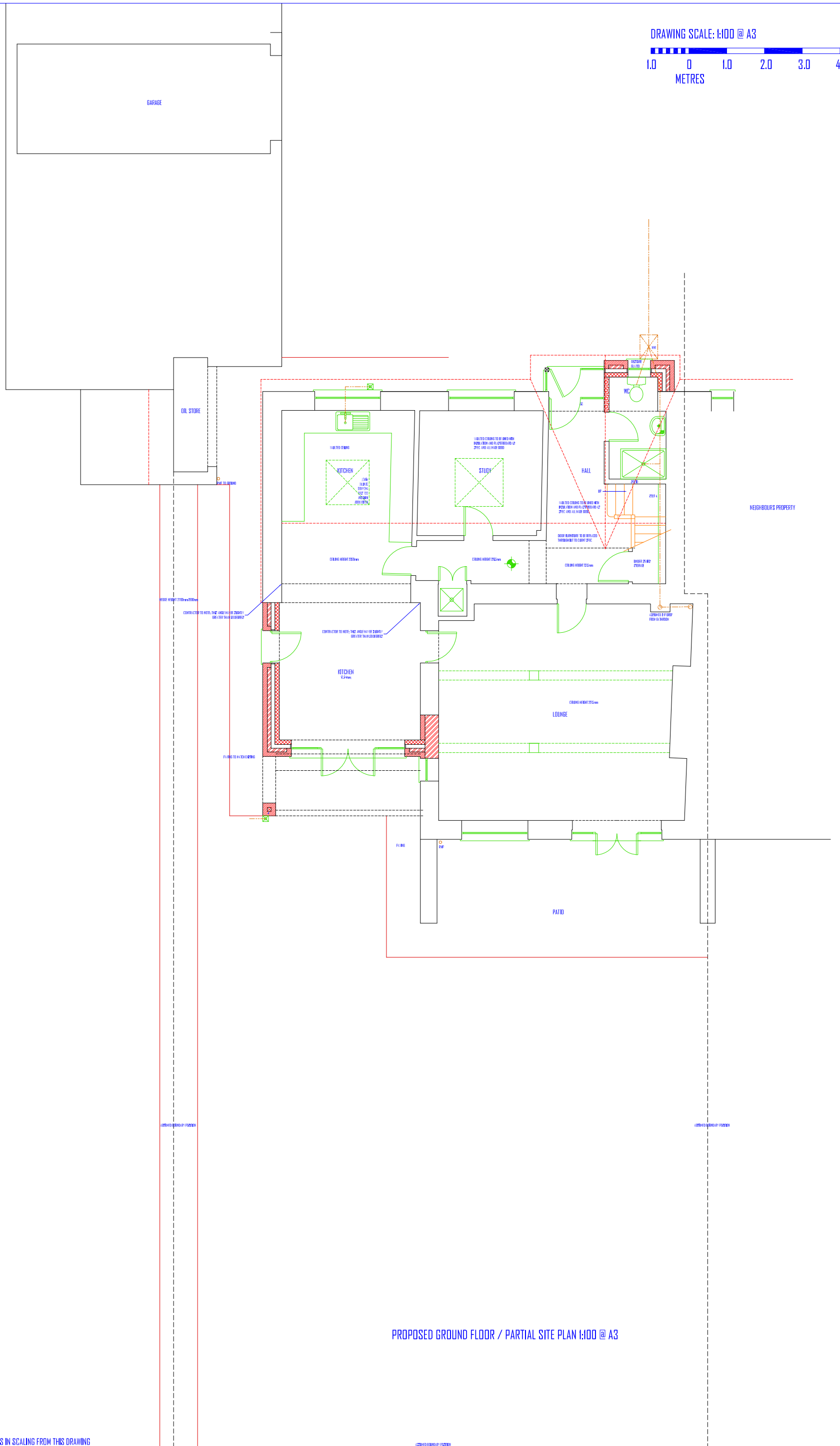




DRAWING SCALE: 1:100 @ A3
 1.0 0 1.0 2.0 3.0 4.0 5.0
 METRES



PROPOSED GROUND FLOOR / PARTIAL SITE PLAN 1:100 @ A3

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	E: mail@j23plans.co.uk		TO BE READ IN CONJUNCTION WITH: A2-1455-SDD1	
			DRAWING NUMBER: A2-1455-0001	

