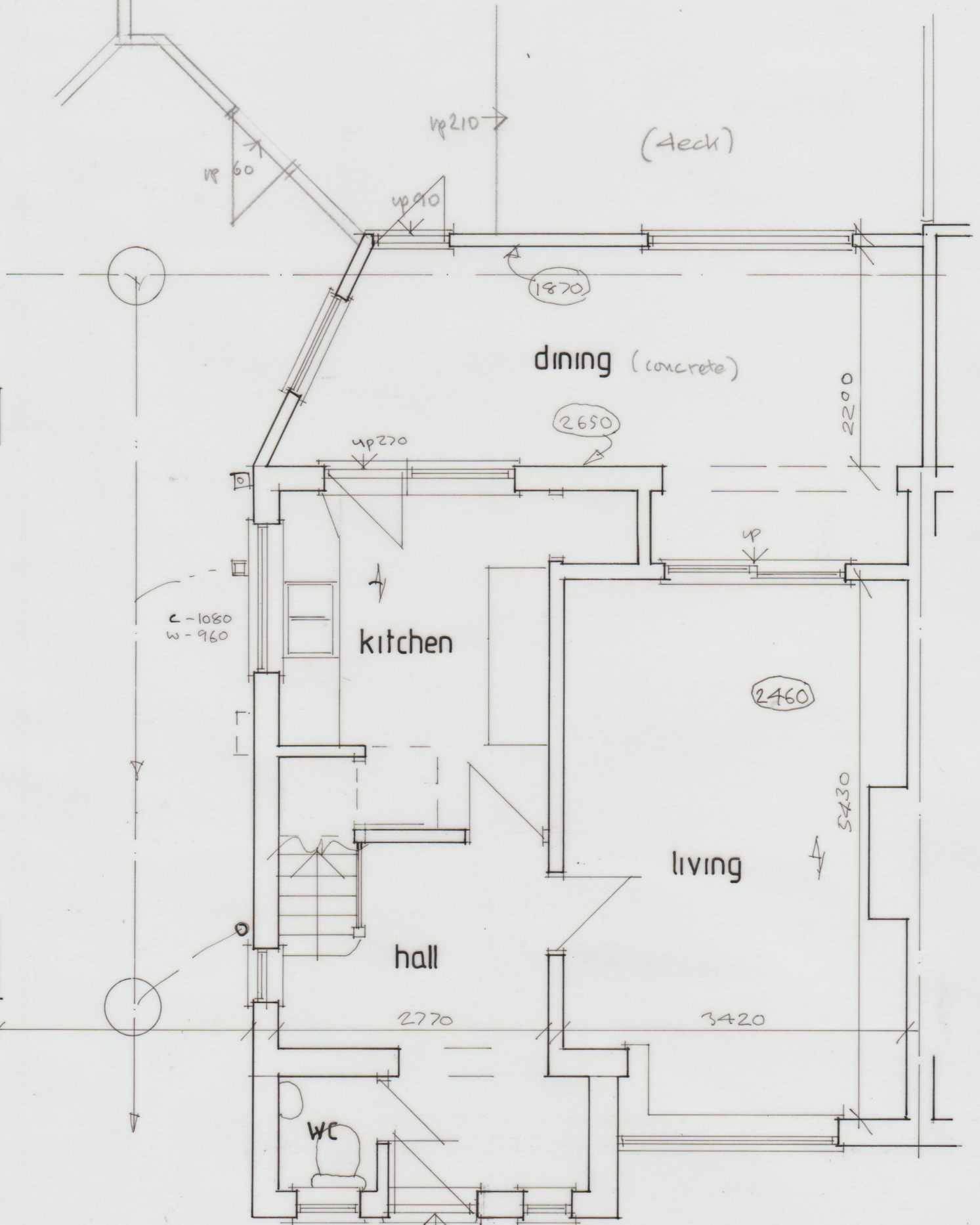
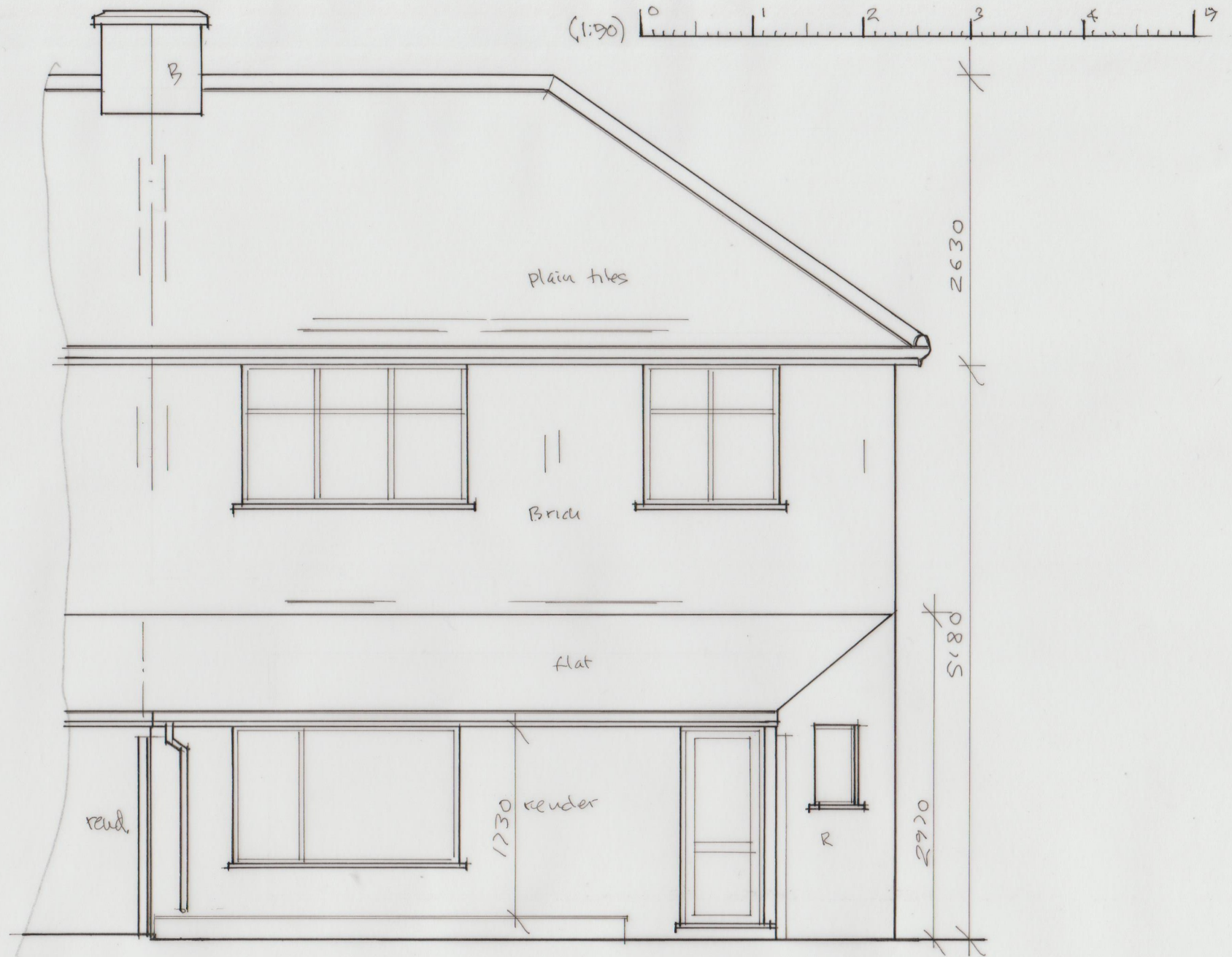


