

DRAWING SCALE: 1:50



NEIGHBOURS
CONSERVATORY

REAR GARDEN

RAISED DECK

CEILING HEIGHT 2550mm

GARDEN ROOM

UTILITY

WC

SIDE YARD

NEIGHBOURS GROUND FLOOR EXTENSION
APPROX FOOTPRINT

SOLID

SINK

70mm
DOWN

15/20mm
DOWN

20mm
DOWN

GAS BOILER

MIN
UNKNOWN INVERT LEVEL

STORE

CEILING HEIGHT 2545mm

KITCHEN

ALL DRAIN RUNS TO BE
VERIFIED ON SITE

CEILING HEIGHT 2555mm

HALL

COVERED AREA

NEIGHBOURS PROPERTY
APPROX FOOTPRINT

EXISTING GROUND FLOOR PLAN 1:50 @ A3

LOUNGE

GAS

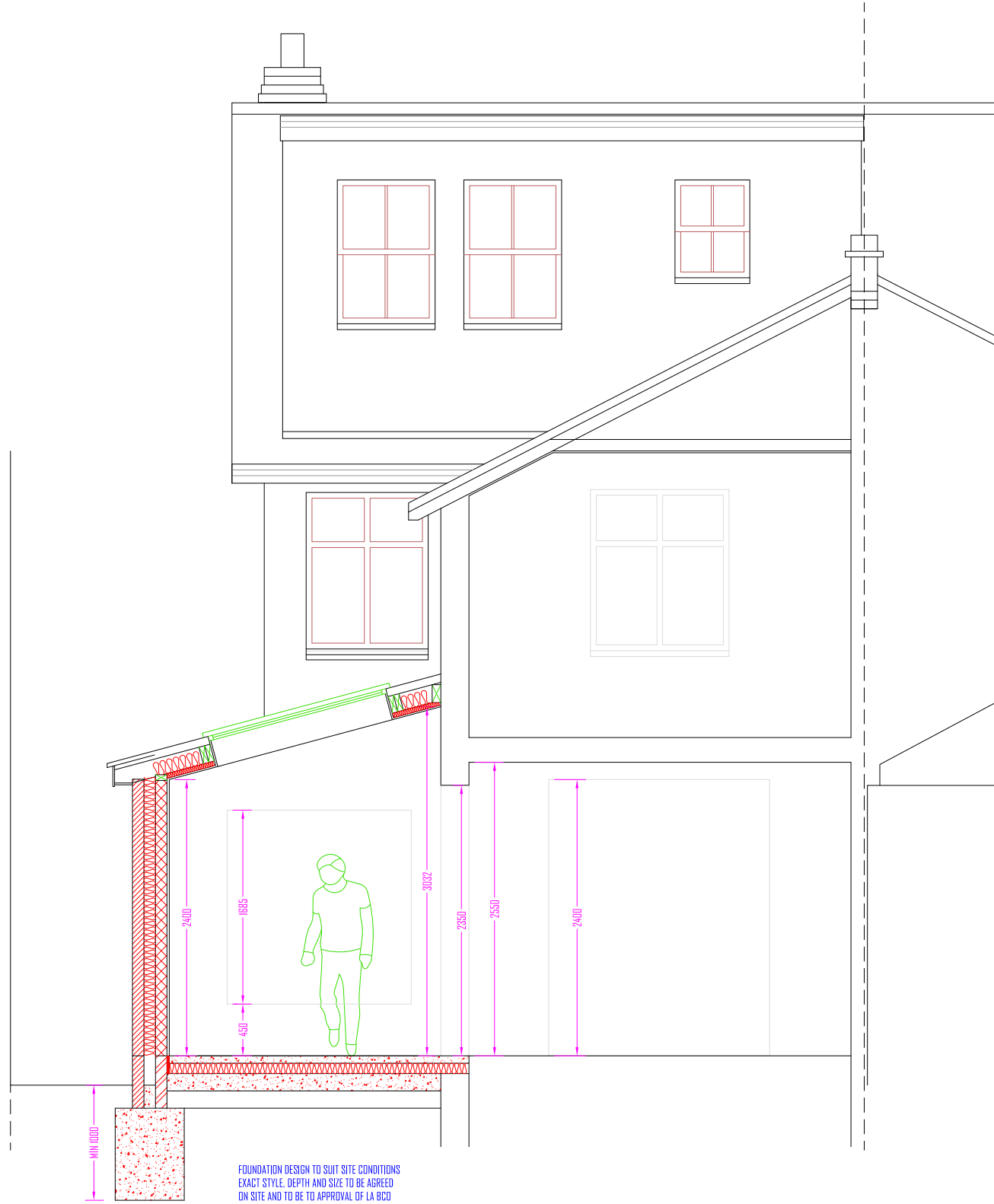
IF IN DOUBT - ASK

RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING
ALL DIMENSIONS, LEVELS AND ANGLES TO BE CHECKED ON SITE BY CONTRACTOR
ALL BOUNDARIES ARE ASSUMED AND WE ACCEPT NO LIABILITY FOR BOUNDARY INACCURACY
YOU ARE REMINDED OF YOUR RESPONSIBILITIES UNDER THE "PARTY WALL ETC. ACT" 1986 WHERE APPLICABLE

REVISION:

X

DRAWING SCALE: 1:50



PROPOSED TYPICAL SECTION 1:50 @ A3

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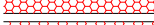





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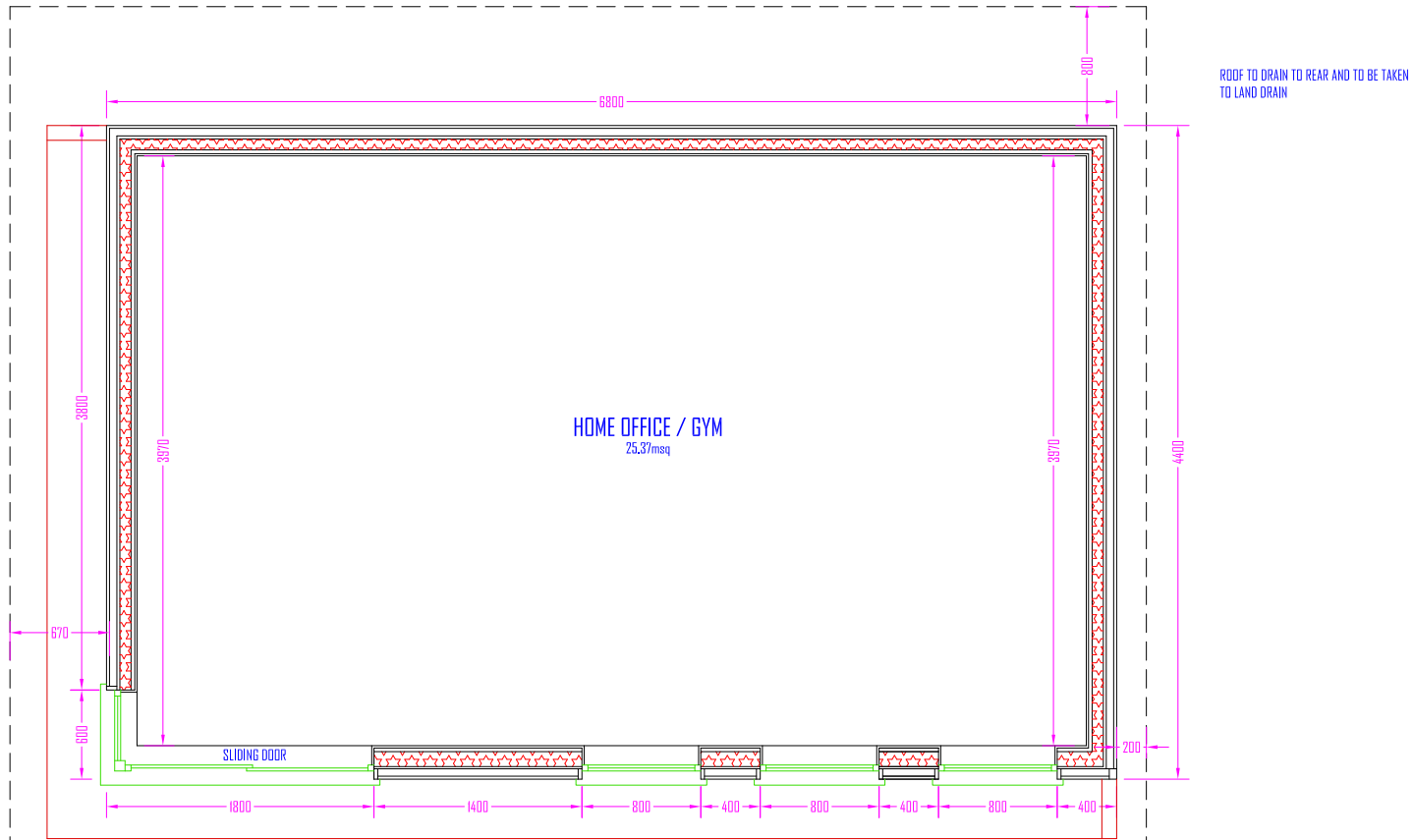
DATE: 12TH FEBRUARY 2016

