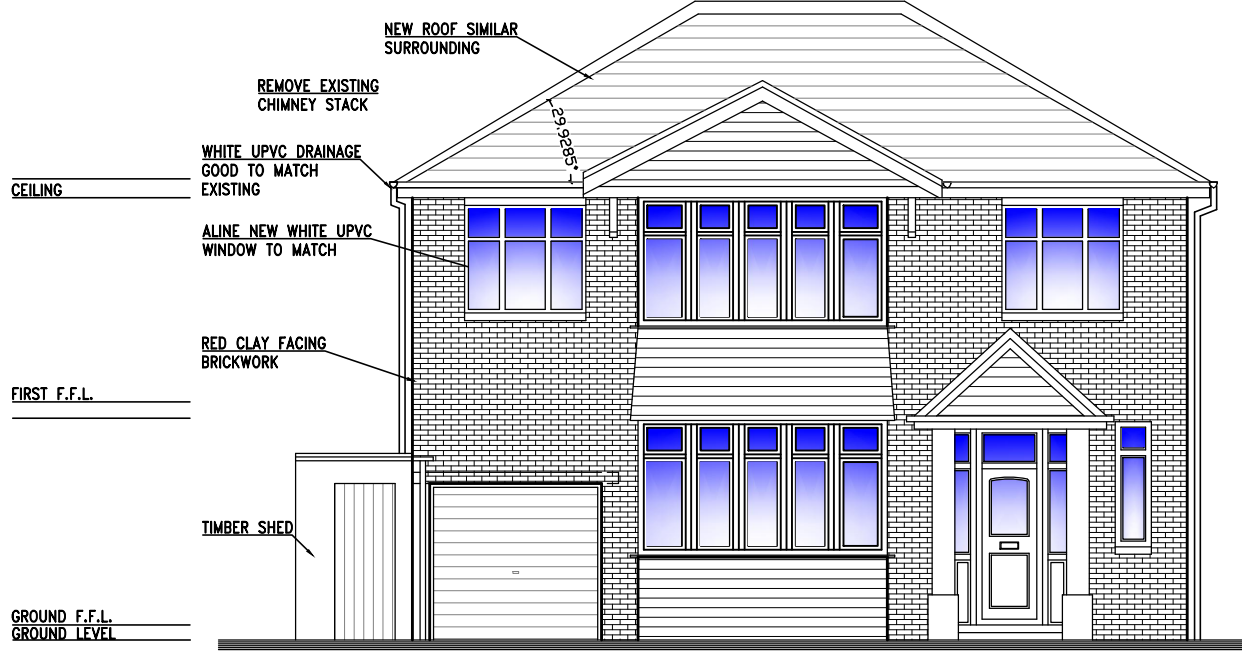
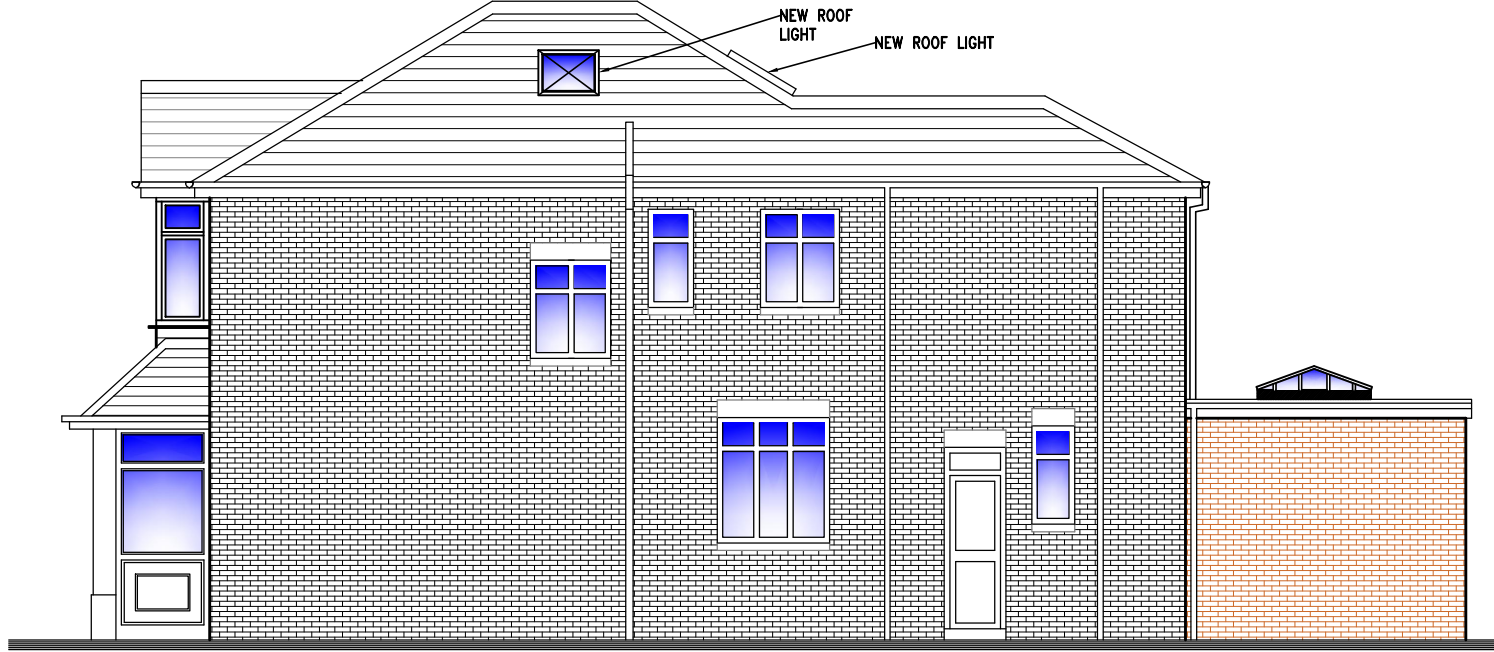
