NOTES

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS

DO NOT SCALE FROM THIS DRAWING

RS ATRA COPYRIGHT

Notes:
1. Do not scale this drawing

2. All dimensions to be verified on site and any discrepancy reported to the client

3. This drawing to be read in conjunction with all relevant drawings

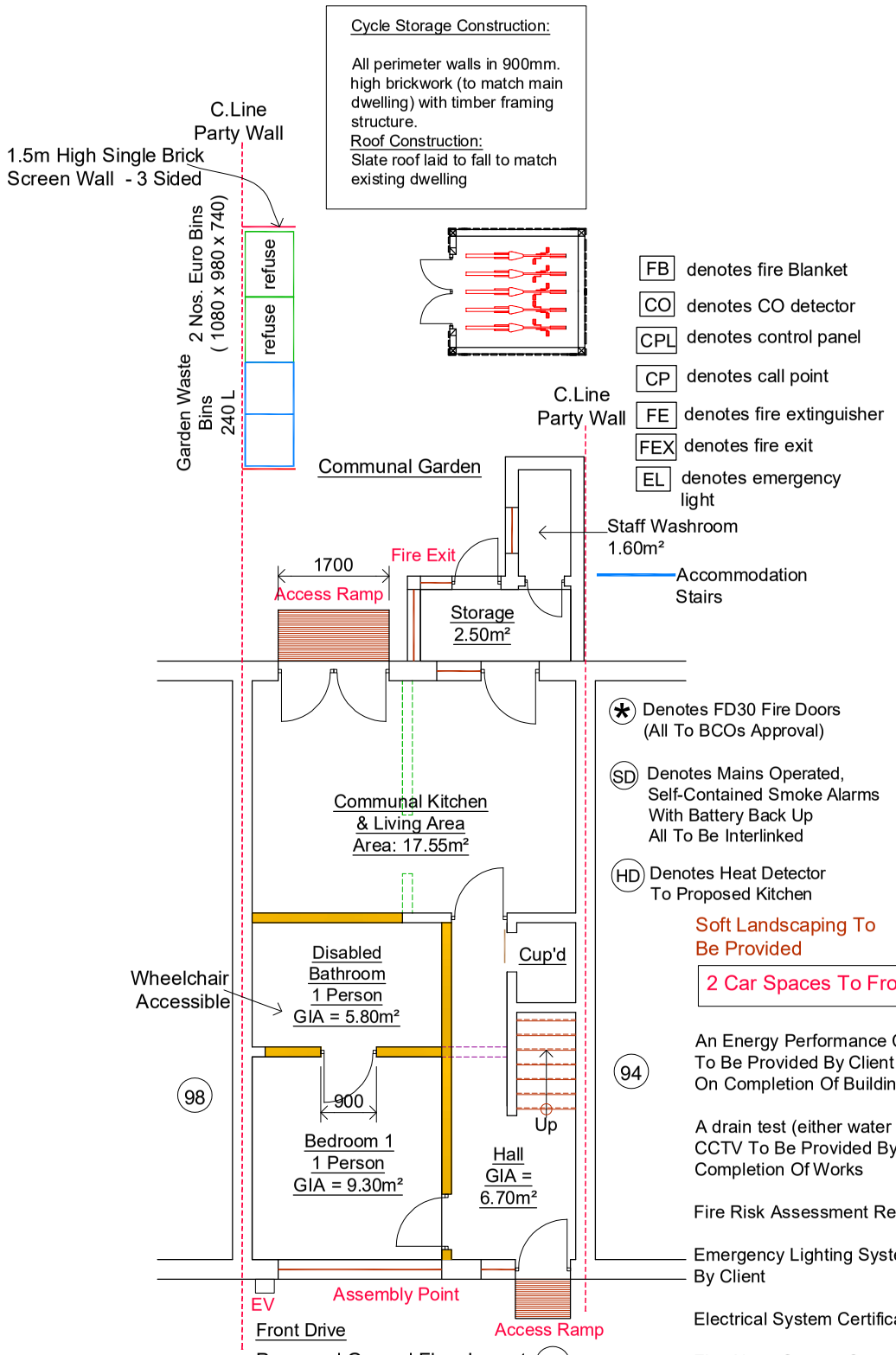
Prior To Commencement Of Any Works, Agree With Adjoining Neighbours

Client/Builder To Obtain All Planning Permission Approvals From The Relevant Authority. Commencement Of Building Works Prior To The Planning & Building Control Approvals Is To Client/Builders Own Risk

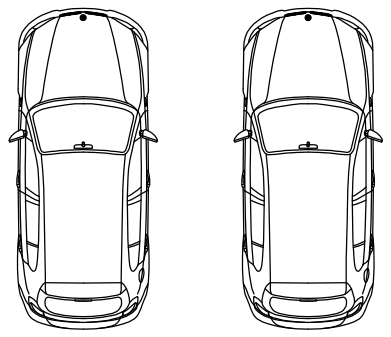
Client/Builder To Liaise With Local Water Board For Any New Works On Or Within The Public Sewer Or Drain Runs And Obtain Approval From The Local Authority Prior To Commencement Of Any Works

Cycle Storage Construction:

All perimeter walls in 900mm. high brickwork (to match main dwelling) with timber framing structure.
Roof Construction:
Slate roof laid to fall to match existing dwelling