DRAWING SCALE: 1:50



-  FACING BRICKWORK WITH DETAILING
-  MEDIUM DENSITY BLOCKWORK
-  DENSE CONCRETE BLOCK MINIMUM 1850kg/Mcu
-  LIGHTWEIGHT BLOCKWORK - CELCON SOLAR OR SIMILAR
-  TYPE A WALL - SEPARATING WALL - METAL STUD FRAME - PART E
-  TYPE B WALL - SEPARATING WALL - UPGRADE OF EXISTING SOLID MASONRY WALL WITH PLASTER - PART E
-  TYPE C WALL - STANDARD TIMBER FRAME STUD WALL
-  TYPE D WALL - INTERNAL STUD WALL SUBJECT TO PART E
-  TYPE E WALL - SEPARATING STUD WALL - NEW BUILD
-  UPGRADED WALL FOR THERMAL RESISTANCE
-  UPGRADED WALL FOR SOUND RESISTANCE

FLAT ROOF WITH SEDUM COVERING
 CEDAR CLADDING - TREATED FOR FIRE SPREAD AND RESISTANCE
 GREY POWDER COATED ALUMINIUM DOORS AND WINDOWS
 GREY POWDER COATED ALUMINIUM FASCIAS TO FLAT ROOF
 GREY POWDER COATED ALUMINIUM RAINWATER GOODS



PROPOSED GROUND FLOOR PLAN 1:50 @ A3

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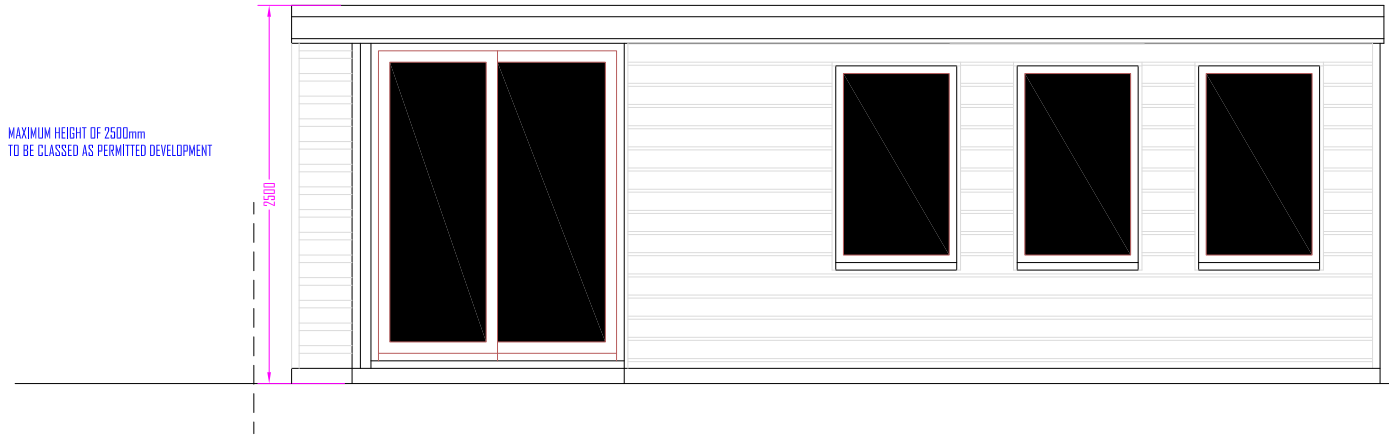
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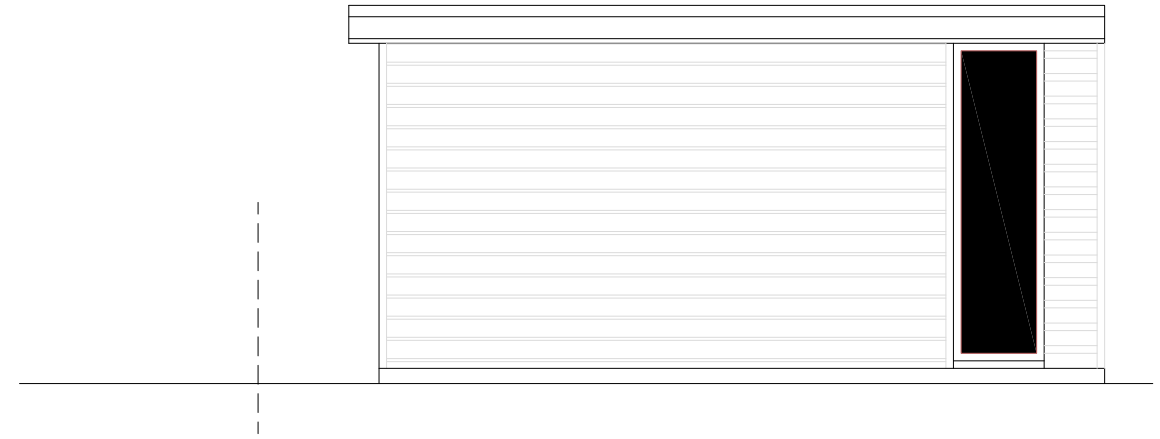
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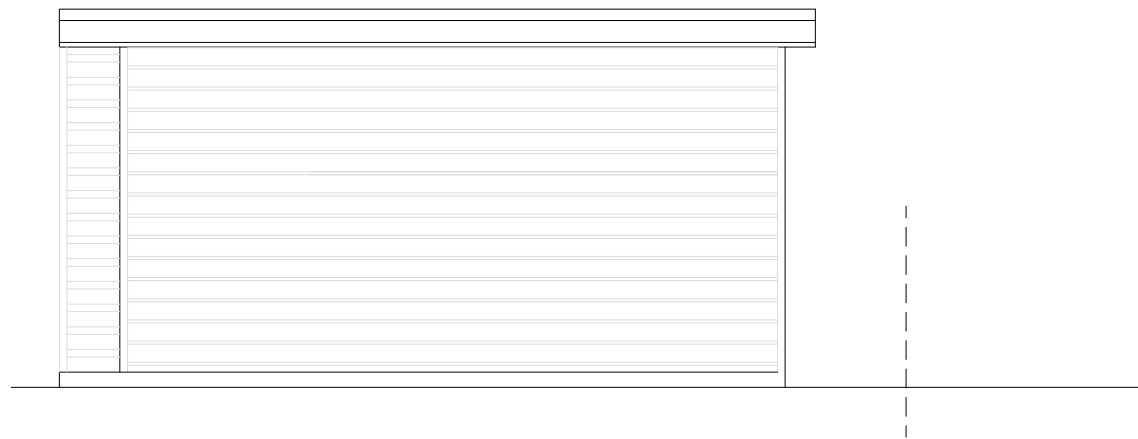


PROPOSED FRONT ELEVATION 1:50 @ A3



PROPOSED SIDE ELEVATION 1:50 @ A3

GREY GRP FLAT ROOF
 CEDAR CLADDING TO WALLS
 GREY POWDER COATED ALUMINIUM DOORS AND WINDOWS
 GREY POWDER COATED ALUMINIUM FASCIAS TO FLAT ROOF
 GREY POWDER COATED ALUMINIUM RAINWATER GOODS

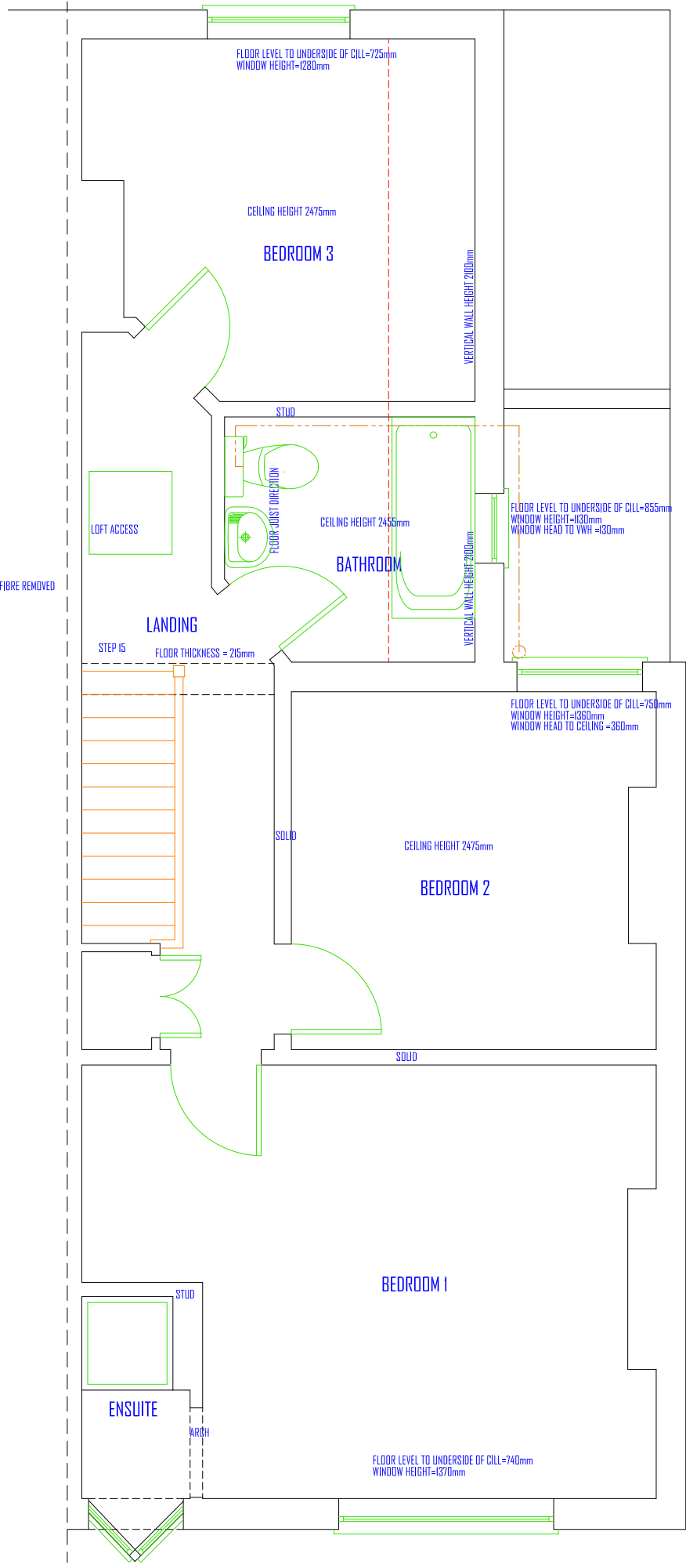


PROPOSED SIDE ELEVATION 1:50 @ A3



PROPOSED REAR ELEVATION 1:50 @ A3

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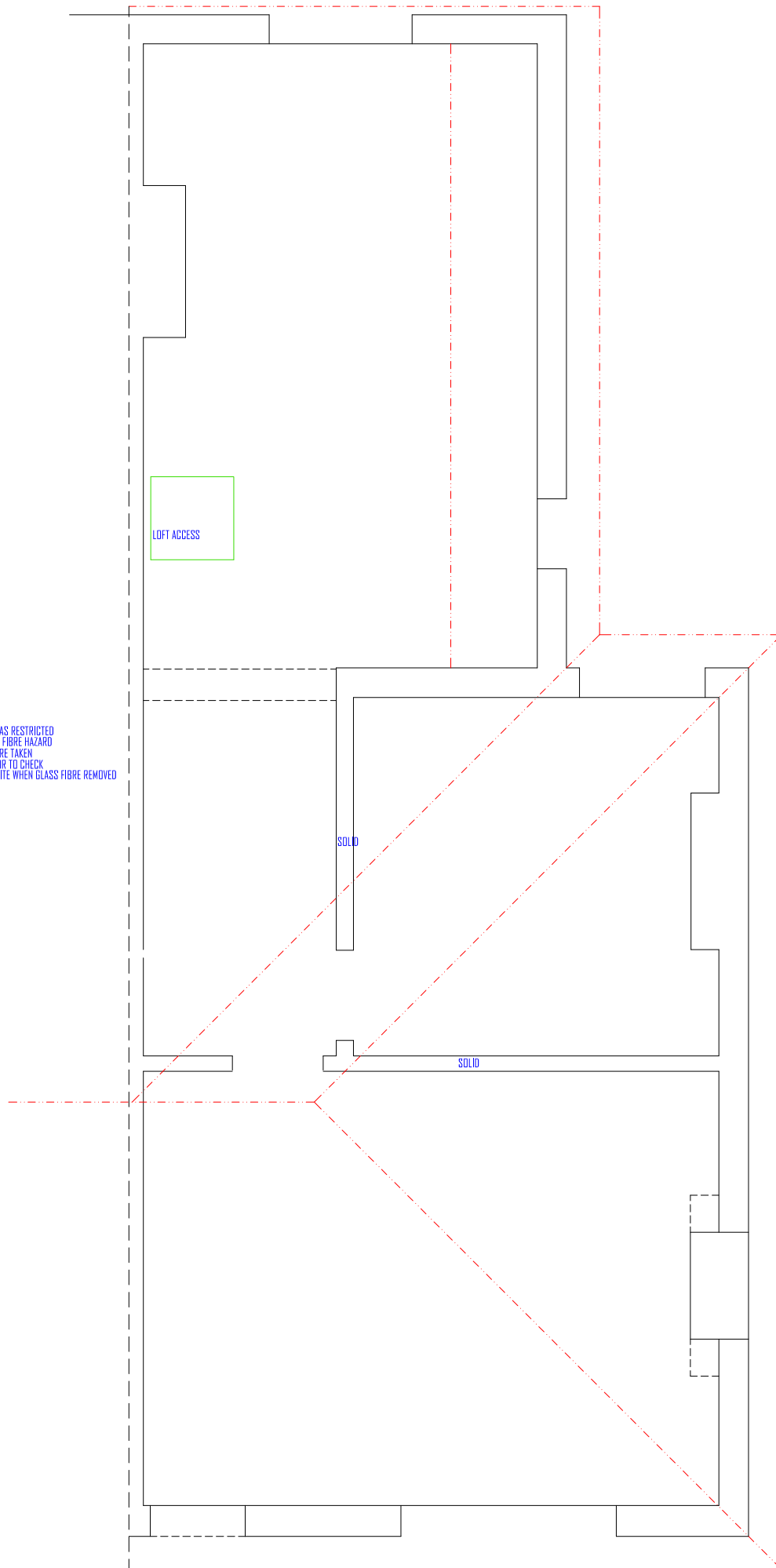
NOTE: LOFT SURVEY WAS RESTRICTED DUE TO LOOSE GLASS FIBRE HAZARD SO ASSUMPTIONS WERE TAKEN. BUILDING CONTRACTOR TO CHECK MEASUREMENTS ON SITE WHEN GLASS FIBRE REMOVED.

EXISTING FIRST FLOOR PLAN 1:50 @ A3

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NOTE LOFT SURVEY WAS RESTRICTED
DUE TO LOOSE GLASS FIBRE HAZARD
SO ASSUMPTIONS WERE TAKEN
BUILDING CONTRACTOR TO CHECK
MEASUREMENTS ON SITE WHEN GLASS FIBRE REMOVED

REAR CHIMNEY HAS BEEN REMOVED
ABOVE ROOF LEVEL

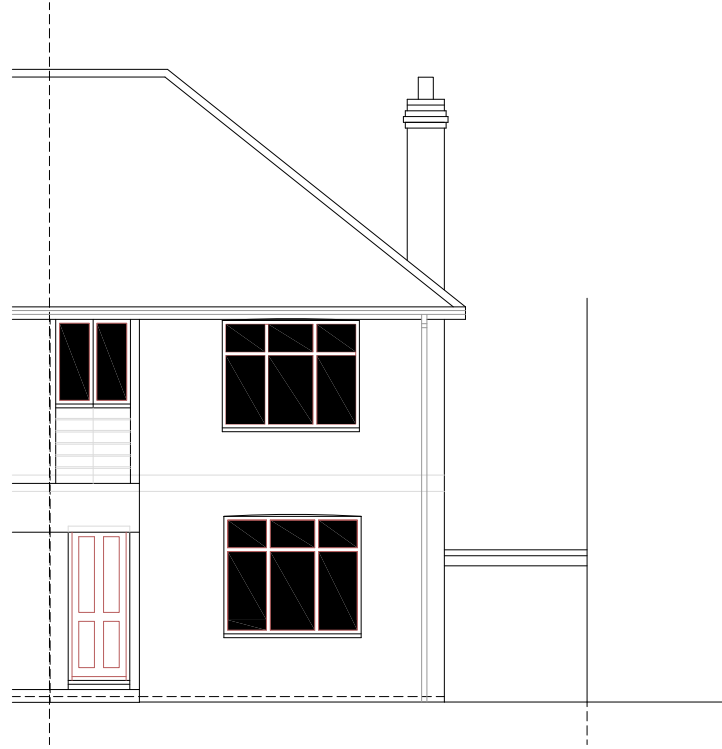
EXISTING SECOND FLOOR PLAN 1:50 @ A3

IF IN DOUBT - ASK

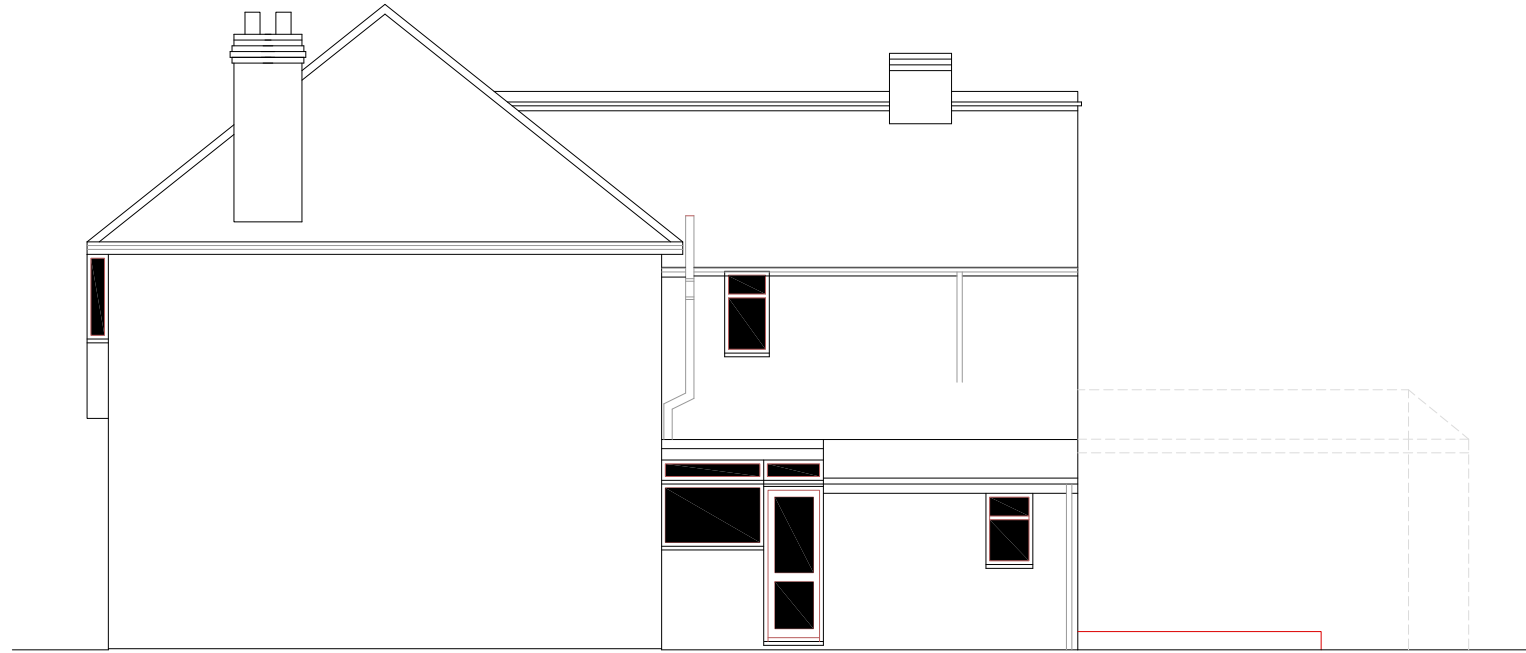
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| | | | | | REVISION: |
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| | | | | | DATE: 12TH FEBRUARY 2016 |