- STOWEY STONE WITH DETAILING TO MATCH EXISTING
- 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 INTERNAL 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

MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITH EACH UNIT ONLY FITTED WITH BATTERY BACKUP

* FIRE DOOR F030 RATED WITH INTUMESCENT STRIPS AND 3No 100mm STEEL HINGES

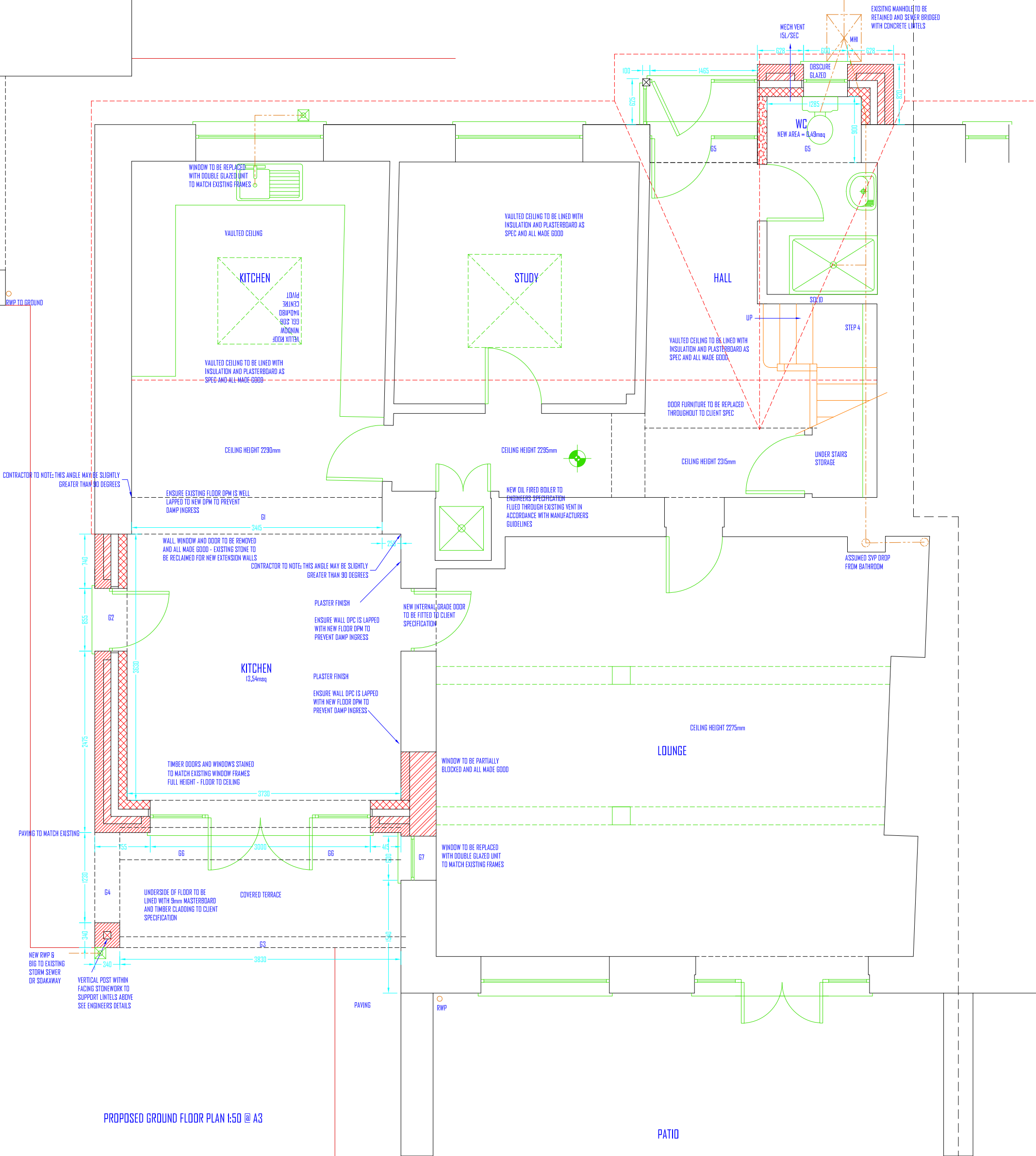
** FIRE DOOR F030 RATED WITH INTUMESCENT STRIPS, SMOKE SEALS, SELF CLOSING DEVICE AND 3No 100mm STEEL HINGES