Proposed Ground Floor Layout (96)



FB denotes fire Blanket
CO denotes CO detector
CPL denotes control panel
CP denotes call point
FE denotes fire extinguisher
FEX denotes fire exit
EL denotes emergency light

(*) Denotes FD30 Fire Doors (All To BCOs Approval)

(SD) Denotes Mains Operated, Self-Contained Smoke Alarms With Battery Back Up All To Be Interlinked

(HD) Denotes Heat Detector To Proposed Kitchen

Soft Landscaping To Be Provided

2 Car Spaces To Front Drive In Place

An Energy Performance Certificate (EPC) To Be Provided By Client On Completion Of Building Works

A drain test (either water or air) or CCTV To Be Provided By Client Upon Completion Of Works

Fire Risk Assessment Report By Client

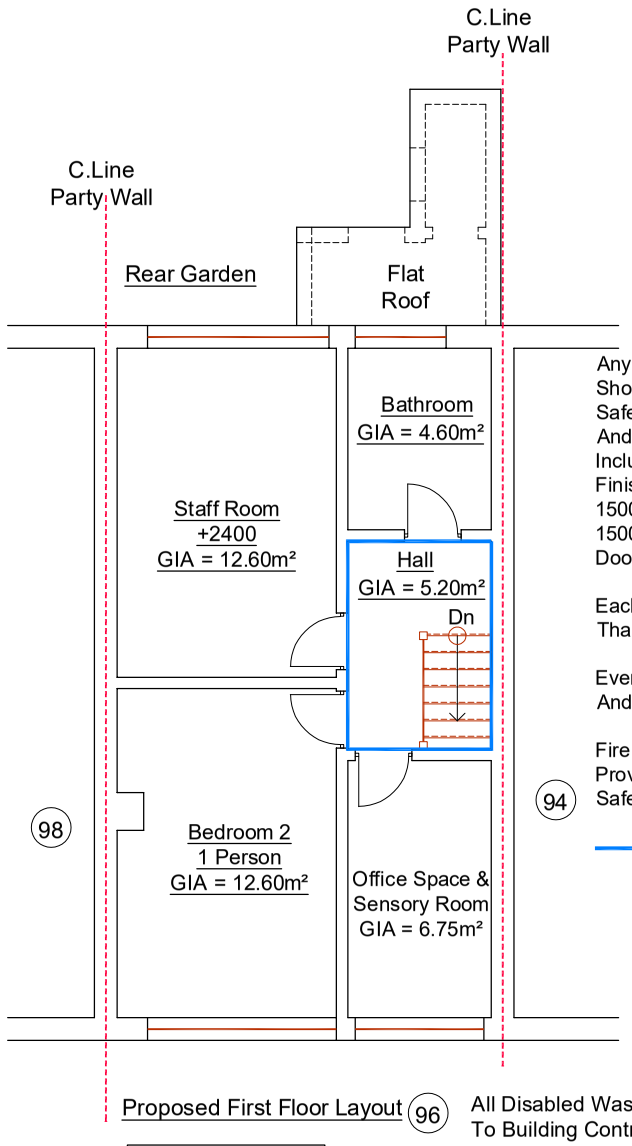
Emergency Lighting System Certificate By Client

Electrical System Certificate By Client

Fire Alarm System Completion Certificate By Client

+2350 Denotes Floor To Ceiling Height

40.00m² Amenity Space



Proposed First Floor Layout (96)

+2350 Denotes Floor To Ceiling Height

Front Drive

(*) Denotes FD30 Fire Doors (All To BCOs Approval)

(SD) Denotes Mains Operated, Self-Contained Smoke Alarms With Battery Back Up All To Be Interlinked

All Bedroom Windows To Have An Openable Area Of Minimum 0.33m² For Means Of Escape

Any New Glazing Within Critical Locations Should Be Designed to Break Safe, Safe Breakage Is Defined In BS EN 12600 And BS 6206. Critical Locations Include Glazing Below 800mm Above Finished Floor Level; Glazing Below 1500mm Within Doors And Glazing Below 1500mm Within 300mm Adjacent To Door Openings Should Be Designed To Break Safe.

Each Floor Should Not Have More Than 60 Present People

Every Internal Stair Should Be A Protected Stair And Constructed Within A Fire Resisting Enclosure

Fire Safety, Notices And Graphic Symbols Should Be Provided Graphical Symbols And Signs - Safety Signs, Including Fire Safety Signs

Accommodation Stairs

All Disabled Wash Room Requirements To Building Control Approval

All Dimensions To be Verified On Site Prior To Commencement Of Any Works

All Habitable Room Doors To Have Fire Doors.

All Communal Areas To Have Self Closing Fire Doors

All Communal Areas Of The Property To Have Fire Extinguishers Fitted

REV	AMENDMENT	DATE	CHKD
A	----	29.07.26	RS

0 1m 2m 3m

Scale Bar

CLIENT

PROJECT
96 Cranford Drive
Hayes - Middlesex
UB3 4LB

DRAWING TITLE
Proposed Floor Layouts
Sheet 3

SCALE	DRAWN BY	CHECKED	DATE
1:50 @ A1 1:100 @ A3	RS	RS	29.07.26

DRAWING STATUS

DRAWING NUMBER
2026 - 83 - 03

REVISION
A