DRAWING SCALE: 1:100



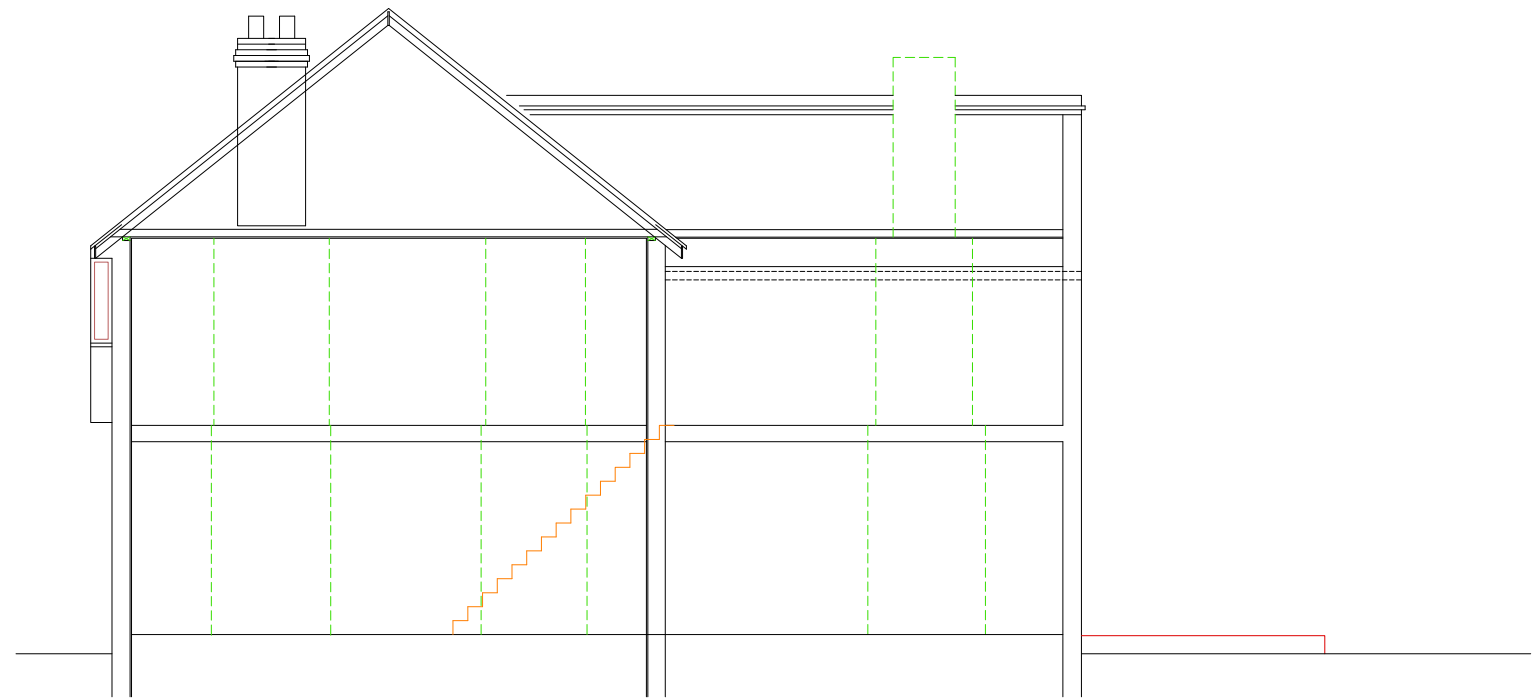
EXISTING FRONT ELEVATION 1:100 @ A3



EXISTING SIDE ELEVATION 1:100 @ A3



EXISTING REAR ELEVATION 1:100 @ A3



EXISTING SECTION 1:100 @ A3

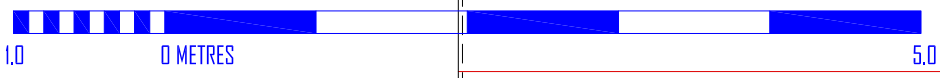
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DRAWING NUMBER: AZ-7189-0004

DRAWING SCALE: 1:50

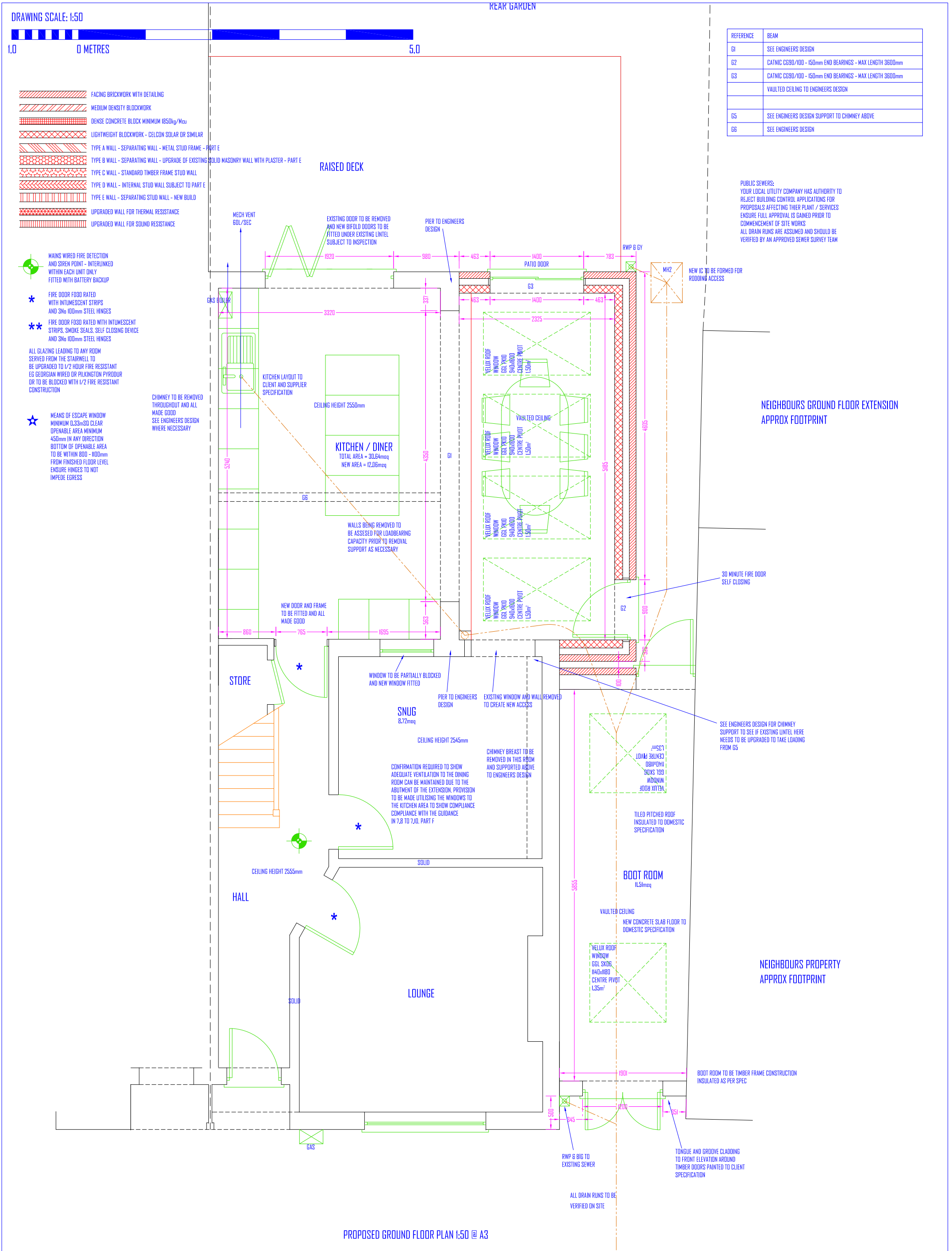


- FACING BRICKWORK WITH DETAILING
- MEDIUM DENSITY BLOCKWORK
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- TYPE D WALL - INTERNAL STUD WALL SUBJECT TO PART E
- TYPE E WALL - SEPARATING STUD WALL - NEW BUILD
- UPGRADED WALL FOR THERMAL RESISTANCE
- UPGRADED WALL FOR SOUND RESISTANCE

- MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITH EACH UNIT ONLY FITTED WITH BATTERY BACKUP
- FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS AND 3No 100mm STEEL HINGES
- FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS, SMOKE SEALS, SELF CLOSING DEVICE AND 3No 100mm STEEL HINGES
- ALL GLAZING LEADING TO ANY ROOM SERVED FROM THE STAIRWELL TO BE UPGRADED TO 1/2 HOUR FIRE RESISTANT EG GEORGIAN WIRED OR PILKINGTON PYRODUR OR TO BE BLOCKED WITH 1/2 FIRE RESISTANT CONSTRUCTION
- MEANS OF ESCAPE WINDOW MINIMUM 0.23m² CLEAR OPENABLE AREA MINIMUM 450mm IN ANY DIRECTION BOTTOM OF OPENABLE AREA TO BE WITHIN 800 - 1100mm FROM FINISHED FLOOR LEVEL ENSURE HINGES TO NOT IMPEDE EGRESS

| REFERENCE | BEAM |
|-----------|--|
| G1 | SEE ENGINEERS DESIGN |
| G2 | CATNIC CG90/100 - 150mm END BEARINGS - MAX LENGTH 3600mm |
| G3 | CATNIC CG90/100 - 150mm END BEARINGS - MAX LENGTH 3600mm |
| | VAULTED CEILING TO ENGINEERS DESIGN |
| G5 | SEE ENGINEERS DESIGN SUPPORT TO CHIMNEY ABOVE |
| G6 | SEE ENGINEERS DESIGN |