ALL GLAZING LEADING TO ANY ROOM SERVED FROM THE STAIRWELL TO BE UPGRADED TO 1/2 HOUR FIRE RESISTANT EG GEORGIAN WIRE OR PILKINGTON PYRODUR OR TO BE BLOCKED WITH 1/2 FIRE RESISTANT CONSTRUCTION

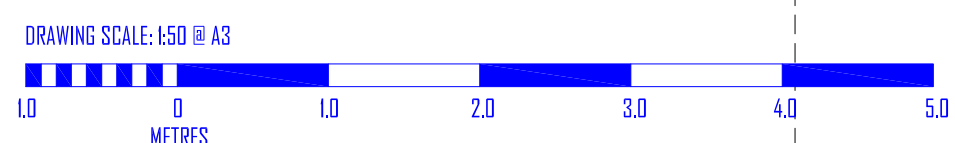
★ MEANS OF ESCAPE WINDOW MINIMUM 0.23m² CLEAR OPENABLE AREA MINIMUM 450mm IN ANY DIRECTION BOTTOM OF OPENABLE AREA TO BE WITHIN 800 - 1000mm FROM FINISHED FLOOR LEVEL ENSURE HINGES TO NOT IMPEDE EGRESS

REFERENCE	BEAM
G1	SEE ENGINEERS DESIGN
G2	CATNIC CMT7A TO OUTER LEAFS + CNSX4 TO INNER LEAF - 150mm BEARINGS
G3	SEE ENGINEERS DESIGN
G4	SEE ENGINEERS DESIGN
G5	CNSX2 PER 100mm OF WALL OR UNDER WALL PLATE - 150mm BEARINGS
G6	SEE ENGINEERS DESIGN
G7	SEE ENGINEERS DESIGN

ALL DRAIN RUNS ASSUMED

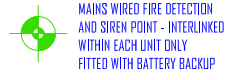


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			DRAWING NUMBER: A2-1455-0002	

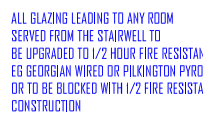
- STOWEY STONE WITH DETAILING TO MATCH EXISTING
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- UPGRADED WALL FOR THERMAL RESISTANCE
- UPGRADED WALL FOR SOUND RESISTANCE



MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITHIN EACH UNIT ONLY FITTED WITH BATTERY BACKUP



FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS AND 3No 100mm STEEL HINGES