0 1 2 3 4 5 (1:50)



EXISTING G.F. PLAN 1:50 Drg.No. JAWS:EP1
116 St. Andrews Avenue RM 12 5DX



(1:50) 0 1 2 3 4 5

EXISTING REAR VIEW 1:50 Drg.No. JAWS:EE1



EXISTING SIDE VIEW 1:50 Drg.No. JAWS : EE 2

New extension erected over exty F.W. drain. ∴ build new agreement reqd by client on-line. See section for read spec

New layout to client brief with new sink waste etc - see Note ④ to exty F.W. gully

New mechanical vents read to kitchen & utility etc see Note ③ to client brief to L.A. approval on-site etc

(New Patio)

New platform if doors open out etc - see Section spec

New min 750 RWP to trapped B.I. Gully with bend to new 100. p. upvc drain see Note ③ taken to junction to S.W. drain if available if not to min 1m³ hollow brick filled soakaway - 'osma-wavin' or similar approved at min 5m away etc all to L.A. approval on-site

Remove exty lean-to type rear extension & break up (then, then) new cavity wall extension added see Section Spec - to existing via M.S. on code plate, with new dlg frame - see ⑤ to client brief - suggest 2250 high opening or 2100 then new insulated I.C. lintel etc - to man. spec / detail

New / optional dlg rooflight see Roof Plan & Section spec to client brief to L.A. app. on-site to 2100 x 1400 opening via min double joists etc

Remove exty lintel then new encased beam added 203 UC x 46 kg/m, see Note ② on min 150 deep conc. lintels etc