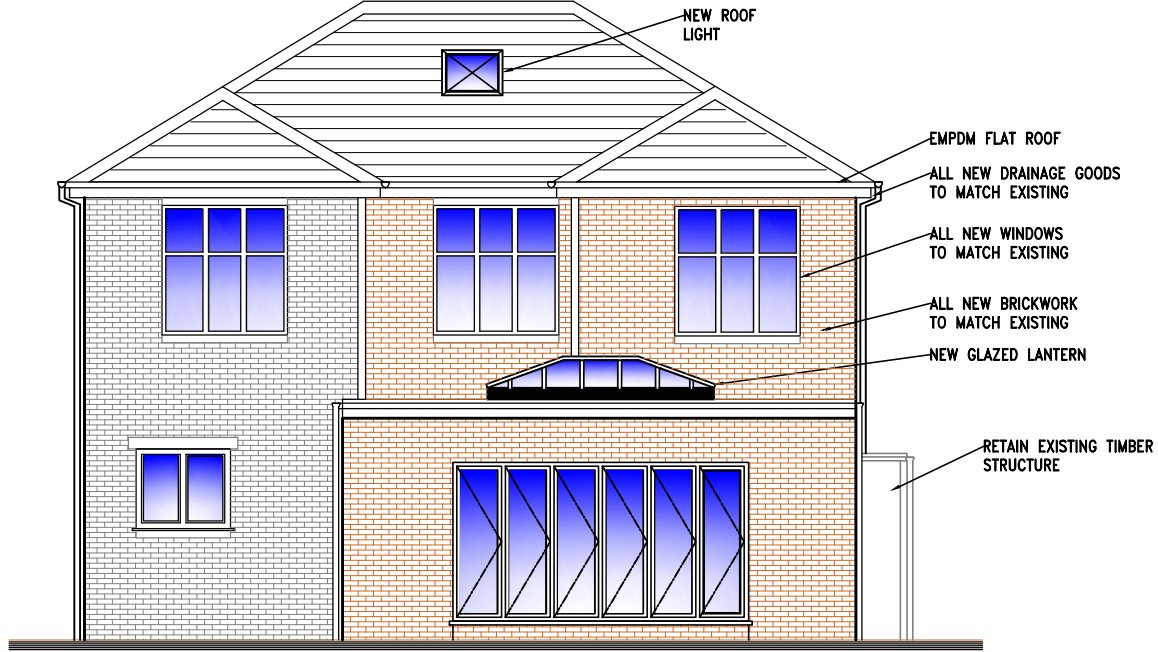