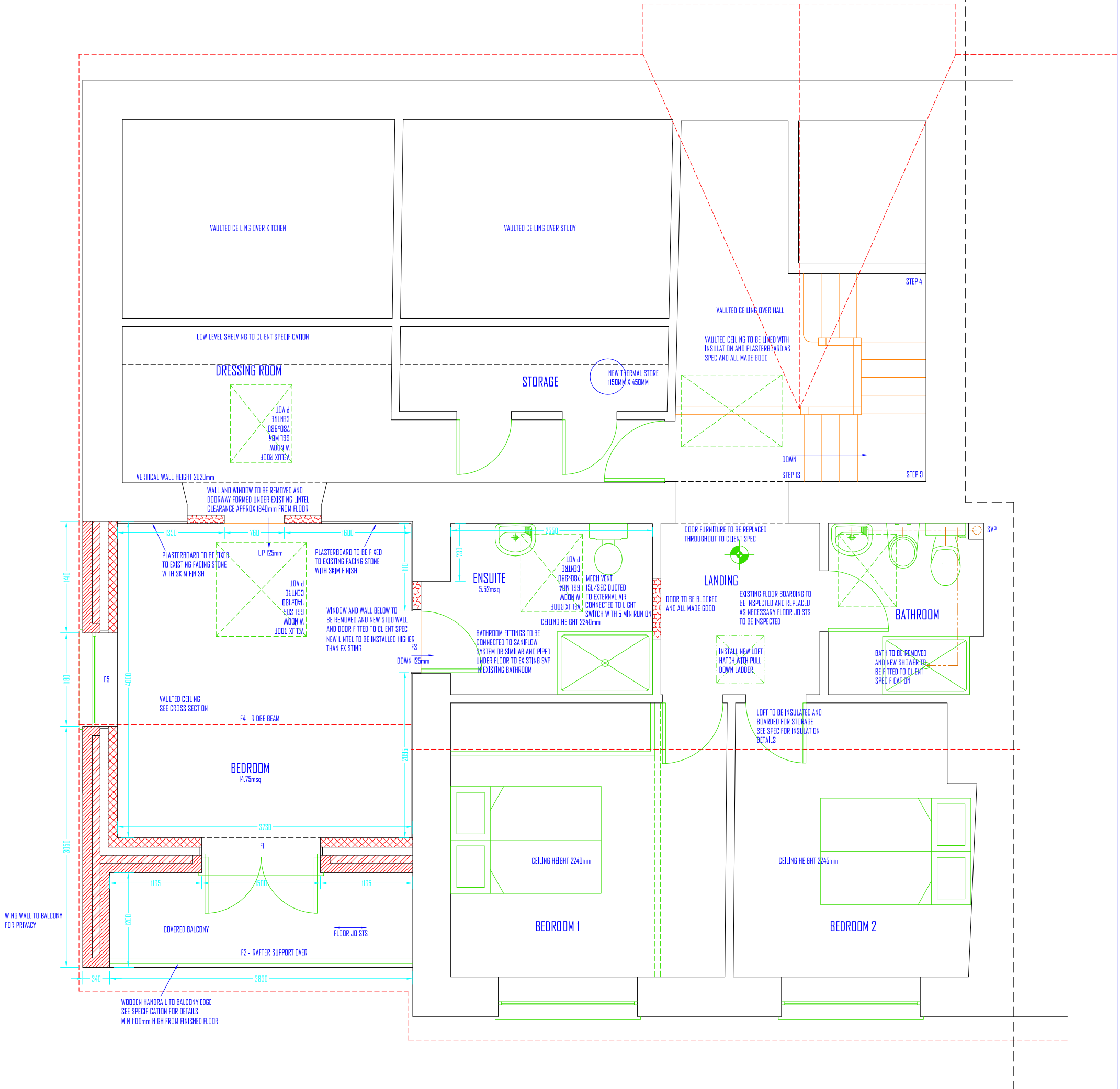


FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS, SMOKE SEALS, SELF CLOSING DEVICE AND 3No 100mm STEEL HINGES



MEANS OF ESCAPE WINDOW MINIMUM 0.33m² CLEAR OPENABLE AREA MINIMUM 450mm IN ANY DIRECTION BOTTOM OF OPENABLE AREA TO BE WITHIN 800 - 1000mm FROM FINISHED FLOOR LEVEL ENSURE HINGES TO NOT IMPEDE EGRESS

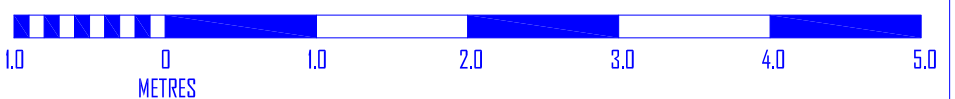
REFERENCE	BEAM
F1	CATNIC CN7/A TO OUTER LEAFS - CNSXA TO INNER LEAF - 150mm BEARINGS
F2	75 x 250 C24 TIMBER PURLIN WITH 100mm END BEARINGS
F3	95 x 145mm PCC LINTEL PER 100mm DF WALL
F4	SEE ENGINEERS DESIGN - RIDGE BEAM
F5	CATNIC CN7/A TO OUTER LEAFS - CNSXA TO INNER LEAF - 150mm BEARINGS