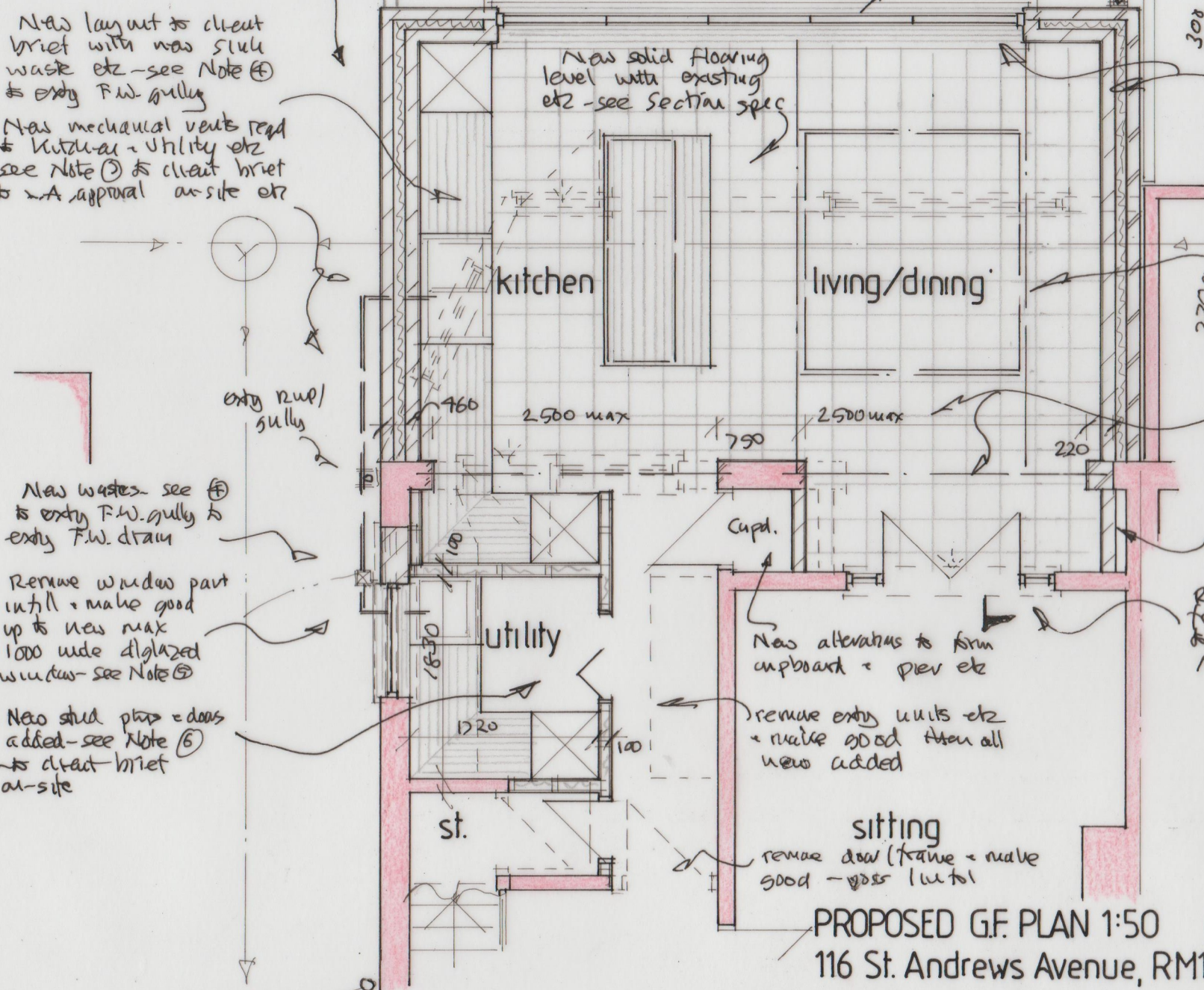
suggest new ptr to recess to align new

Remove exty patio doors / frame - new glazed frame to exty opening. see Note ⑥

New wastes see ④ to exty F.W. gully to exty F.W. drain

Remove window part until - make good up to new max 1000 wide glazed window - see Note ⑤

New stud plus doors added - see Note ⑥ to client brief on-site



PROPOSED G.F. PLAN 1:50 Drg.No. JAWS: PP 1
116 St. Andrews Avenue, RM12 5 DX

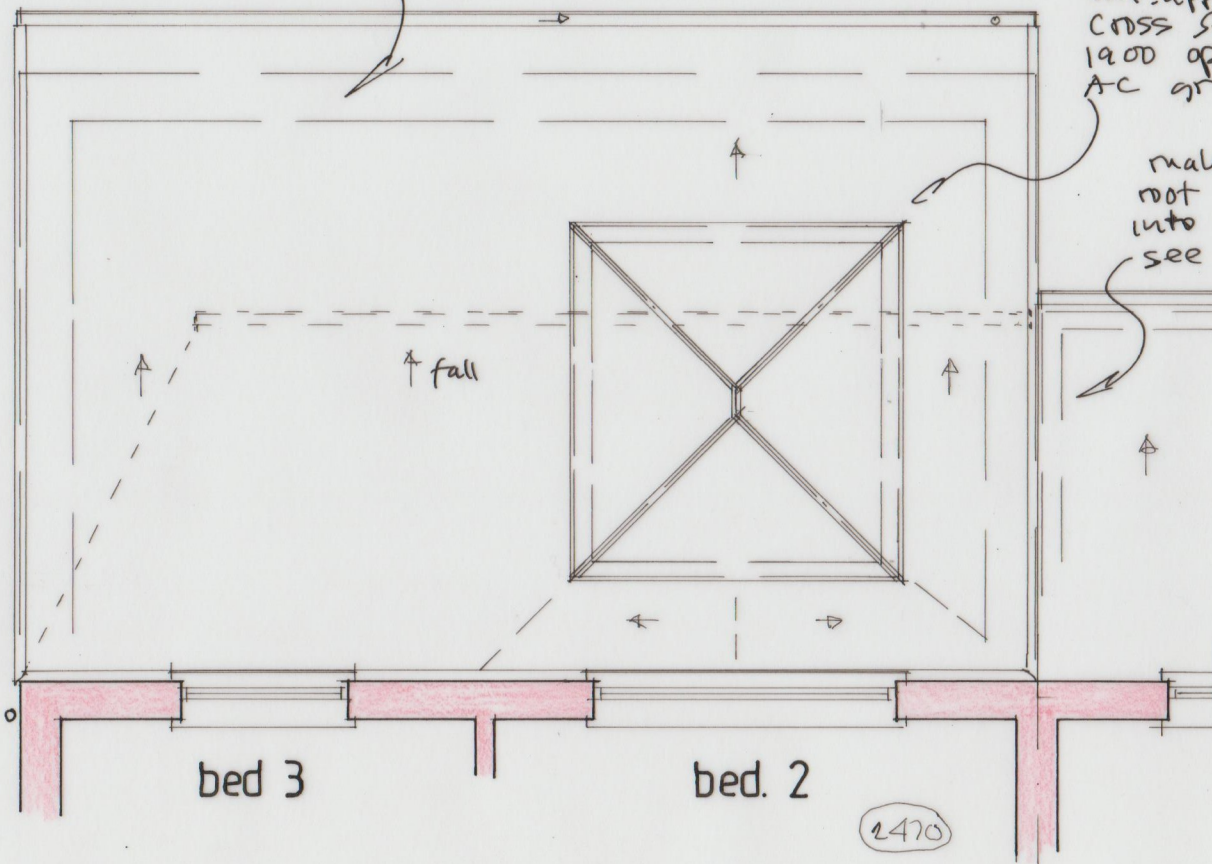
(1:50)

New Warm Deck type flat roof etc - see
 cross section spec etc - falling as
 shown to was 100 p R.W. gutter to fascia
 at suggest 300 o/m etc

0 1 2 3 4 5 (1:50)

New / optional glazed Lantern
 Rooflight - to client brief to
 L.A. approval on-site etc, see
 cross section spec - to 2100 x
 1900 opening, of AA, AB or
 AC grade etc

make good entry adjacent
 roof with flashing added
 into was flank wall etc
 see Flank View



PROPOSED ROOF PLAN 1:50 Drg.No. JAWS:PP2

Remove entry limits from
new beam at high level
etc - see plan + Note (2)

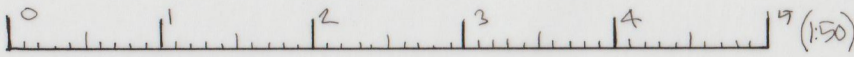
exty lean - to removed
- made good party
wall, break up floor

re-new door/
frame to entry.
opening - see
plan

has solid floor level with entry of min 50 s/c
screed on min 100 conc. slab. spec. as found
on 100 celotex turned up at perimeter on 1200
gauge d.p.m. lapped over
was - extra

All flow as new
150 hardcore/blinding
exty floods broken up

PROPOSED CROSS SECTION 1:50



New warm deck type flat roof see cross section spec and Roof Plan, with 150 high code & lead flashing at wall, with new optional rooflight to client brief - L.A. approval on-site - suggest eaves / fascia at 300 o/hang, then 200 o/h at sides - fascia in ext ply, painted or stained or upvc etc

New 150 high code & lead flashing at new junction to exty (retained) roof

New wall to be eccentrically loaded on min 600 wide studs etc - see section

New wall in 102 face brick unless written consent from neighbour for 'access to render' to L.A. app. on-site

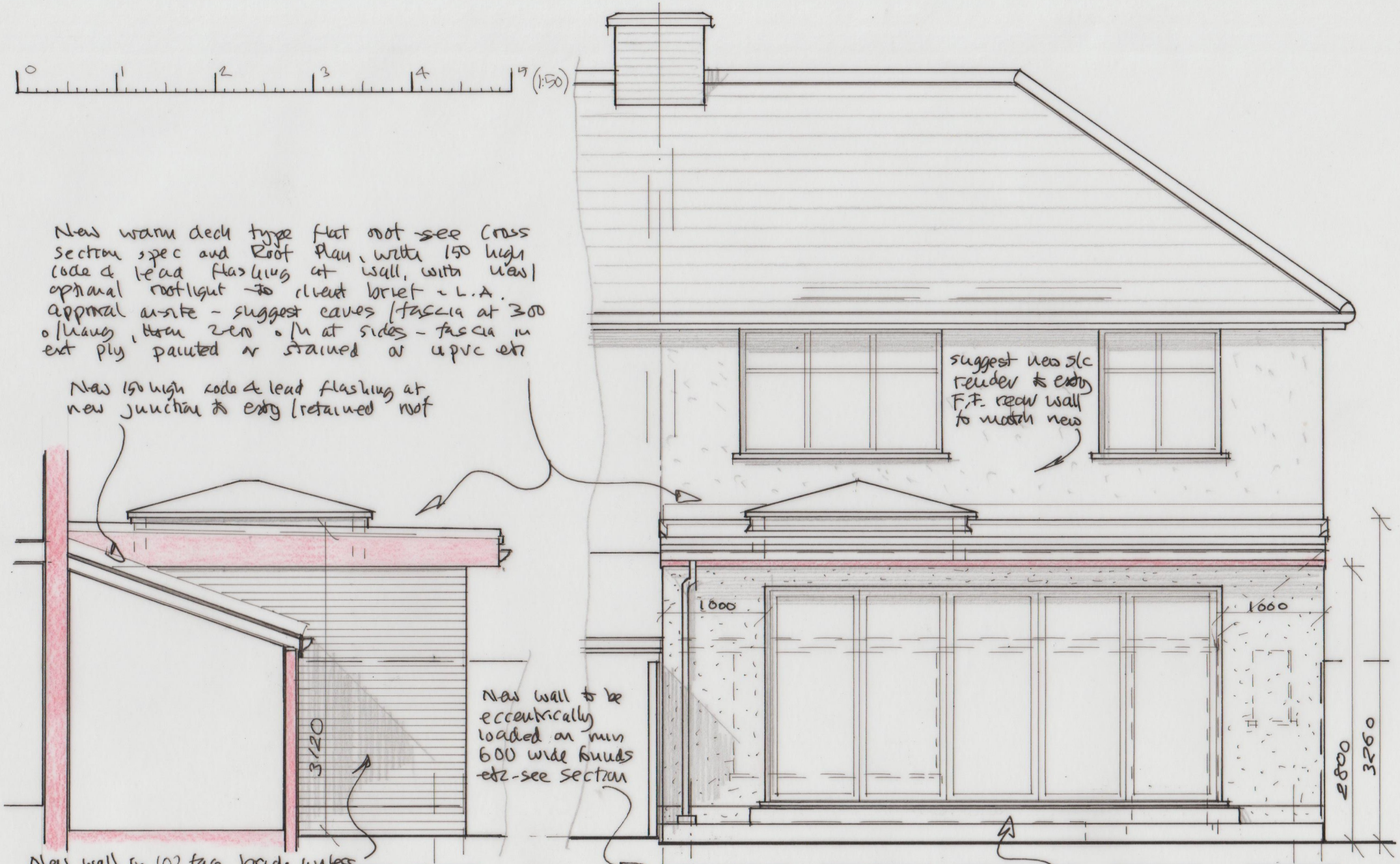
suggest new slc render to exty F.F. rear wall to match new

Note: if any exty airbricks obscured, then new upvc duct through new floor to new 215x150 airbricks at rear - to L.A. app. on-site

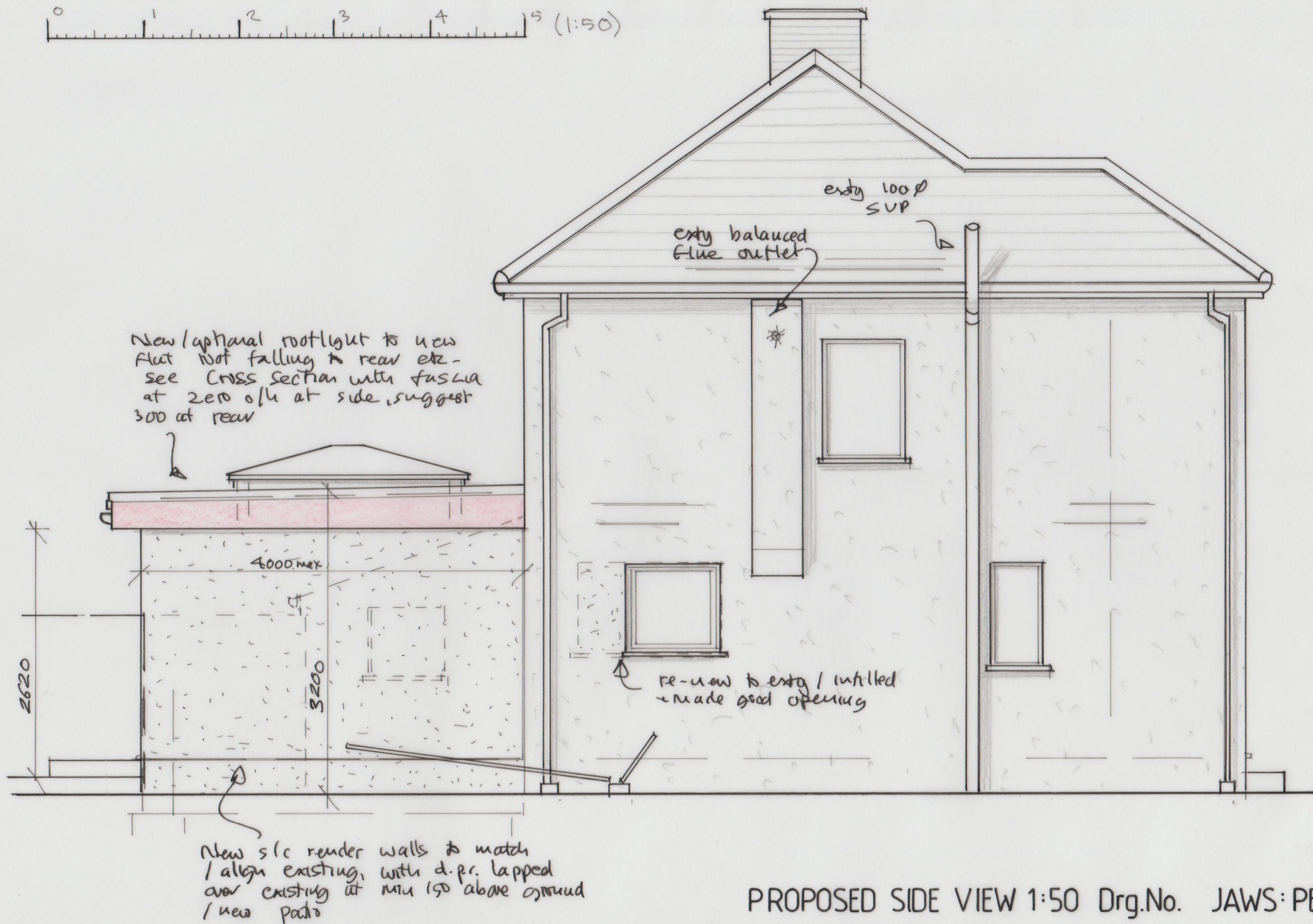
FLANK — PROPOSED VIEWS

REAR 1:50

Drg.No. JAWS: PE1



0 1 2 3 4 5 (1:50)



PROPOSED SIDE VIEW 1:50 Drg.No. JAWS: PE2