LANDSCAPING AND ENABLEMENT

excavate back to suit - This is to be addressed on site on demolition works only - due to complex levels this it difficult to design until all oversite is cut back

Grass

91.97 Top of Wall

91.75 Top of Wall

6065 | 900 | 4265 | 900 | 880 | 7669 | 6960

665 | 910 | 1135 | 1100 | 2475 | 675 | 6540

retaining wall to approx 1.45m - return section will need consideration by SE - wall finnish as per clients - face with suitable material ideally brick to front of 7.2n blocks laid flat with french drain to rear and outlets to patio

6 X ELECTRIC VELUX CONFIG TBC - KITCHEN DESIGN WILL IMPACT POSITION

FL: 90.61

665 | 985 | 4738 | 3638 | 325 | 5963

1600 | 3036 | 7592

RL(EL)

Top of Wall oversite will need reducing to allow for new floor construction 90.02

LAYOUT INDICATIVE ONLY - SUPPLIERS TO DESIGN

canopy over - vaulted storage tbc allow for boarded finnish

R.E. RODDING EYE FOR NEW DRAINS

FASICA LINE

RWP SFG

ACO CHANNEL

ACO CHANNEL VU 370

roller shutter door

Insertion Point

STUD - SOUND PROOFING

leave in masonry and redUce height and ammend allowance - lintels are at f/f

landing to mid section

225 450 100 800

3.6n blocks infill tied to start wall kits - sound insualtion

BATHROOM WASTE TO NEW AAV WITH RODDING EYE

SH:1.14 HH:2.10

NEW DOORS TO SUIT CLIENT STC - CLEINT TO CONFIRM - EXISTING LINTELS TO REMAIN SUBJECT TO EXPOSURE WORKS !!

1585 | 750

upper stairs | Lower stairs | Clg Ht: 2.48

SH:1.14 HH:2.10

WALL UNITS | BASE UNITS

LAYOUT INDICATIVE ONLY - SUPPLIERS TO DESIGN

900mm stacked washer drier unit

Utility

Ceiling Ht: 2.48

FL: 89.27m

cupboard under stairs

allow for flooring ammendments and new trimmers

new door opening ALLOW FOR FD30S

Worktop

Lounge

Ceiling Ht: 2.48

FL: 89.27m

Fireplace

Hall

Cupd

Ceiling Ht: 2.48 FL: 89.27m

Remove Door set Window and Nibs - new lintel install

Lounge

Ceiling Ht: 2.48

FL: 89.27m

Rebuilt Garage

cL: TBC - STORAGE TO OPEN TRUSS

FL: 89.00m

roller shutter door | roller shutter door

I.C.

FASICA LINE

SFG RWP

ACO CHANNEL LVL T/H TBC - MANHOLE WILL CAUSE ISSUE HERE FOR CONTINUOUS RUN

amend manhole and renew with PVC 450mm IC subject to BCO APPROVAL - ALLOW POV COST FOR UNFORSEEN DRAINAGE ISSUES HERE

Top of Wall 91.27

450 | 2700 | 450 | 2700 | 450 | 6750

2694 OVER SAIL FROM EXISTING | 3487 | 6188

Demolish Existing Garage floor and remove footings / ratt

Remove oversite and piled solution to be assessed by the SE and make good

Concrete

Concrete

Scale 1:50

0 1 2 3 4 5

** SECONDARY PATIO DOORS

** PATIO DOORS

** PRIMARY WINDOW

45.0°

13945

PRIMARY WINDOW 45 DEGREE SPLAY - IS EXACTLY THE SAME AS EXISTING AND DUE TO HIGHER PLANE OF THE ROOF THE 45 DEGREE ANGLE HAS VERY LITTLE WEIGHT IN ASSESSMENT -

NO FURTHER / INCREASED LOSS OF AMENITY IN REBUILDING THE GARAGE WILL BE NOTED

WE HAVE MOVED IN THE BUILD LINE BY 220MM SO RANGE OF ANGLE WILL BE IMPROVED. BUT AS MENTIONED THIS IS IRRELEVANT

** SEE FRONT STREET SCENE

** THERE ARE LARGE SEPARATION DISTANCES ALSO

N

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01 - PROPOSED GROUND FLOOR

SUBJECT	PAPER SIZE	DRAW
505	A2	SG
REASON	SCALE	
PLANNING / bregs	1:50	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHKD

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