PROPOSED FIRST FLOOR PLAN 1:50 @ A3

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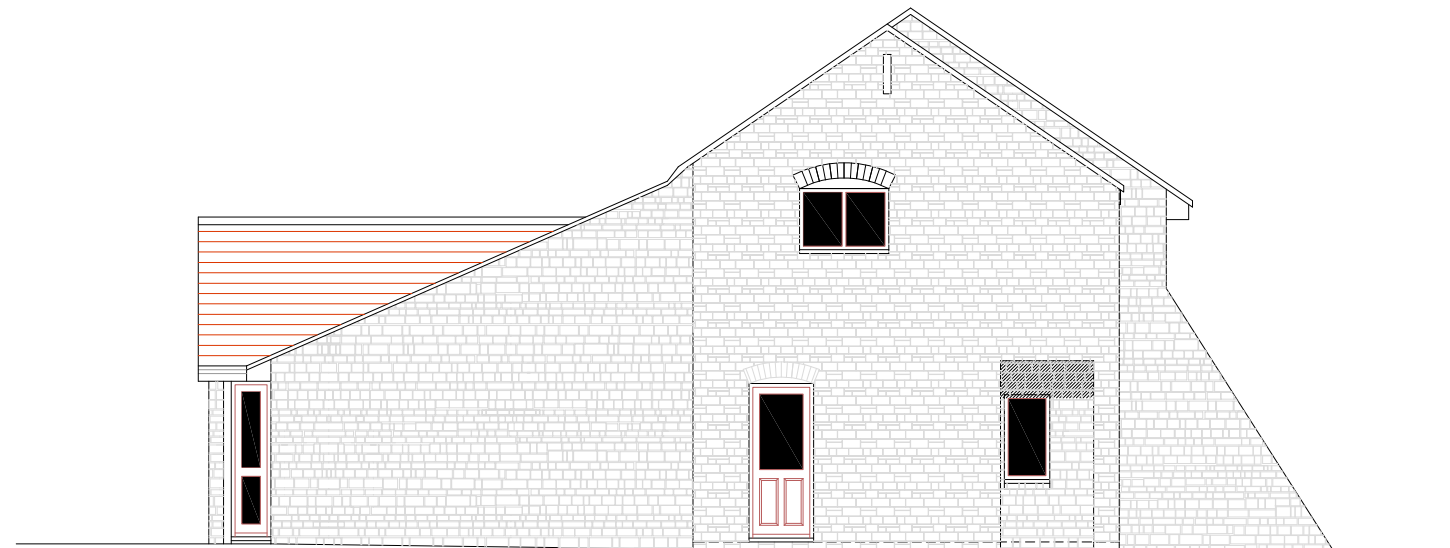
DRAWING SCALE: 1:50 @ A3