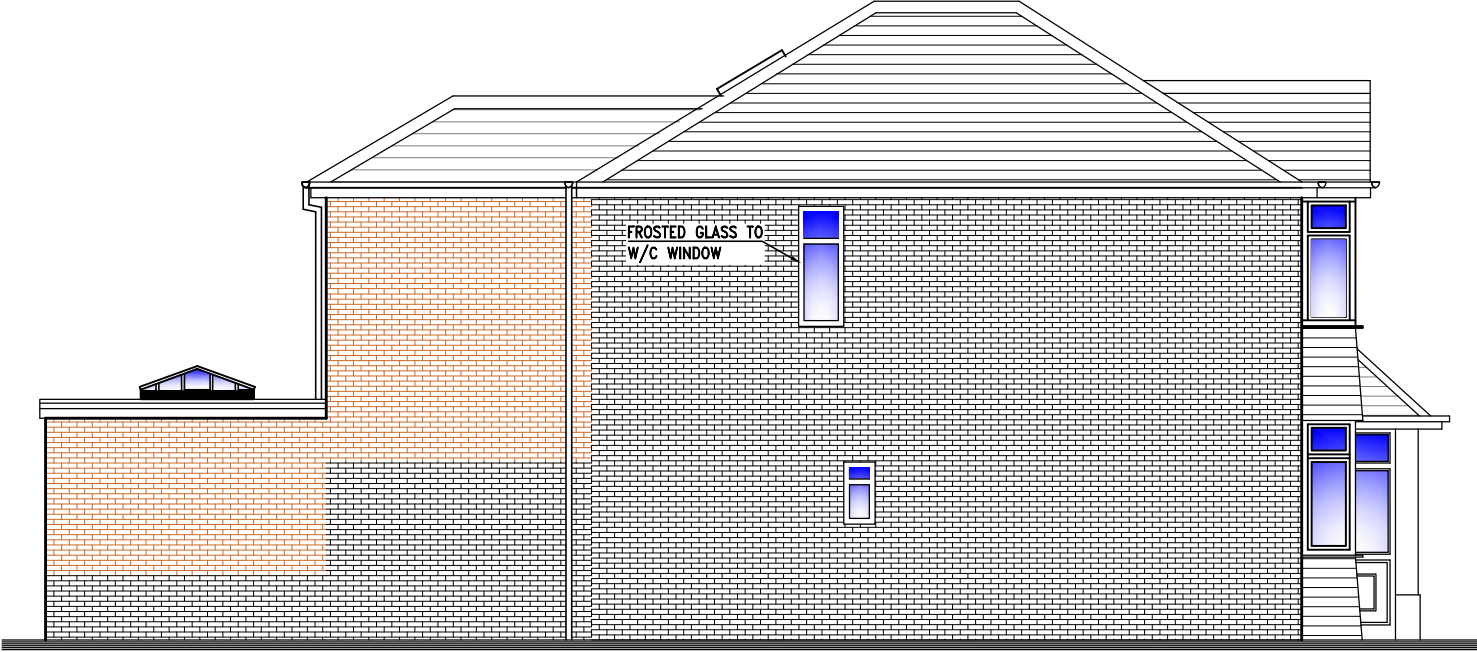
As Proposed Front Elevation
(Option 3)



