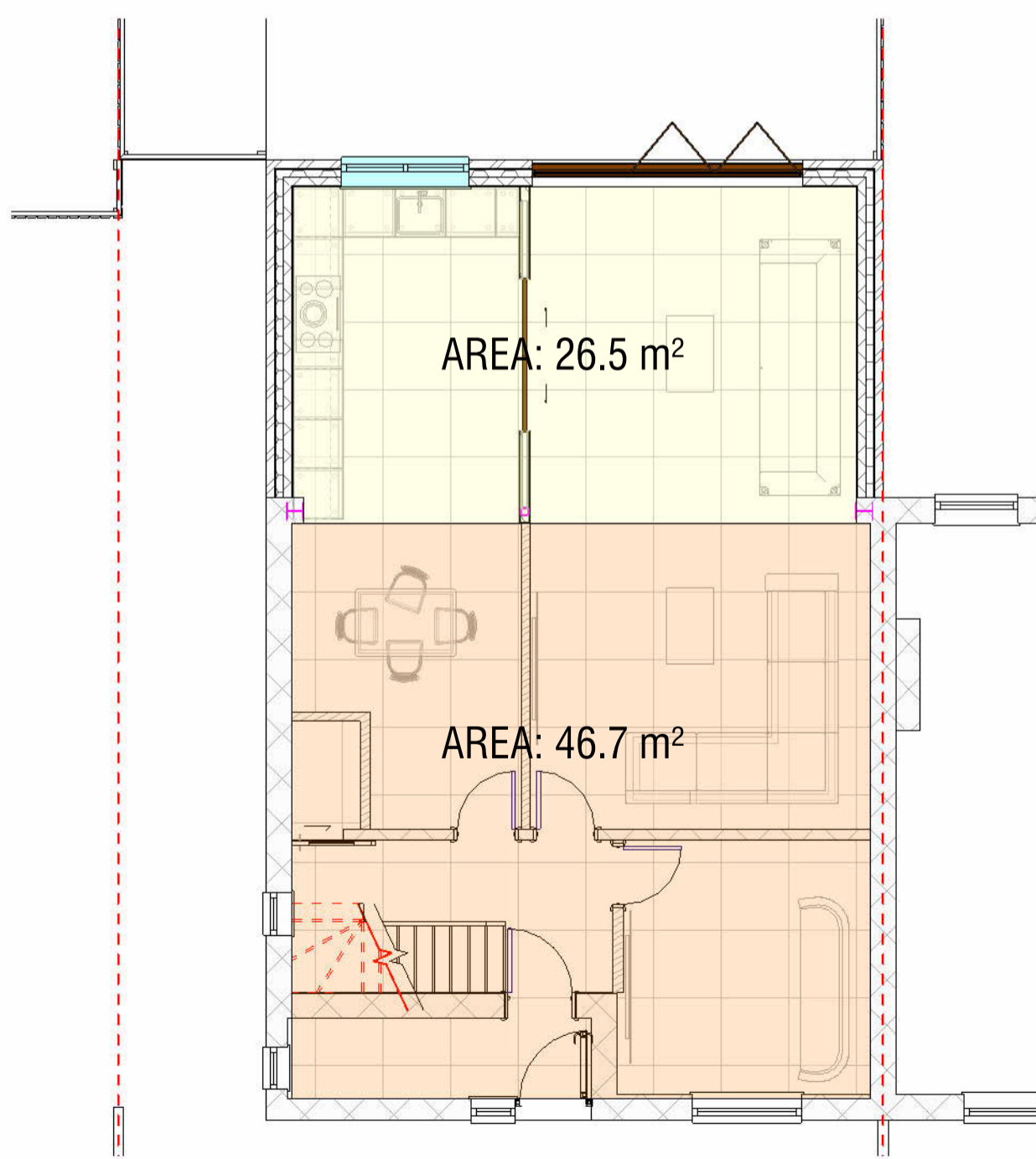


2 First Floor Plan
1 : 75 (Existing)

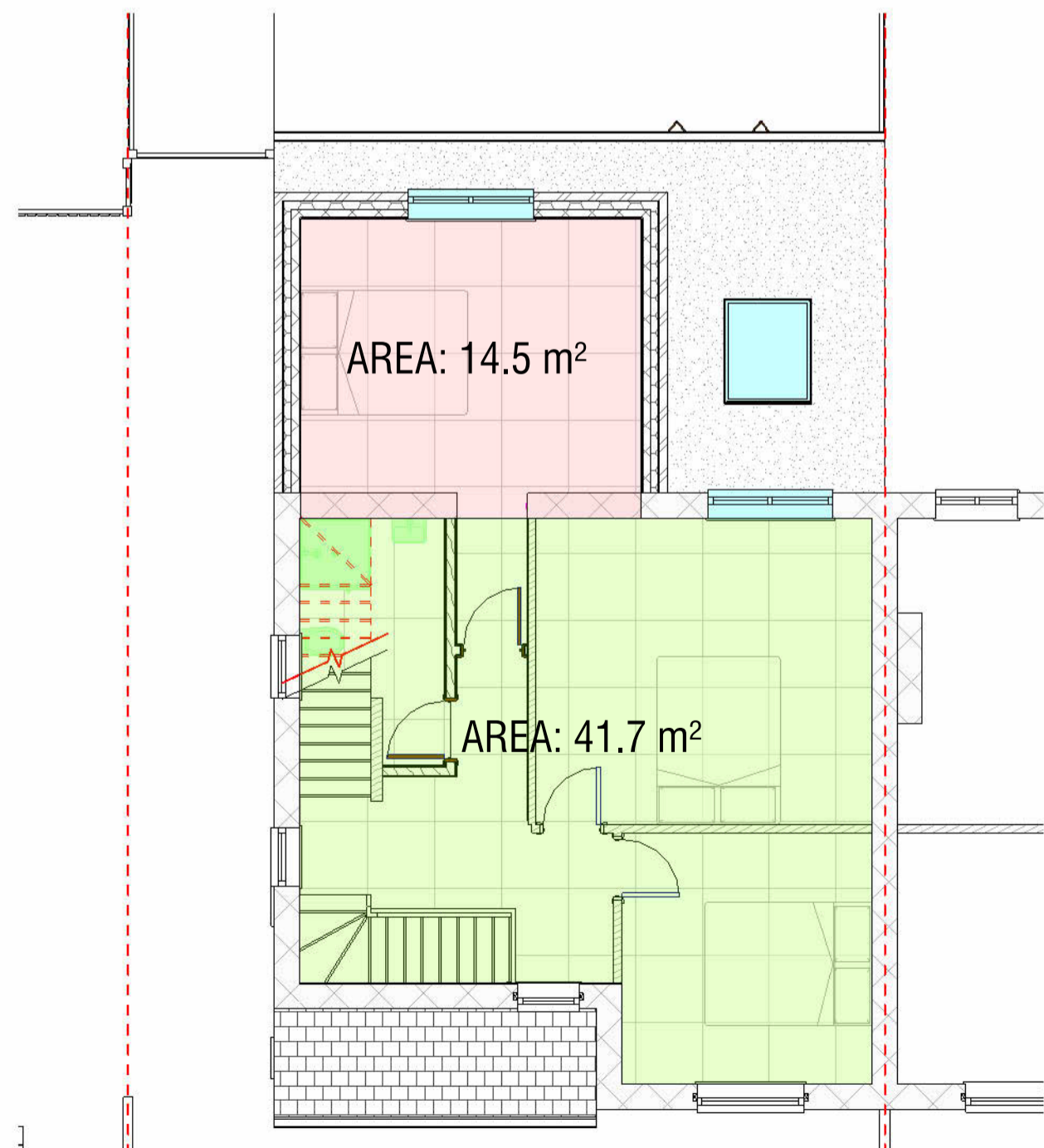
TOTAL EXISTING GIA:
 $46.7 \text{ m}^2 + 41.7 \text{ m}^2 + 29.6 \text{ m}^2 \approx 118 \text{ m}^2$