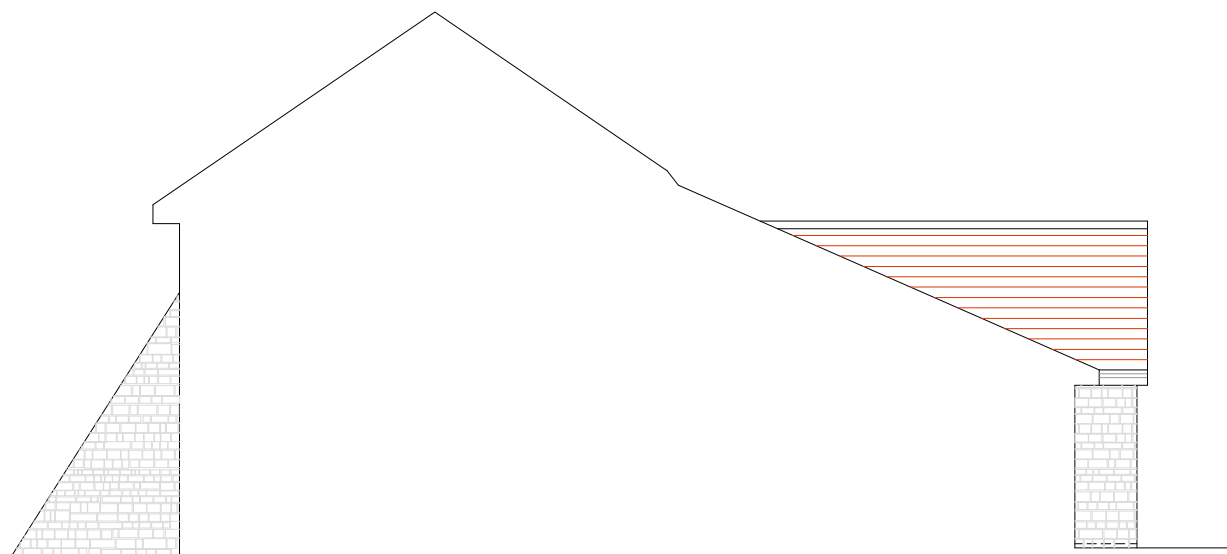
	T: 0117 907 1465 T: 0208 535 1036	CLIENT:	SCHEME:	REVISION:
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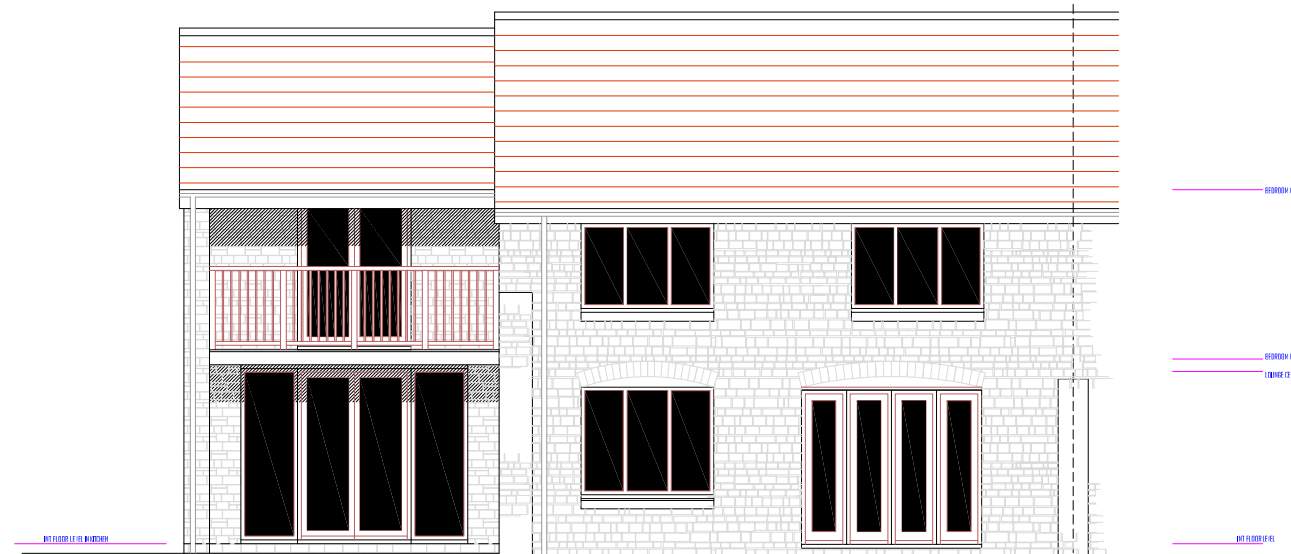
PROPOSED FRONT ELEVATION 1:100 @ A3



PROPOSED SIDE ELEVATION 1:100 @ A3



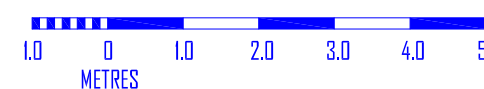
PROPOSED SIDE ELEVATION 1:100 @ A3



PROPOSED REAR ELEVATION 1:100 @ A3

STOWEY STONE TO MATCH EXISTING - STONE TO BE ROBBED FROM DEMOLITION WHERE POSSIBLE
 CLAY PANTILES TO MATCH EXISTING
 HARDWOOD STAINED WINDOWS AND DOORS TO MATCH EXISTING
 STANDARD VELUX WINDOWS TO MATCH EXISTING
 HARDWOOD STAINED BALUSTRADE TO BALCONY
 TIMBER DECKING TO BALCONY FLOOR
 FASCIA BOARD TO MATCH EXISTING
 RAINWATER GOODS TO MATCH EXISTING
 PAVING TO MATCH EXISTING
 CLADDING TO PORCH GABLE TO MATCH EXISTING