As Proposed Side Elevation
(Option 3)



As Proposed Rear Elevation
(Option 3)



As Proposed Side Elevation
(Option 3)

FURTHER NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. LEVELS ARE IN METRES A.O.D.
4. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS, DRAWING SUBJECT TO DETAIL DESIGN.
6. THIS DRAWING IS INDICATIVE AND FOR DESIGN INTENT PURPOSES. ALL LEVELS ARE INDICATIVE AND SUBJECT TO DETAIL DESIGN AND FINAL CONFIRMATION.
7. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO US, THE MAIN CONTRACTOR & THE STRUCTURAL ENGINEERS PRIOR TO ANY WORK COMMENCING OR ORDERING OF ANY MATERIALS OR LABOR.

8. THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN DIMENSIONS. CONTRACTOR/ SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY ANOMALIES AND / OR OMISSIONS OR ERRORS.

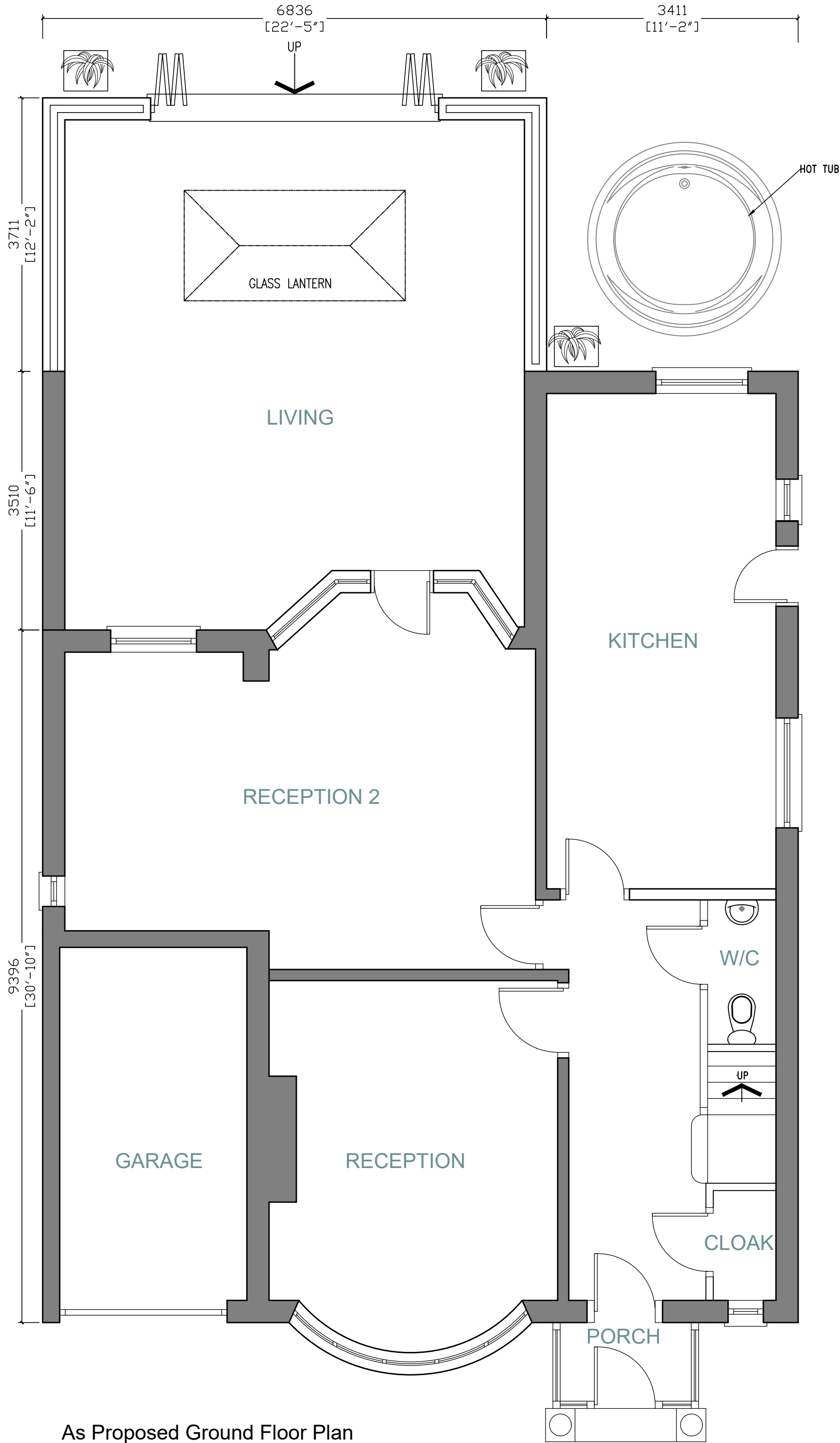
DIMENSIONS INDICATED ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

9. IN ADDITION TO OTHER RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS AND DOCUMENTS: ALL RELEVANT BUILDING REGULATIONS / MANUFACTURERS INSTRUCTIONS, STRUCTURAL ENGINEER'S SPECIFICATION AND DRAWINGS AS APPLICABLE, FOR ALL WORKS / REQUIREMENTS. ALL RELEVANT M & E SERVICES ENGINEER'S SPECIFICATIONS AND DRAWINGS AS APPLICABLE, FOR ALL MECHANICAL AND ELECTRICAL SERVICES WORKS / REQUIREMENTS.

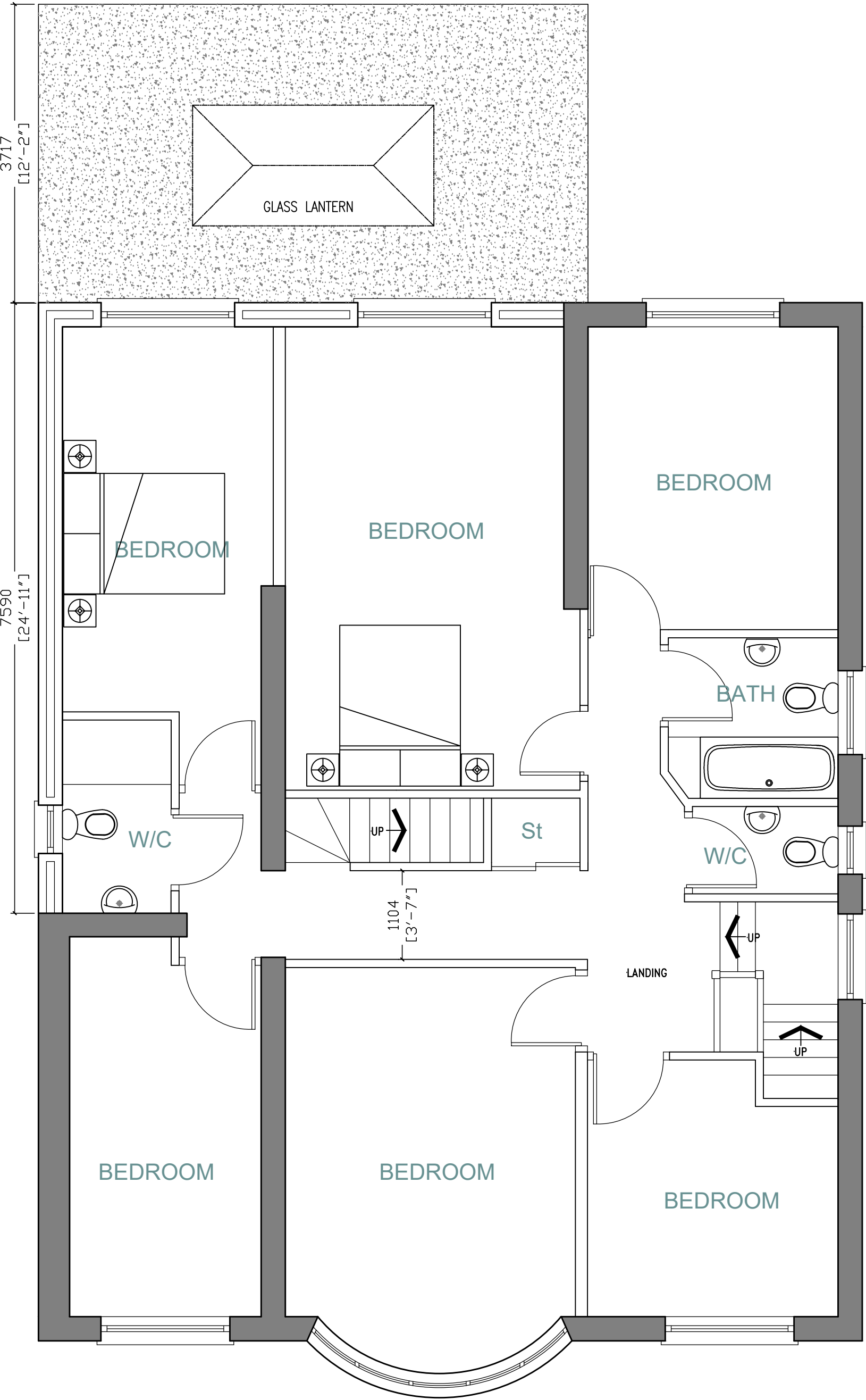
STRUCTURAL REQUIREMENTS

ALL AND ANY STRUCTURAL ALTERATIONS TO STRUCTURAL ENGINEERS DETAIL / DESIGN, TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.

ALL STRUCTURAL CALCULATIONS AND DETAILS, TO BE SUBMITTED FOR APPROVAL TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.



As Proposed Ground Floor Plan



As Proposed First Floor Plan

NOTES AS APPLICABLE:

ALL EXISTING DRAINAGE RUNS AND CONNECTIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK

ALL EXISTING DRAINS AND GULLIES THROUGHOUT THE FLOOR TO BE JET CLEANED UPON COMPLETION OF THE WORKS

CONTRACTOR TO LOCATE EXISTING DRAINAGE RUNS PRIOR TO THE COMMENCEMENT OF WORK.

ALL EXPOSED REVEALS TO HAVE A NEW PLASTER FINISH. ALL AREAS MADE GOOD UPON COMPLETION

(SD) INDICATES LOCATION OF SMOKE DETECTOR

(HD) INDICATES LOCATION OF HEAT DETECTOR

INTERNAL AND EXTERNAL LIGHTING TO BE IN ACCORDANCE WITH PART L1 OF THE APPROVED DOCUMENT.

ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH PART N OF THE APPROVED DOCUMENT.

ANY NEW LINTOLS INDICATED TO BE POSITIONED AS HIGH AS POSSIBLE TO MINIMISE DOWNSTANDS IN NEW CEILINGS

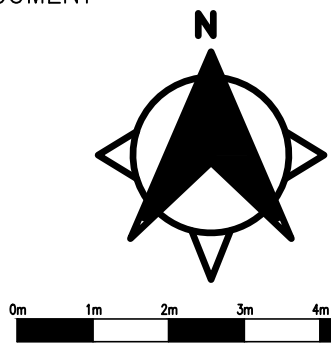
ALL BEAMS TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A SKIM FINISH.

ANY NEW ESCAPE WINDOWS TO HAVE A MIN 450x750mm OPENINGS LIGHT FOR MEANS OF ESCAPE PURPOSES TO COMPLY WITH PART B OF THE APPROVED DOCUMENT. CILL HEIGHT OF OF WINDOWS TO BE A MIN. 800mm ABOVE F.F.L.

ANY NEW LINTOLS TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A SKIM FINISH.

CLIENT TO CONFIRM ALL MATERIAL CHOICES FINAL LOCATIONS TO BE CONFIRMED ON SITE BY CLIENT / CONTRACTOR

MAIN ENTRANCE DOOR IN TO HAVE A MINIMUM CLEAR WIDTH OPENING OF 775mm, ALL / ANY OTHER NEW DOORS WITHIN ARE TO HAVE A MINIMUM CLEAR WIDTH OPENING OF 750mm, ALL TO COMPLY WITH PART M OF THE APPROVED DOCUMENT



H.F.S
Architectural
Services



Client:
Mr & Mrs Hussain

Project Title:
95 Springbridge Road

Drawing Title
As Proposed Floor Plans & Elevations
Op 3

DWG No. HFS-19/06/24-02

Drawn By: FIT Scale: 1:50 on A1
Checked, Confirmed and Approved By: Date: 19 / 06 / 2024
Clients & Contractor

© DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. ALL WORKS ARE SUBJECT TO THE CONTRACTORS INDIVIDUAL MEASUREMENTS.