3 Loft Floor Plan
1 : 75 (Existing)

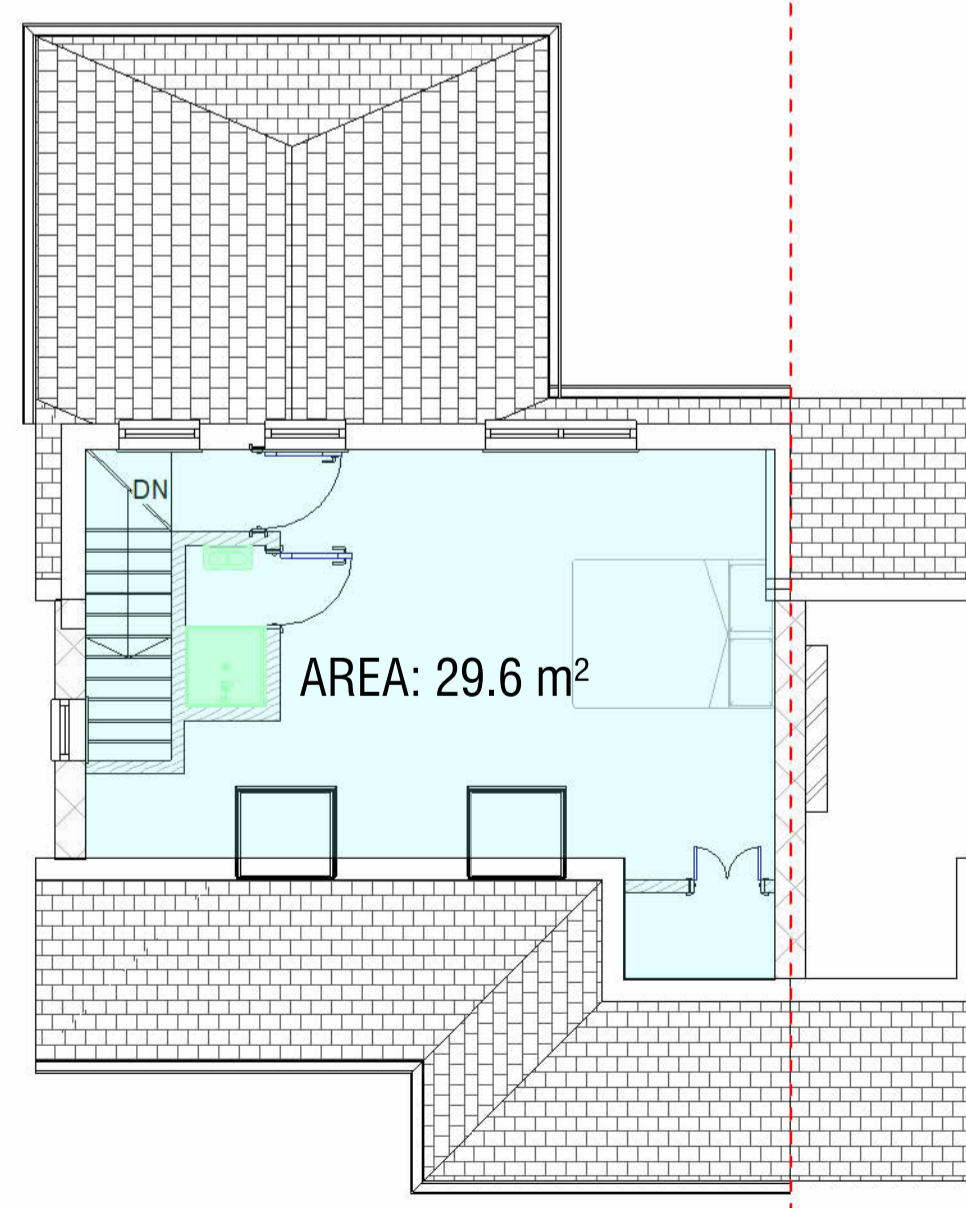


4 Ground Floor Plan
1 : 75 (Proposed)

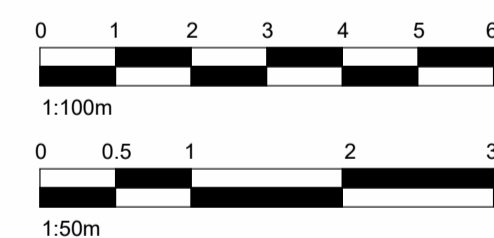


5 First Floor Plan
1 : 75 (Proposed)

TOTAL PROPOSED GIA:
 $118 \text{ m}^2 + 26.5 \text{ m}^2 + 14.5 \text{ m}^2 \approx 159 \text{ m}^2$



6 Loft Floor Plan
1 : 75 (Proposed)



Client:		
56 Minet Drive, Hayes UB3 3JW, United Kingdom		
Drawing Title:		
GIA		
Status:		
BR		
Scale:	Proj.L Date:	Drawn By:
1 : 75 @A2	05/05/2026	SR
Drawing No.:	Sheet.L Date:	Rev:
PL13	13/05/2026	

LSP02026 02 18/08