PUBLIC SEWERS:
YOUR LOCAL UTILITY COMPANY HAS AUTHORITY TO REJECT BUILDING CONTROL APPLICATIONS FOR PROPOSALS AFFECTING THEIR PLANT / SERVICES ENSURE FULL APPROVAL IS GAINED PRIOR TO COMMENCEMENT OF SITE WORKS ALL DRAIN RUNS ARE ASSUMED AND SHOULD BE VERIFIED BY AN APPROVED SEWER SURVEY TEAM



PROPOSED GROUND FLOOR PLAN 1:50 @ A3

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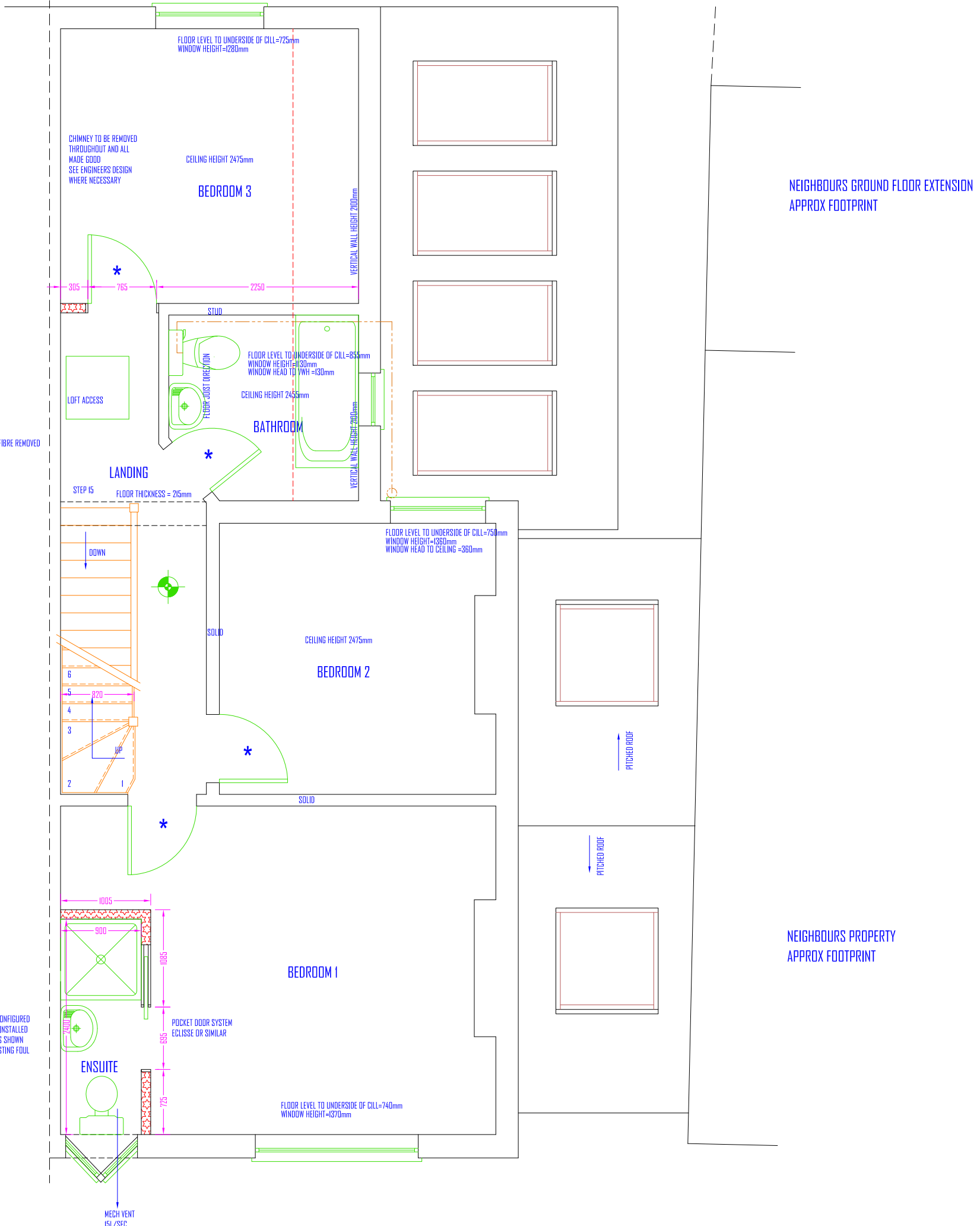


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NOTE LOFT SURVEY WAS RESTRICTED DUE TO LOOSE GLASS FIBRE HAZARD SO ASSUMPTIONS WERE TAKEN BUILDING CONTRACTOR TO CHECK MEASUREMENTS ON SITE WHEN GLASS FIBRE REMOVED

ENSUITE TO BE RECONFIGURED AND NEW FITTINGS INSTALLED NEW STUD WORK AS SHOWN CONNECTED TO EXISTING FOUL SEWER



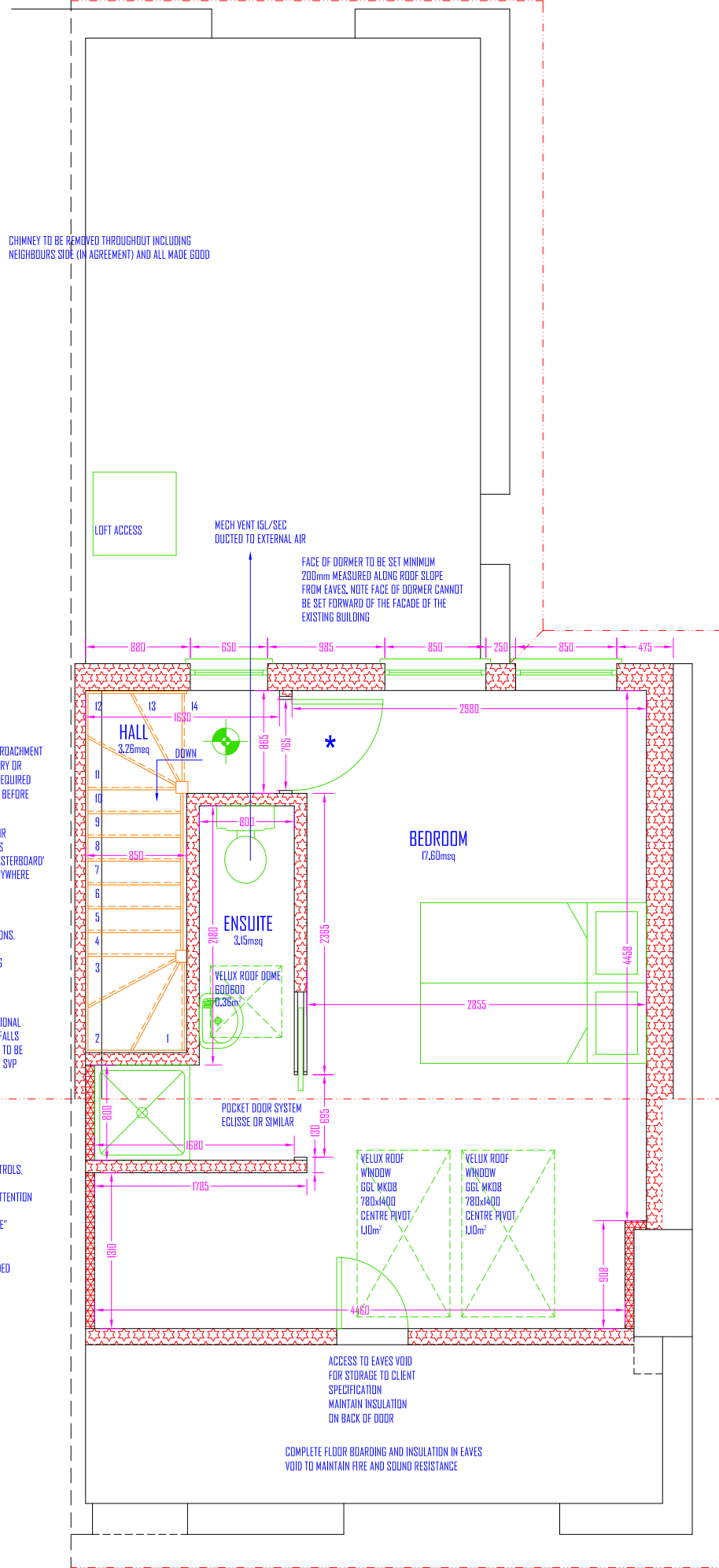
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- MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITHIN EACH UNIT ONLY FITTED WITH BATTERY BACKUP
- FIRE DOOR F030 RATED WITH INTUMESCENT STRIPS AND 3No 100mm STEEL HINGES
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CONTRACTOR TO ENSURE NO ENCRoACHMENT OCCURS ON TO OR OVER BOUNDARY OR PLANNING PERMISSION WILL BE REQUIRED DISCREPANCIES TO BE REPORTED BEFORE WORK COMMENCES

PROPOSED DORMER CONSTRUCTION TO SHOW 1/2 HR FIRE PROTECTION WILL BE ACHIEVED WHERE WALLS ARE WITHIN 1.0M OF THE BOUNDARY. USE 9MM 'MASTERBOARD' (OR SIMILAR) ON TOP OF PLYWOOD SHEATHING ANYWHERE WITHIN 1.0M OF BOUNDARY

ALL STRUCTURAL BEAMS, CONNECTIONS, PADSTONES, BEARINGS, PIERS, FOUNDATIONS, ETC TO ENGINEERS DESIGN AND TO BE TO APPROVAL OF LA BCD PRIOR TO ORDERING OR INSTALLATION

ENSUITE TO BE DRAINED TO SVP AT REAR WITH TRADITIONAL DRAINAGE WHERE ROUTES / FALLS ALLOW - MACERATION DEVICE TO BE USED AND PIPED TO EXISTING SVP WHERE NECESSARY

ANY NEW OR REPLACEMENT HEATING, LIGHTING LAYOUTS AND SWITCHING DESIGN TO FOLLOW GUIDANCE AS GIVEN IN PART 1B FOR THE PURPOSES OF CONTROLS, LAYOUTS, EFFICACY AND INSULATION AS APPLICABLE FOR EACH SERVICE. YOUR ATTENTION IS DRAWN TO THE PROVISIONS OF THE "DOMESTIC SERVICES COMPLIANCE GUIDE"

WALLS TO BE THERMALLY UPGRADED AS PER SPECIFICATION

REAR CHIMNEY HAS BEEN REMOVED ABOVE ROOF LEVEL

CONTRACTOR TO CONFIRM POSITION OF LOADBEARING WALLS ON SITE AND ANY DISCREPANCIES TO BE REPORTED

ALL EXISTING LINTELS TO BE CHECKED FOR ADEQUACY TO CARRY ADDITIONAL LOADING WHERE NECESSARY REPLACE OR UPGRADE TO SATISFACTION OF LA BCD

ENSURE ADEQUATE VAPOUR BARRIER APPLIED TO CHIMNEY TO PREVENT DAMP INGRESS THROUGH SATURATION

CHIMNEY STACK TO BE INCREASED IN HEIGHT TO COMPLY WITH AD J - MINIMUM 600mm ABOVE RIDGE LINE OR 2300mm AWAY FROM ROOF SURFACE - ENSURE CHIMNEY GOES NO HIGHER THAN 1000mm ABOVE RIDGE LINE OR PLANNING PERMISSION WILL BE REQUIRED

PROPOSED SECOND FLOOR PLAN 1:50 @ A3

IF IN DOUBT - ASK

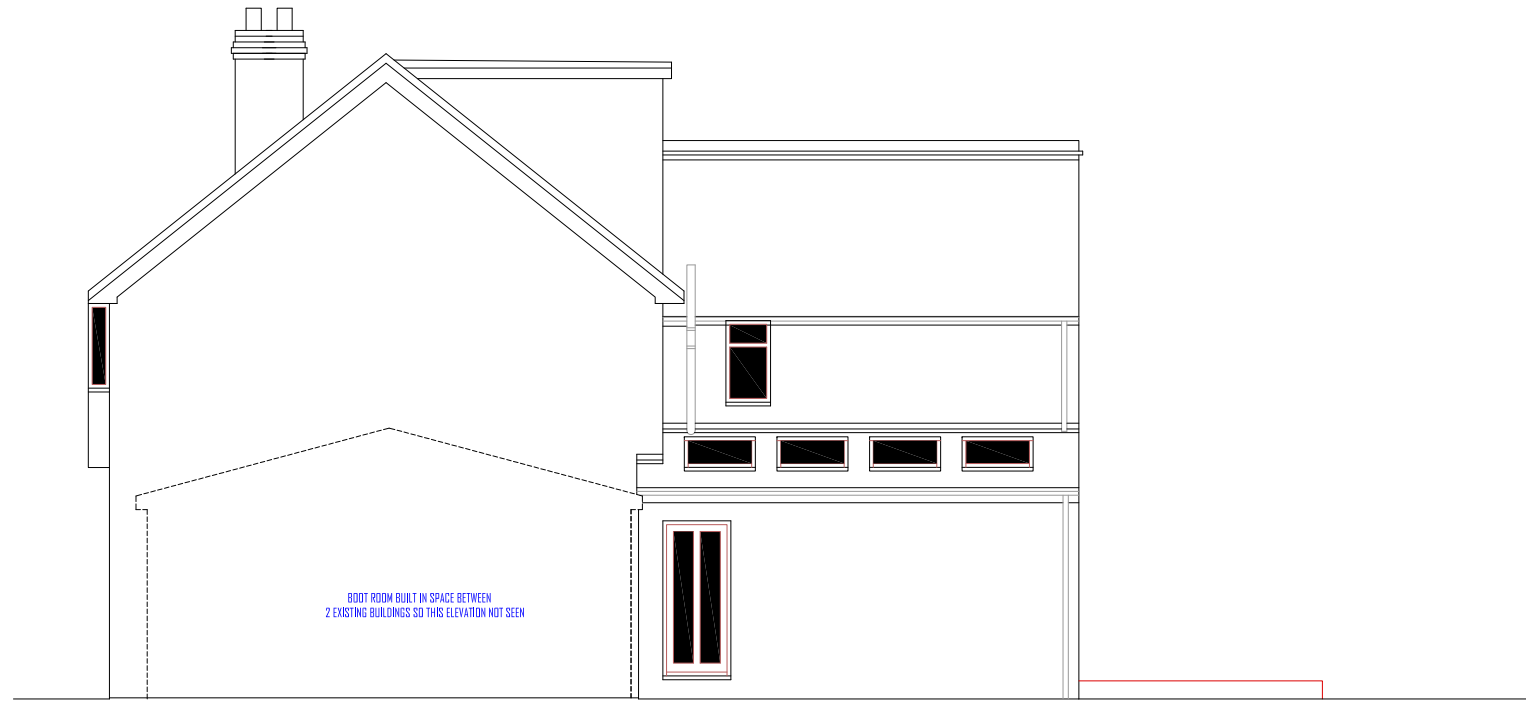
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PROPOSED FRONT ELEVATION 1:100 @ A3



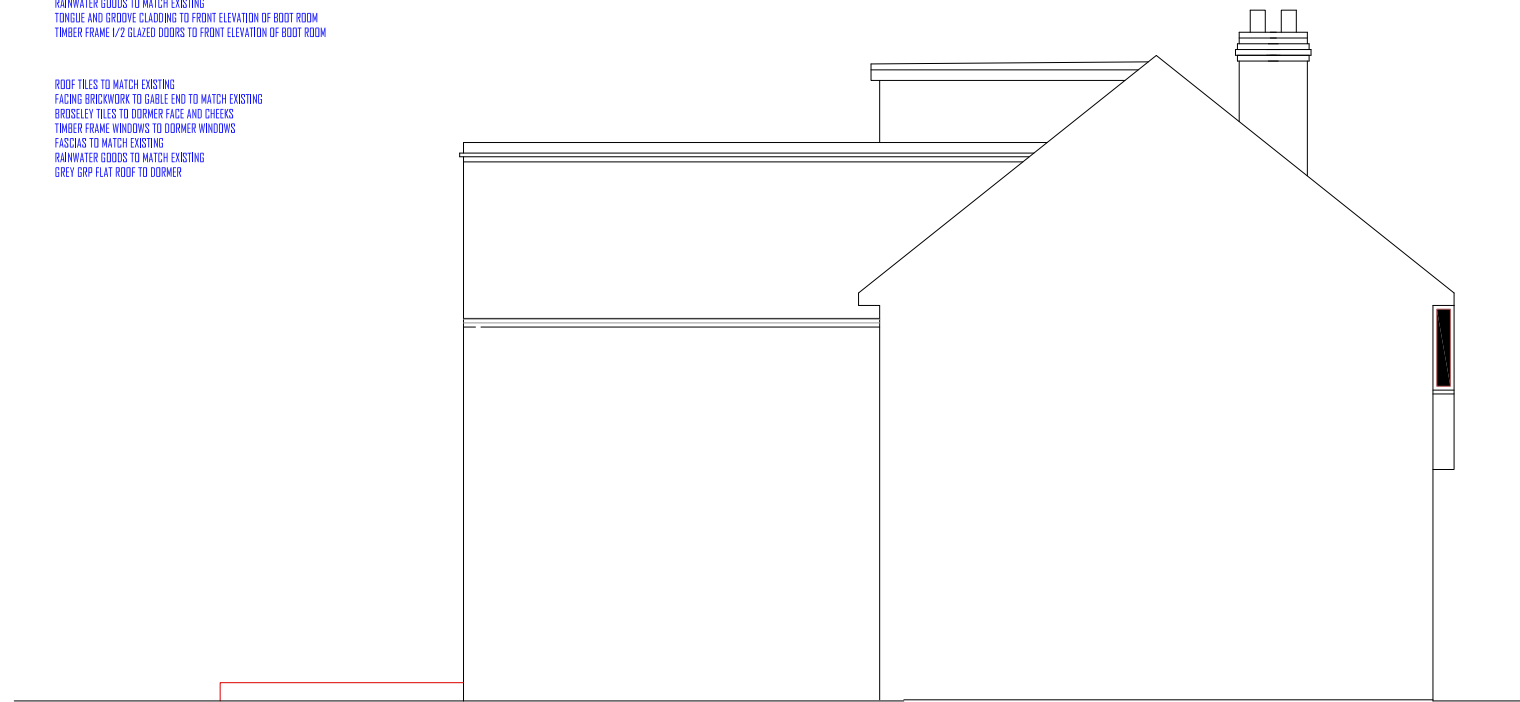
PROPOSED SIDE ELEVATION 1:100 @ A3



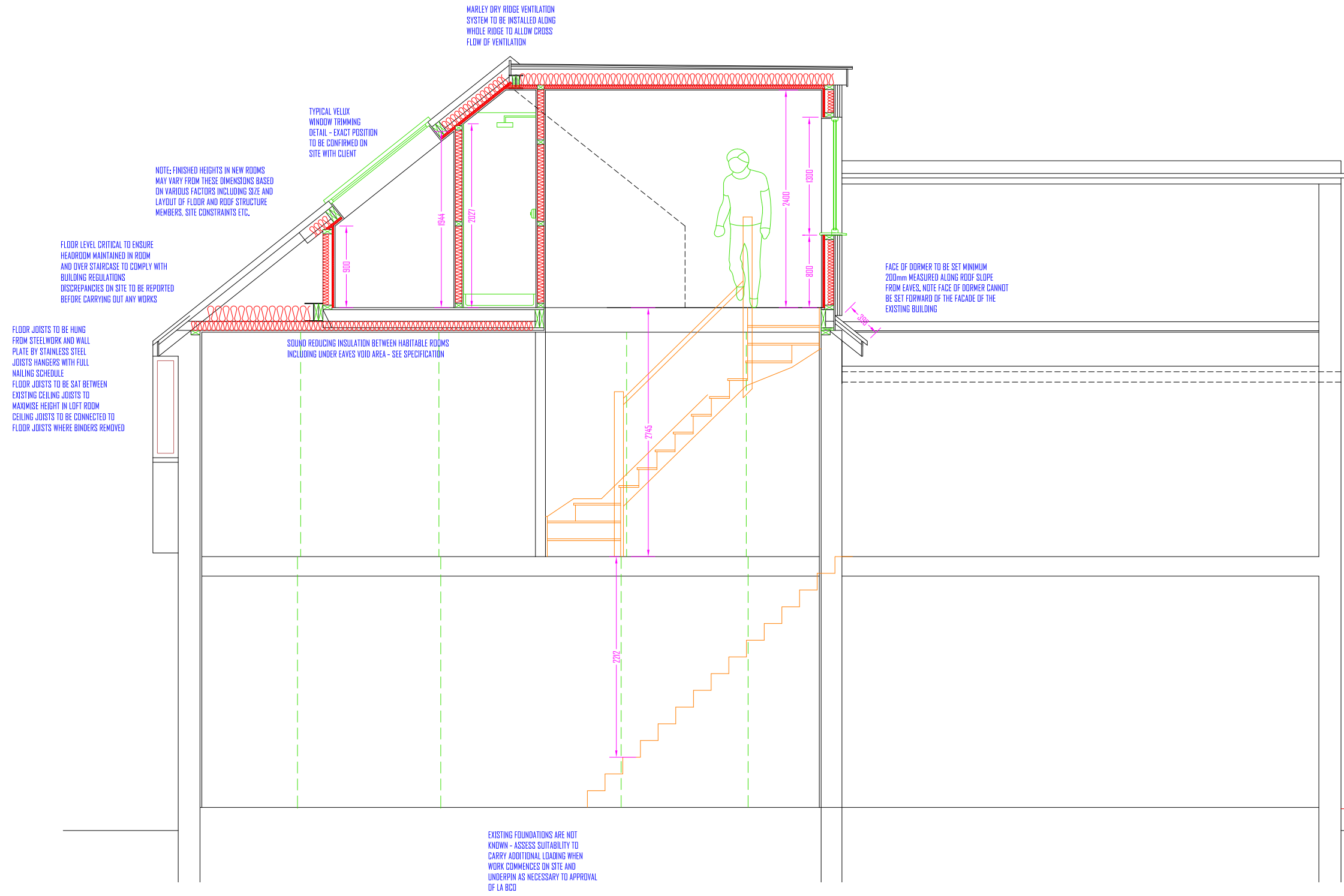
PROPOSED REAR ELEVATION 1:100 @ A3

ROOF TILES TO MATCH EXISTING AND TO SUIT PITCH
FACING BRICKWORK TO MATCH EXISTING
GREY POWDER COATED ALUMINIUM WINDOW AND DOORS TO REAR EXTENSION
FASCIAS TO MATCH EXISTING
RAINWATER GUTTERS TO MATCH EXISTING
TONGUE AND GROOVE CLADDING TO FRONT ELEVATION OF BOOT ROOM
TIMBER FRAME 1/2 GLAZED DOORS TO FRONT ELEVATION OF BOOT ROOM

ROOF TILES TO MATCH EXISTING
FACING BRICKWORK TO GABLE END TO MATCH EXISTING
BROSELEY TILES TO DORMER FACE AND CHEEKS
TIMBER FRAME WINDOWS TO DORMER WINDOWS
FASCIAS TO MATCH EXISTING
RAINWATER GUTTERS TO MATCH EXISTING
GREY GRP FLAT ROOF TO DORMER



PROPOSED SIDE ELEVATION 1:100 @ A3



PROPOSED TYPICAL SECTION 1:50 @ A3

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