DRAWING SCALE: 1:100 @ A3



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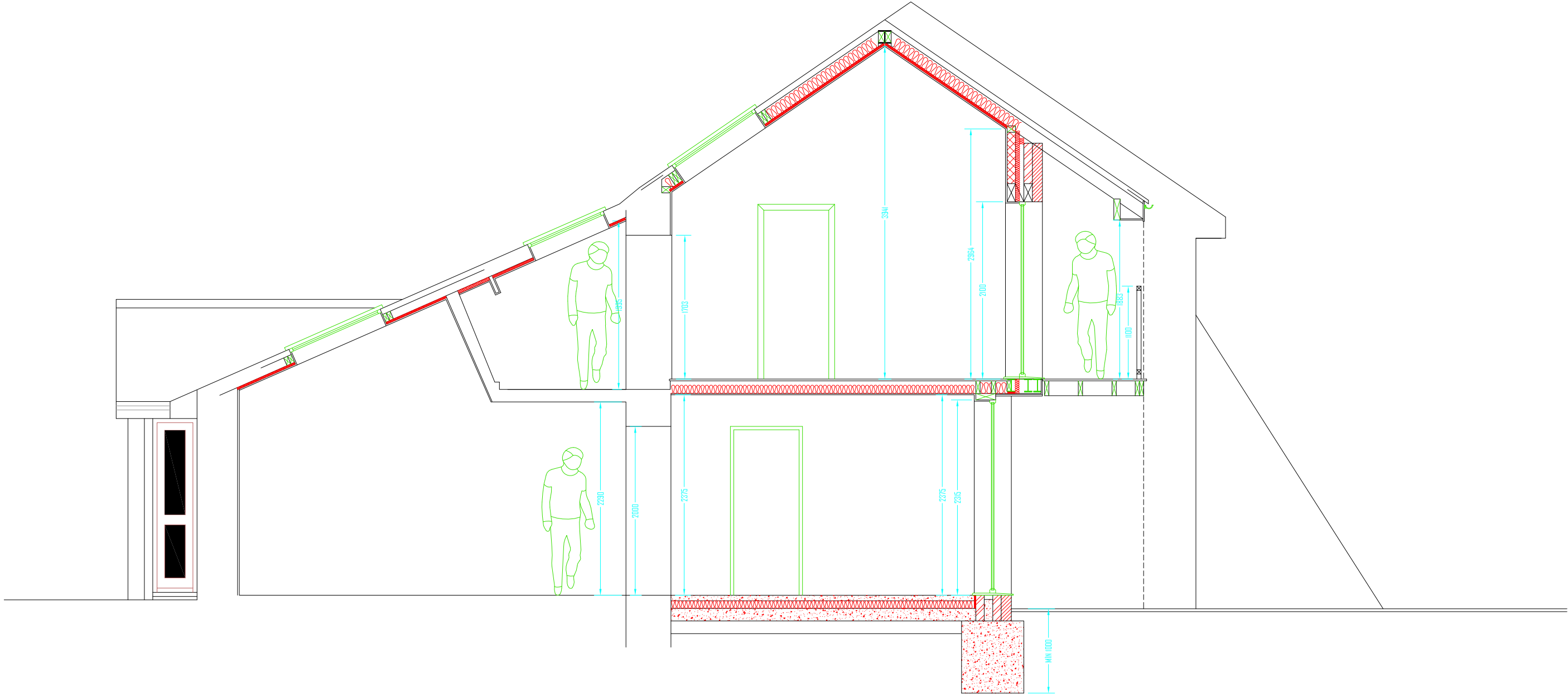
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 DRAWING NUMBER: AZ-1455-001

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DRAWING SCALE: 1:50 @ A3



PROPOSED TYPICAL SECTION 1:50 @ A3

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 DRAWING NUMBER: A2-1465-002

REVISION:

