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LOCATION
PLAN
1:750

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TRADES ARE TO CONFIRM FINAL DIMENSIONS AND SETTING OUTS ON-SITE WITH THE ARCHITECT, PRIOR TO ORDERS, CONSTRUCTION, EXECUTION & INSTALLATION AND IN ACCORDANCE TO PLANNING AND BUILDING CONTROL APPROVALS AND PARTY WALL AGREEMENTS.

KITCHEN DULCH AND ASSOCIATED SERVICES AND SPACE. ALL KITCHEN CABS, SINKS, BUILT-IN DRY WALLS/CLINICS/ LIGHTING/ELECTRICS AND PLUMBING ARE TO BE COORDINATED AND SUPERVISED BY THE KITCHEN SUPPLIER.

G	23/05/2025	PLANNING AMENDMENTS
F	23/05/2025	PD
E	12/05/2025	PD
D	12/05/2025	PLANNING
C	06/03/2025	PRE APP
B	05/03/2025	CLIENT REVIEW
A	24/01/2025	CLIENT REVIEW
-	20/12/2024	CLIENT REVIEW

REV	DATE	DESCRIPTION
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REVISIONS

SCALE BAR

REFER TO DRAWING

PROJECT	PR. NO.:
49 TWYFORD AVENUE	05111
DRAWING NAME AND NUMBER	DWG. NO.:
LOCATION PLAN	A-P-020
STATUS	REVISION
PLANNING	G
1ST ISSUE DATE	20/12/2024
SCALES/PAPER SIZE	1:750 @ A3
DRAWN/ CHECKED	DD/CL

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G	23/05/2025	PLANNING AMENDMENTS
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REV	DATE	DESCRIPTION

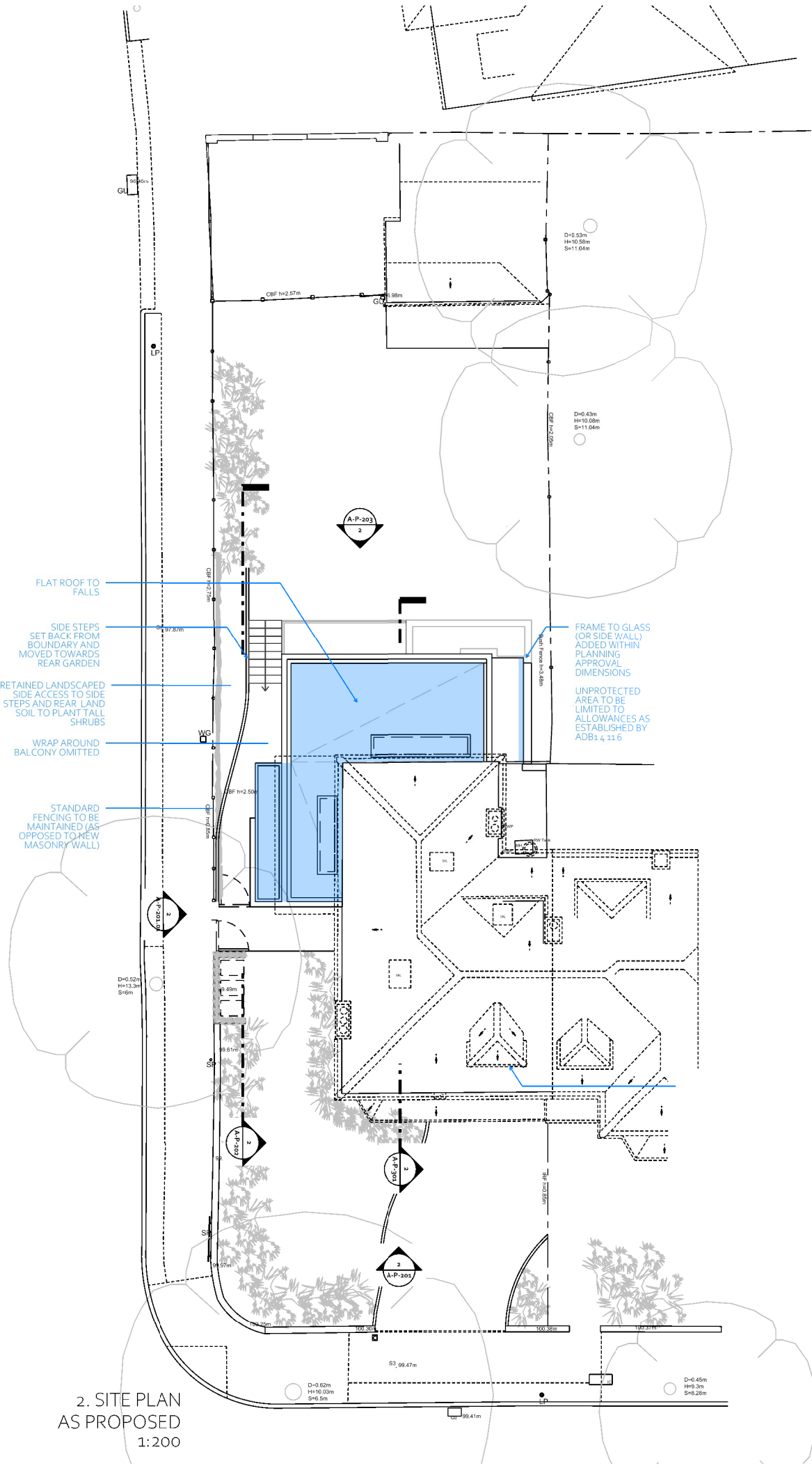
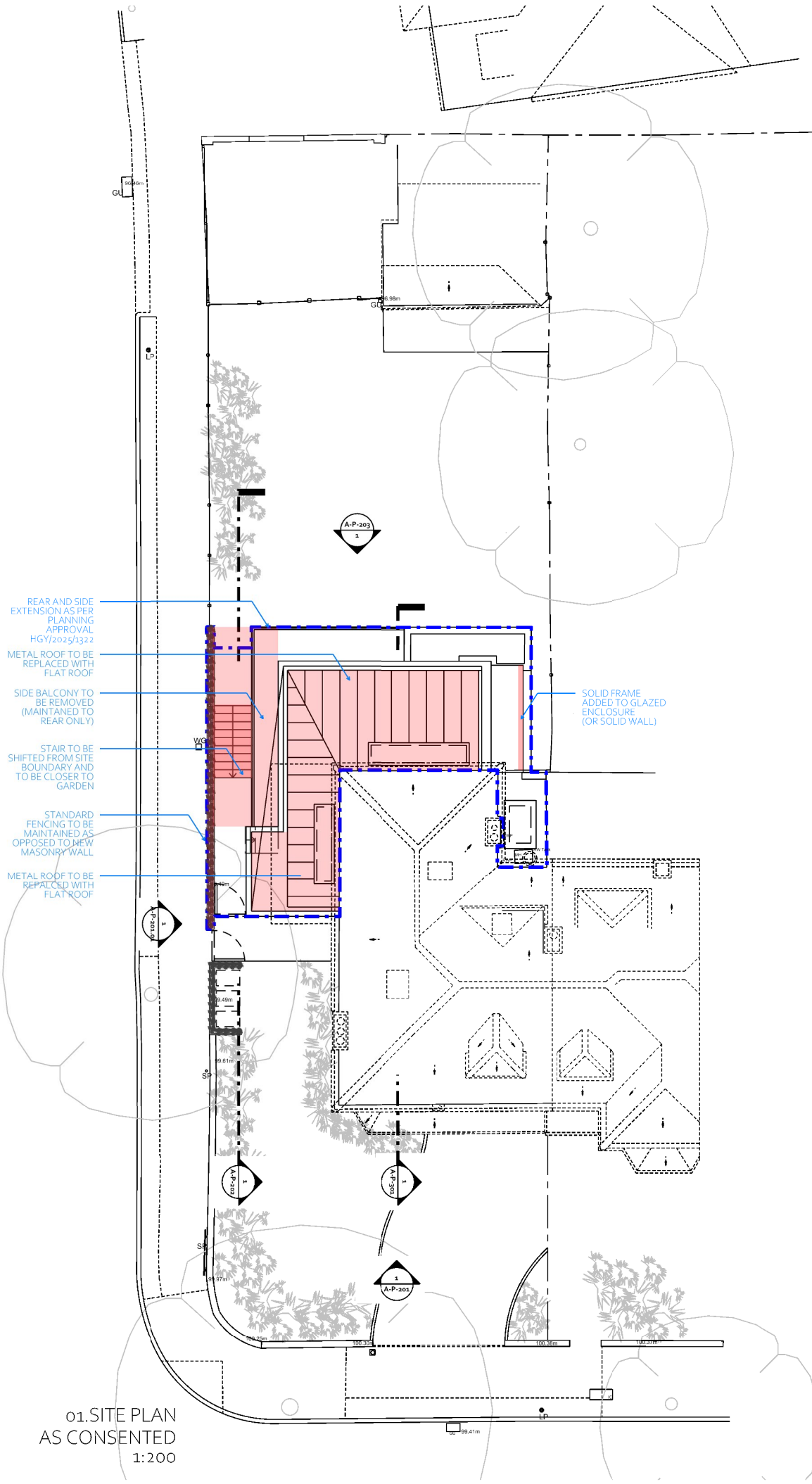
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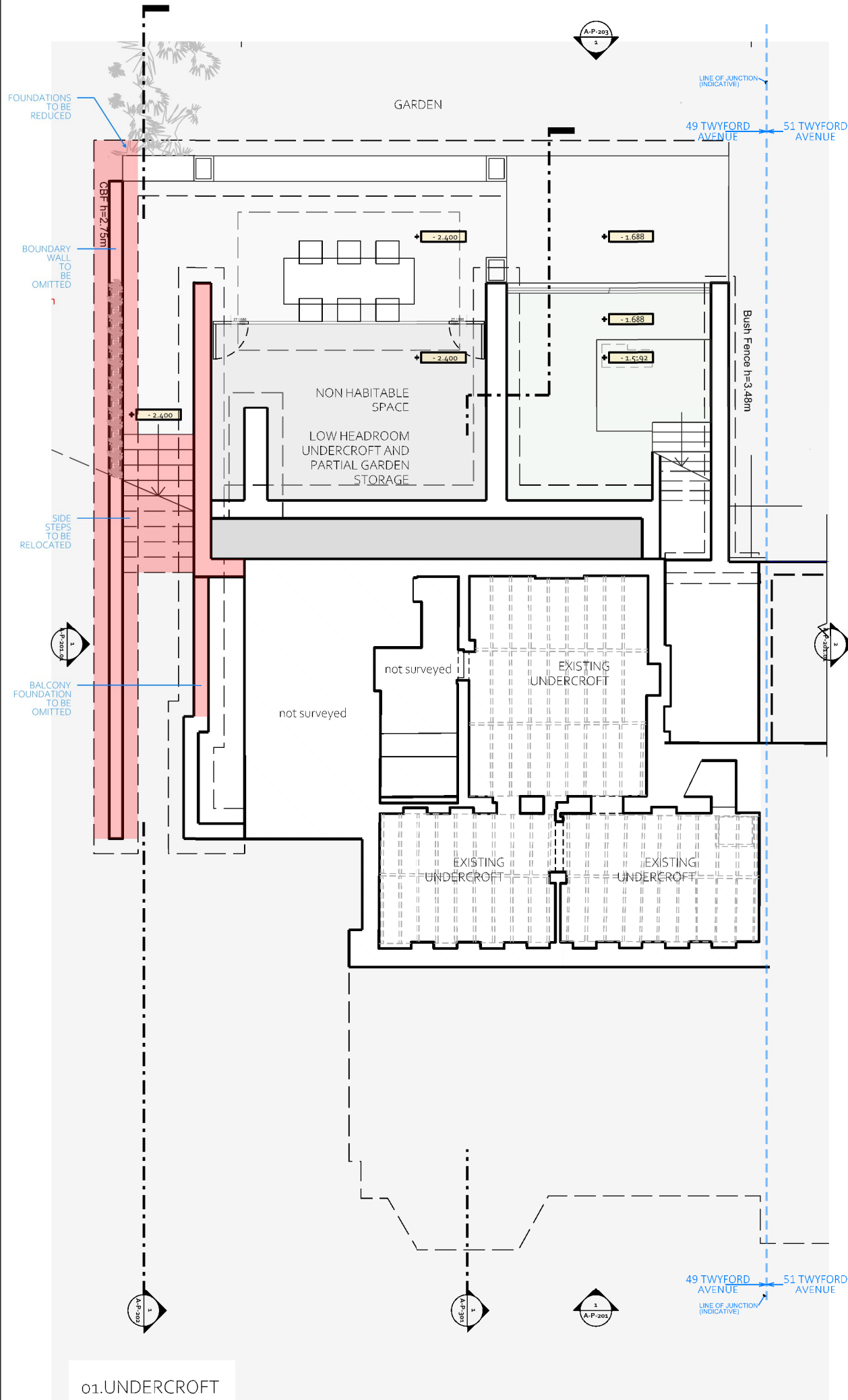
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49 TWYFORD AVENUE	05111

DRAWING NAME AND NUMBER	DWG. NO.:
SITE PLAN	A-P-025

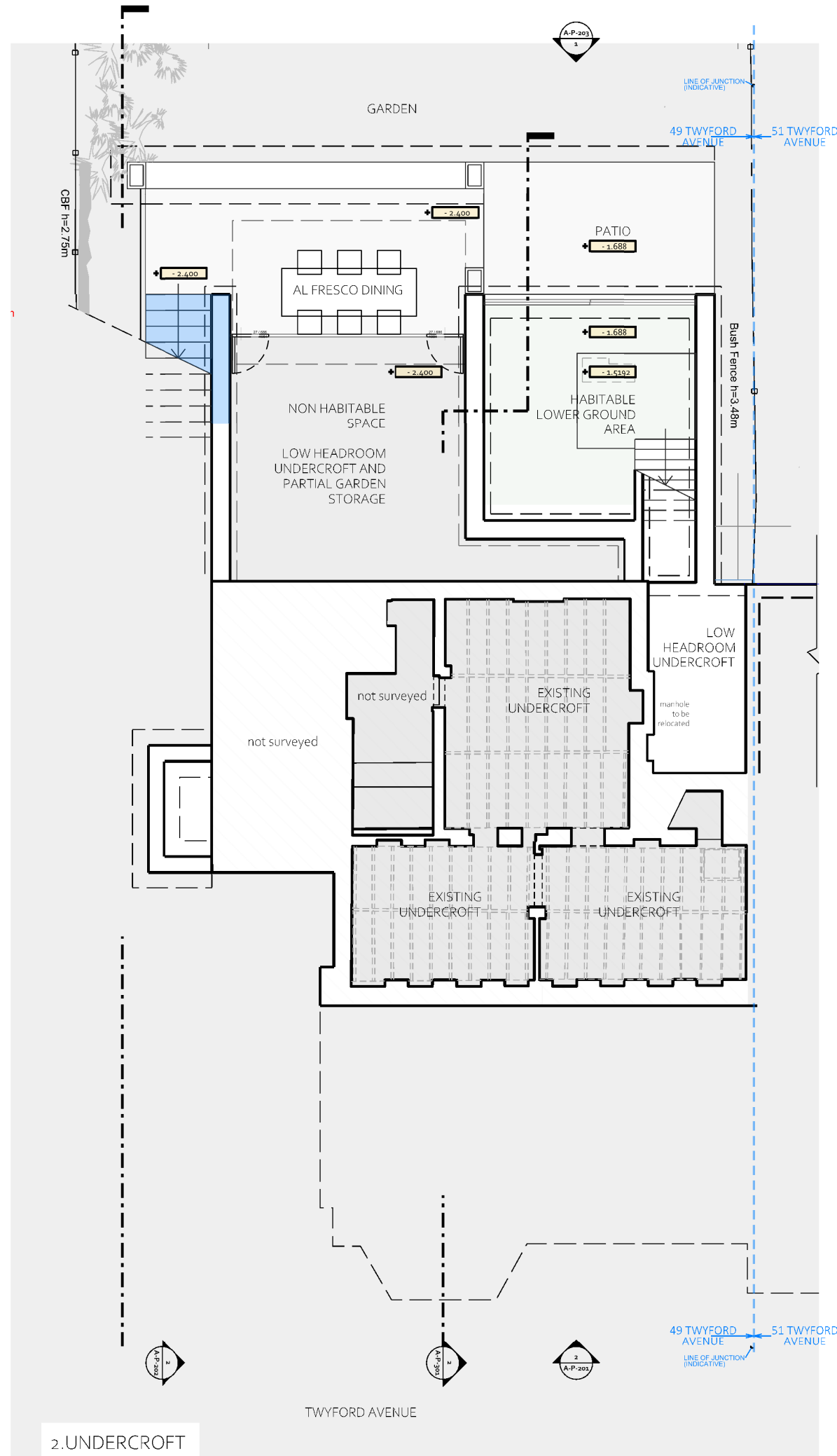
STATUS	REVISION
PLANNING	G

1ST ISSUE DATE	20/12/2024
SCALES/PAPER SIZE	1:200 @ A3
DRAWN/ CHECKED	DD/CL





01. UNDERCROFT
AS CONSENTED
1:100



2. UNDERCROFT
AS PROPOSED
1:100

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REVISIONS

SCALE BAR	1:100
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PROJECT	PR. NO.:
49 TWYFORD AVENUE	05111

DRAWING NAME AND NUMBER	DWG. NO.:
EXPR UNDERCROFT	A-P-099

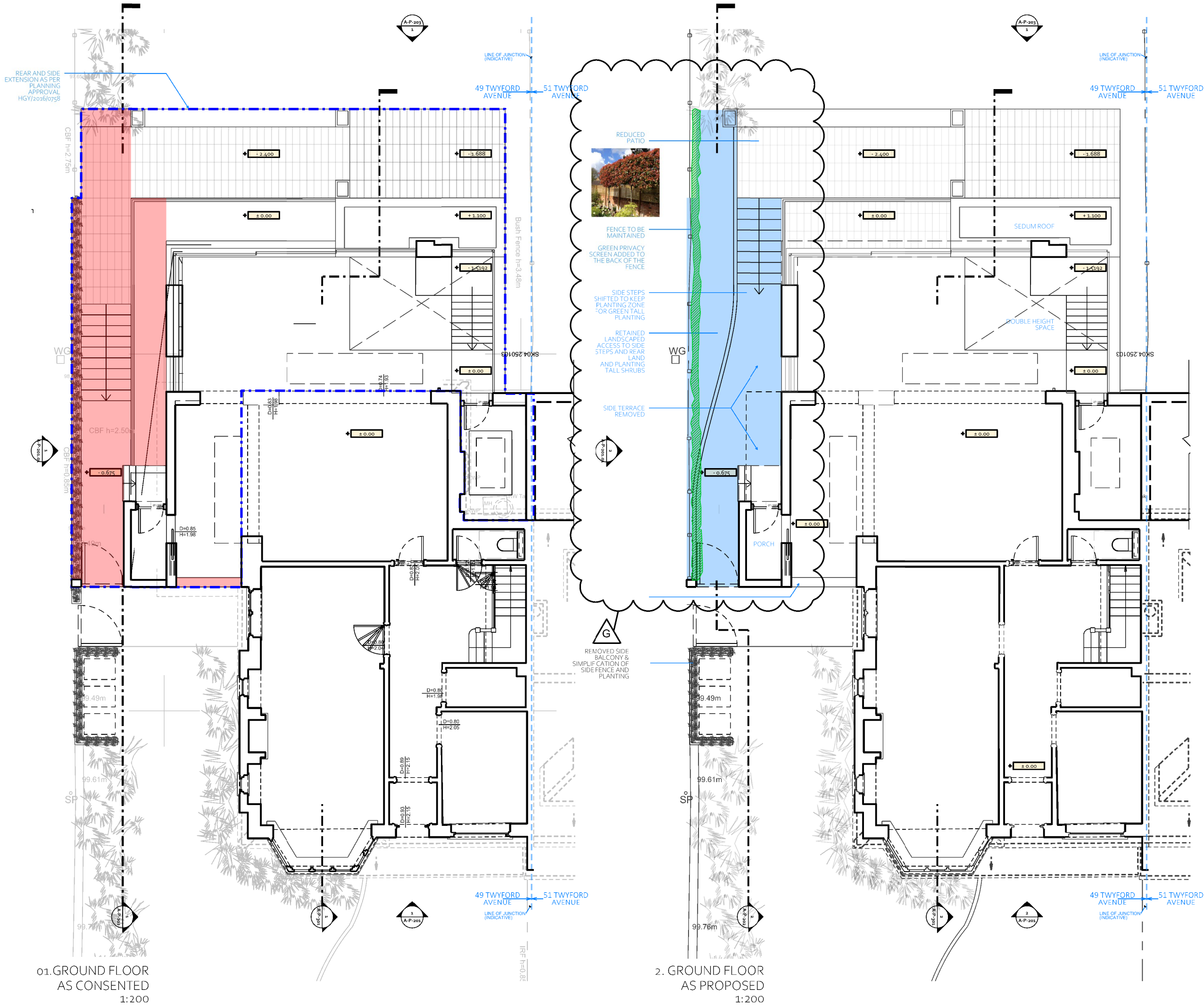
STATUS	REVISION
PLANNING	G

1ST ISSUE DATE	20/12/2024
SCALES/PAPER SIZE	1:100 @ A3
DRAWN/ CHECKED	DD/CL

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CONSTRUCTION

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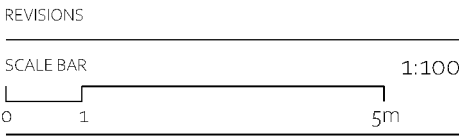
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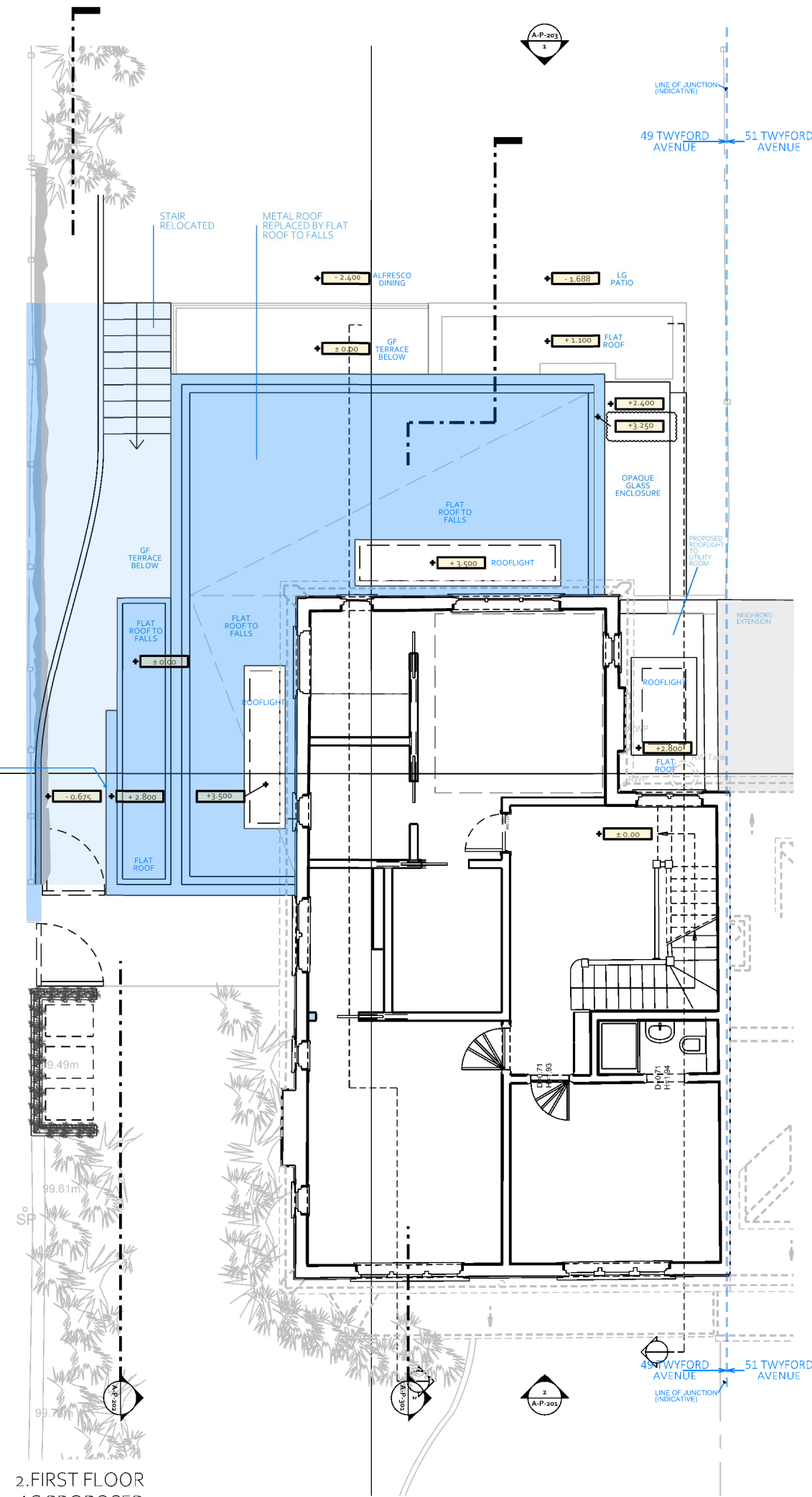
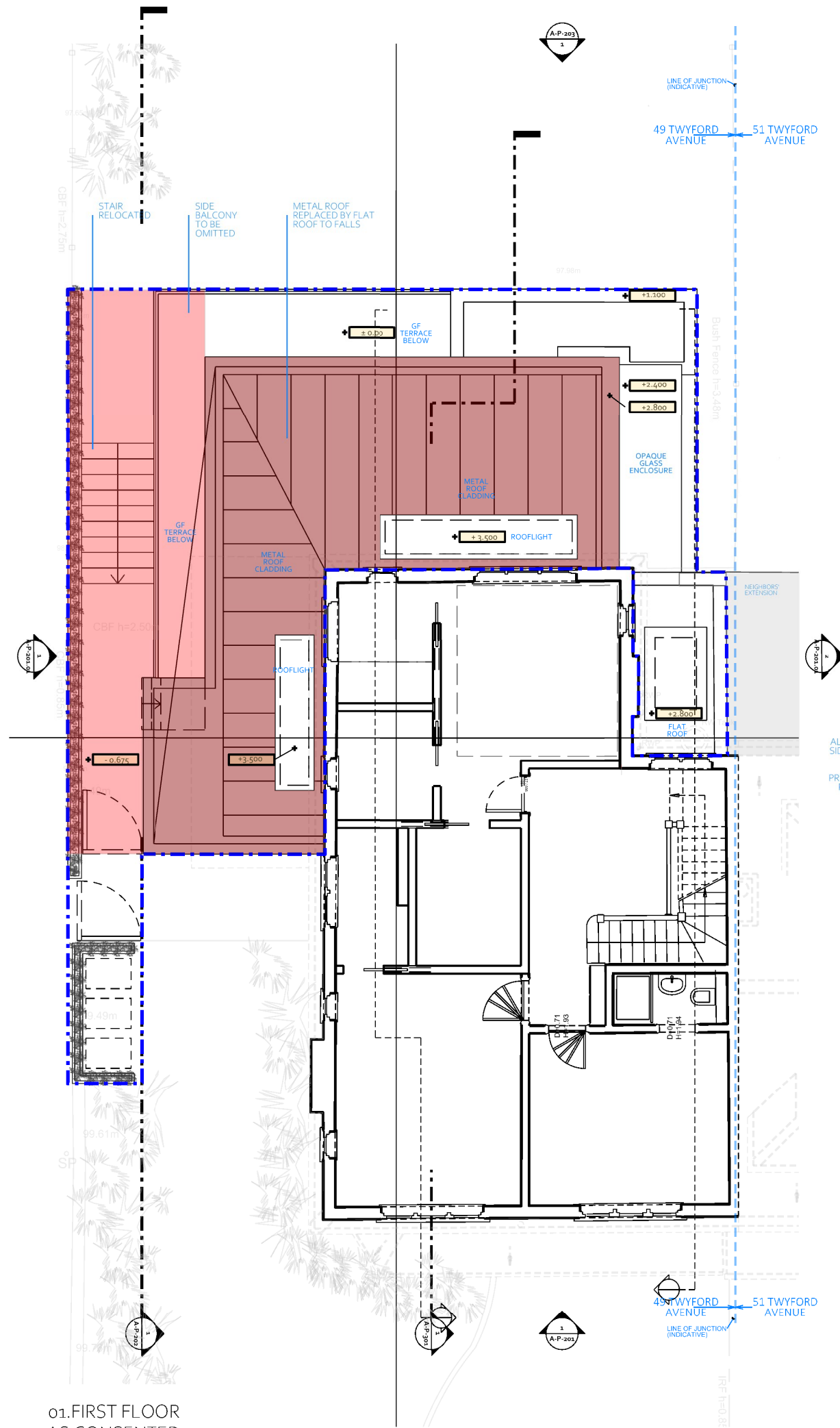
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KITCHEN CUPBOARD AND ASSOCIATED SERVICES AND SPACE ALLOCATION ON CARS, BUILT DRY WALLS/CLINICS/LIGHTING/ELECTRICS AND PLUMBING ARE TO BE COORDINATED AND SUPERVISED BY THE KITCHEN SUPPLIER.

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REV	DATE	DESCRIPTION



PROJECT	PR. NO.:
49 TWYFORD AVENUE	05111
DRAWING NAME AND NUMBER	DWG. NO.:
EXPR GROUND FLOOR	A-P-100
STATUS	REVISION
PLANNING	G
1ST ISSUE DATE	20/12/2024
SCALES/PAPER SIZE	1:100A3
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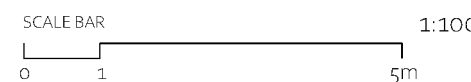
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KITCHEN ISLAND AND ASSOCIATED SERVICES AND SPACE ALLOCATION ON CASUALS POINTS BUILDING WALLS/CLINICS/ LIGHTING/ELECTRICS AND PLUMBING ARE TO BE COORDINATED AND SUPERVISED BY THE KITCHEN SUPPLIER.

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REVISIONS



PROJECT: 49 TWYFORD AVENUE
PR. NO.: 05111

DRAWING NAME AND NUMBER: EXPR FIRST FLOOR
DWG. NO.: A-P-101

STATUS: PLANNING
REVISION: G

1ST ISSUE DATE: 20/12/2024
SCALES/PAPER SIZE: 1:100 @ A3
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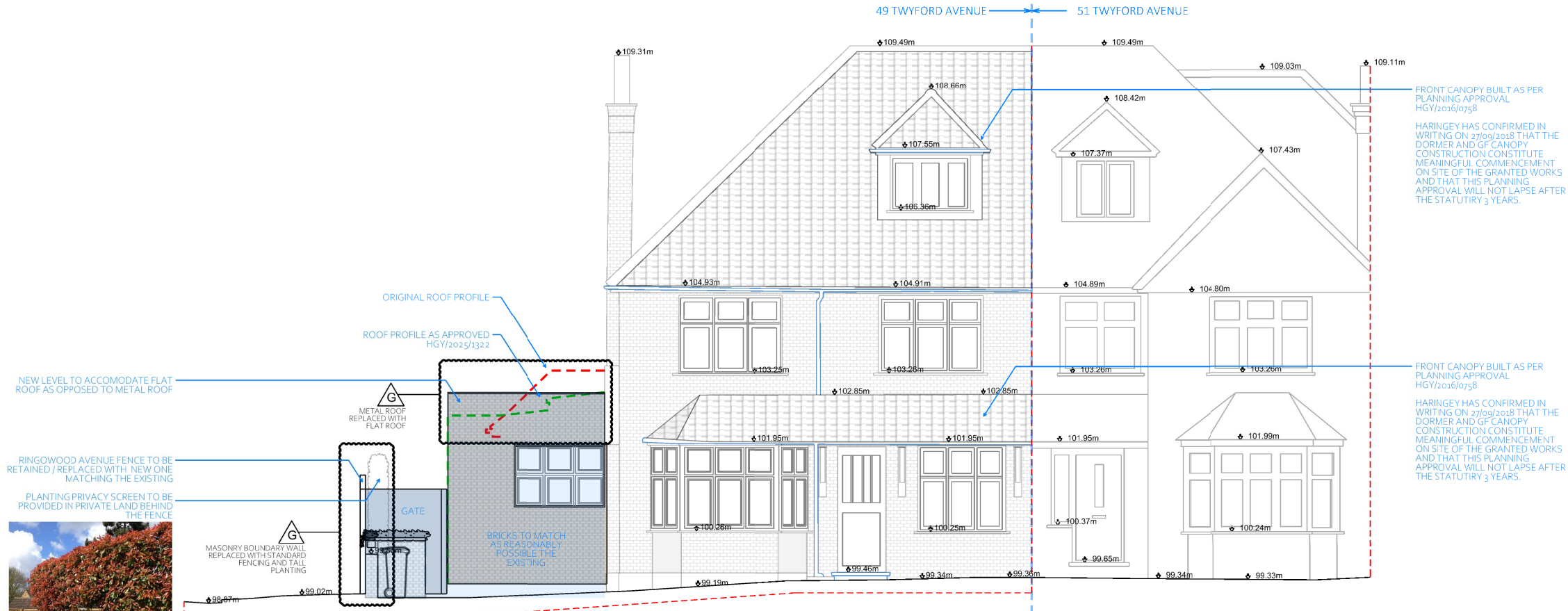
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KITCHEN ISLAND AND ASSOCIATED SERVICES AND SPACE. ALSO: KITCHEN CABS, SINKS, BUILT DRY WALLS/CLINICS/ LIGHTING/ELECTRICS AND PLUMBING ARE TO BE COORDINATED AND SUPERVISED BY THE KITCHEN SUPPLIER.



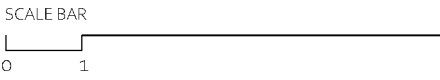
01. TWYFORD AVENUE
ELEVATION
AS CONSENTED
1:100



02. TWYFORD AVENUE
ELEVATION
AS PROPOSED
1:100

G	23/05/2025	PLANNING AMENDMENTS
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REV	DATE	DESCRIPTION

REVISIONS



PROJECT	PR. NO.:
49 TWYFORD AVENUE	05111

DRAWING NAME AND NUMBER	DWG. NO.:
EXPR TWYFORD ELE	A-P-201

STATUS	REVISION
PLANNING	G

1ST ISSUE DATE	20/12/2024
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REVISIONS

SCALE BAR

0 1 5m

1:10

The scale bar consists of a horizontal line with three vertical tick marks. The first tick mark is labeled '0', the second is labeled '1', and the third is labeled '5m'. The distance between the first and second tick marks is visually smaller than the distance between the second and third tick marks. Above the line, the text 'SCALE BAR' is on the left and '1:10' is on the right.

PROJECT	PR. NO.:
49 TWYFORD AVENUE	05111

DRAWING NAME AND NUMBER	DWG. NO.:
EXPR RINGWOOD ELE	A-P-202

STATUS	REVISION
PLANNING	G

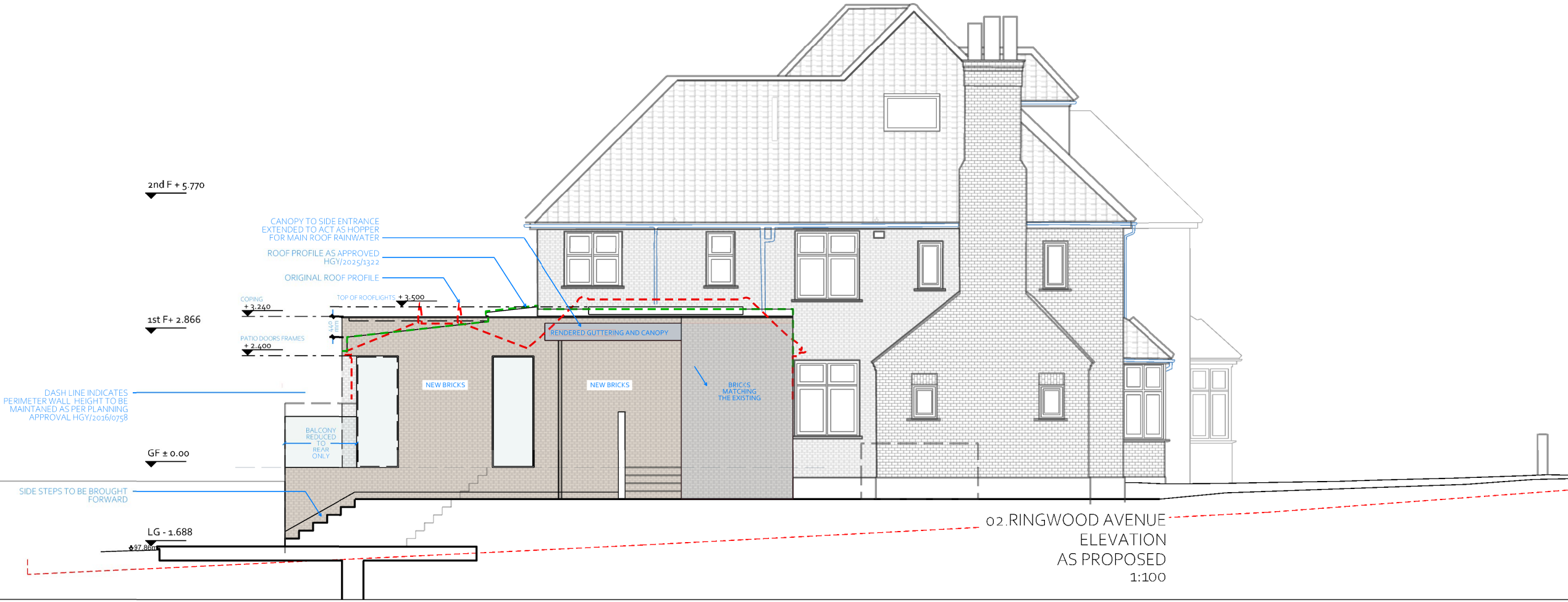
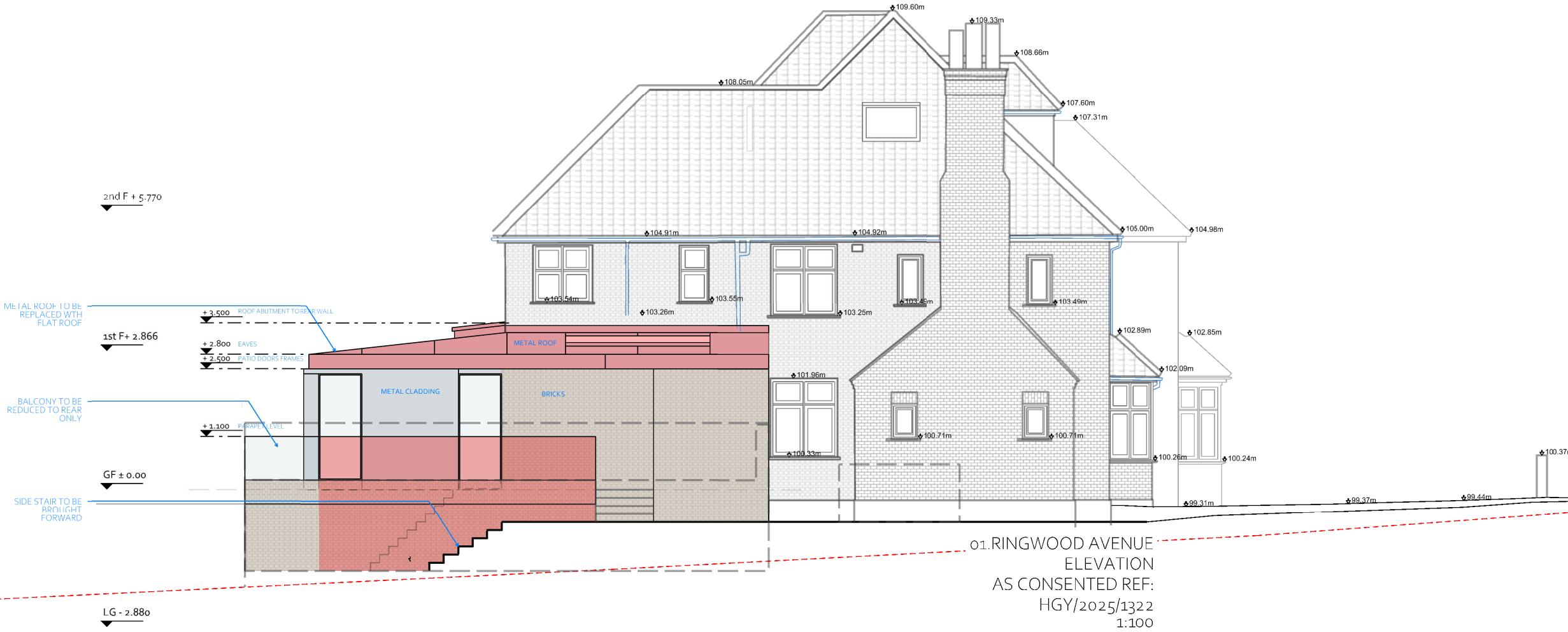
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DRAWN/ CHECKED	DD/CL

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PRACTICE
& CONSULTANTS

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SCALE BAR	1:100
0 1 5m	

PROJECT	PR. NO.:
49 TWYFORD AVENUE	05111

DRAWING NAME AND NUMBER	DWG. NO.:
EXPR RINGWOOD EXTERNAL WALLS ELE	A-P-202.01

STATUS	REVISION
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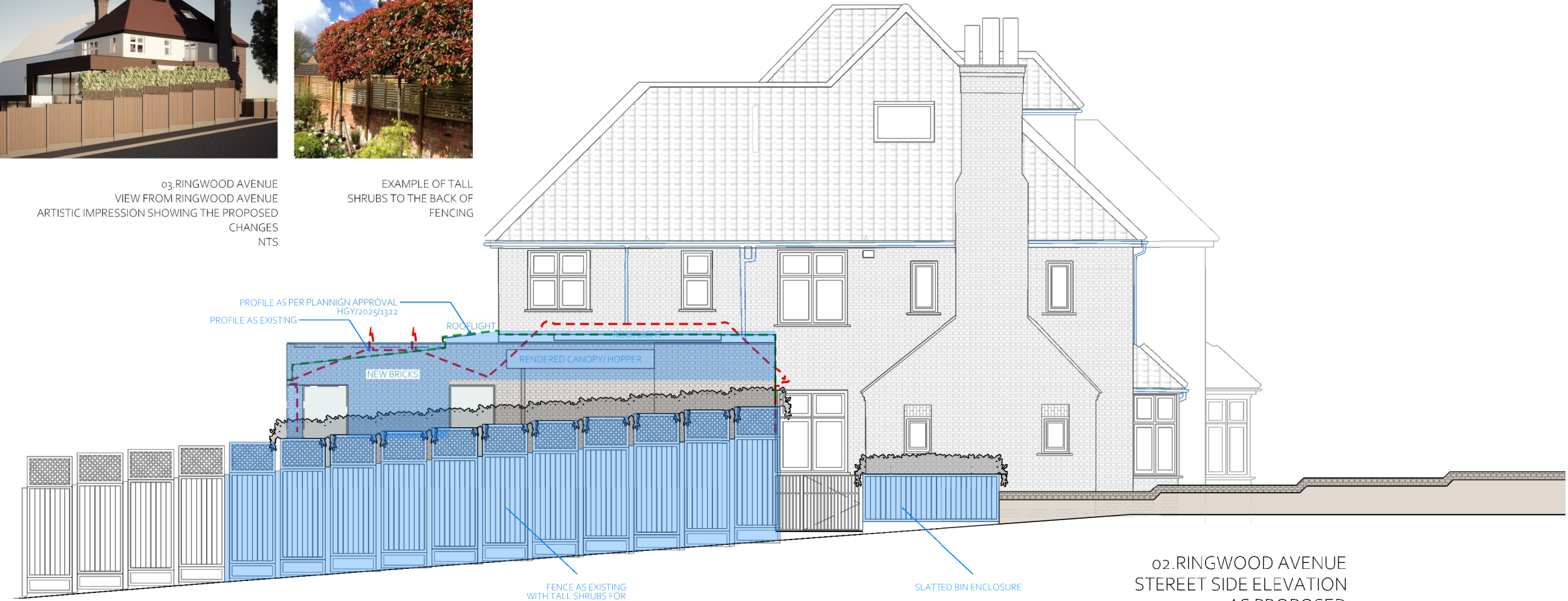
01. RINGWOOD AVENUE
STREET SIDE ELEVATION
AS CONSENTED
1:100



03. RINGWOOD AVENUE
VIEW FROM RINGWOOD AVENUE
ARTISTIC IMPRESSION SHOWING THE PROPOSED
CHANGES
NTS



EXAMPLE OF TALL
SHRUBS TO THE BACK OF
FENCING



02. RINGWOOD AVENUE
STREET SIDE ELEVATION
AS PROPOSED
1:100

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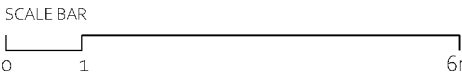
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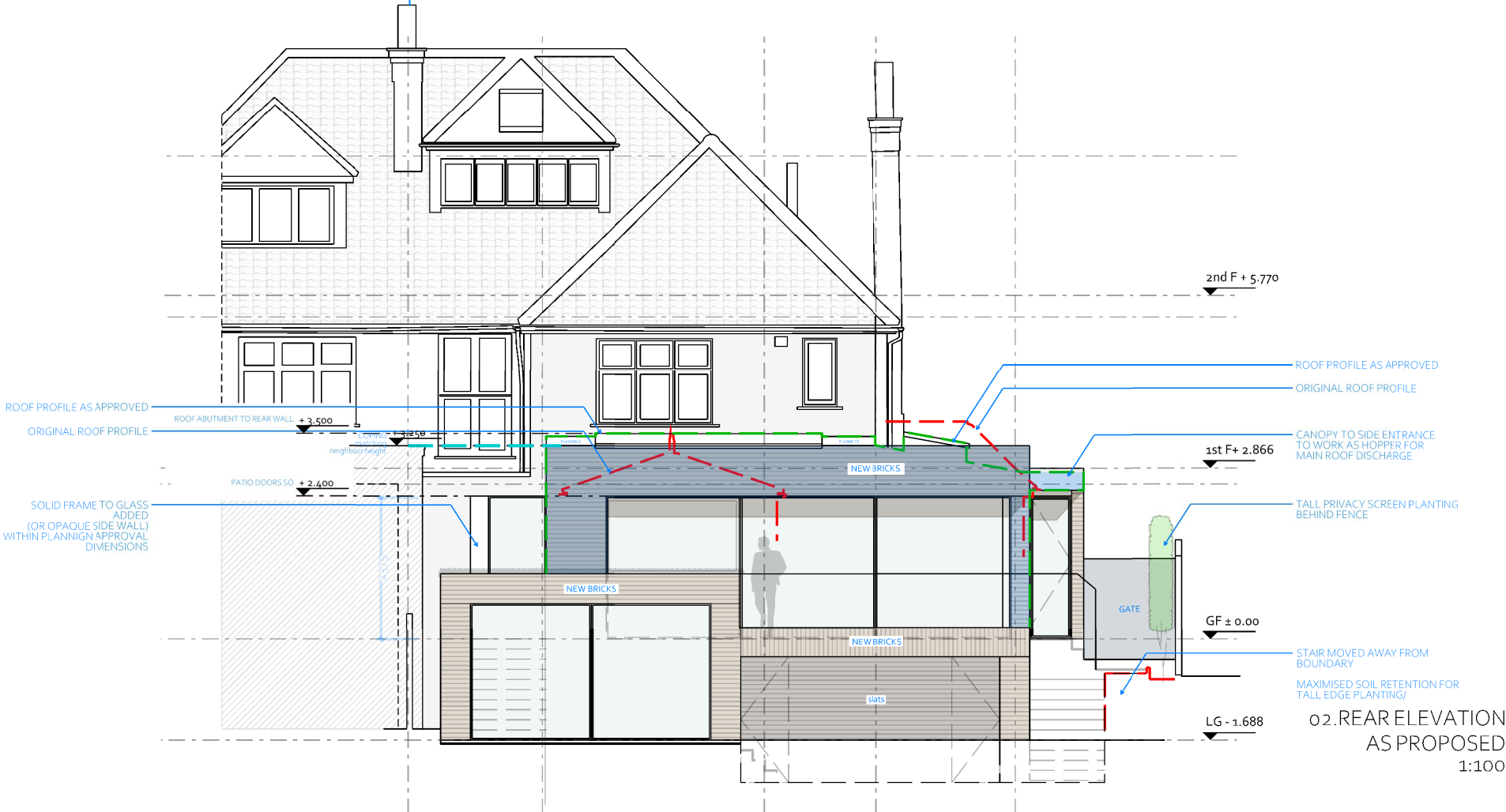
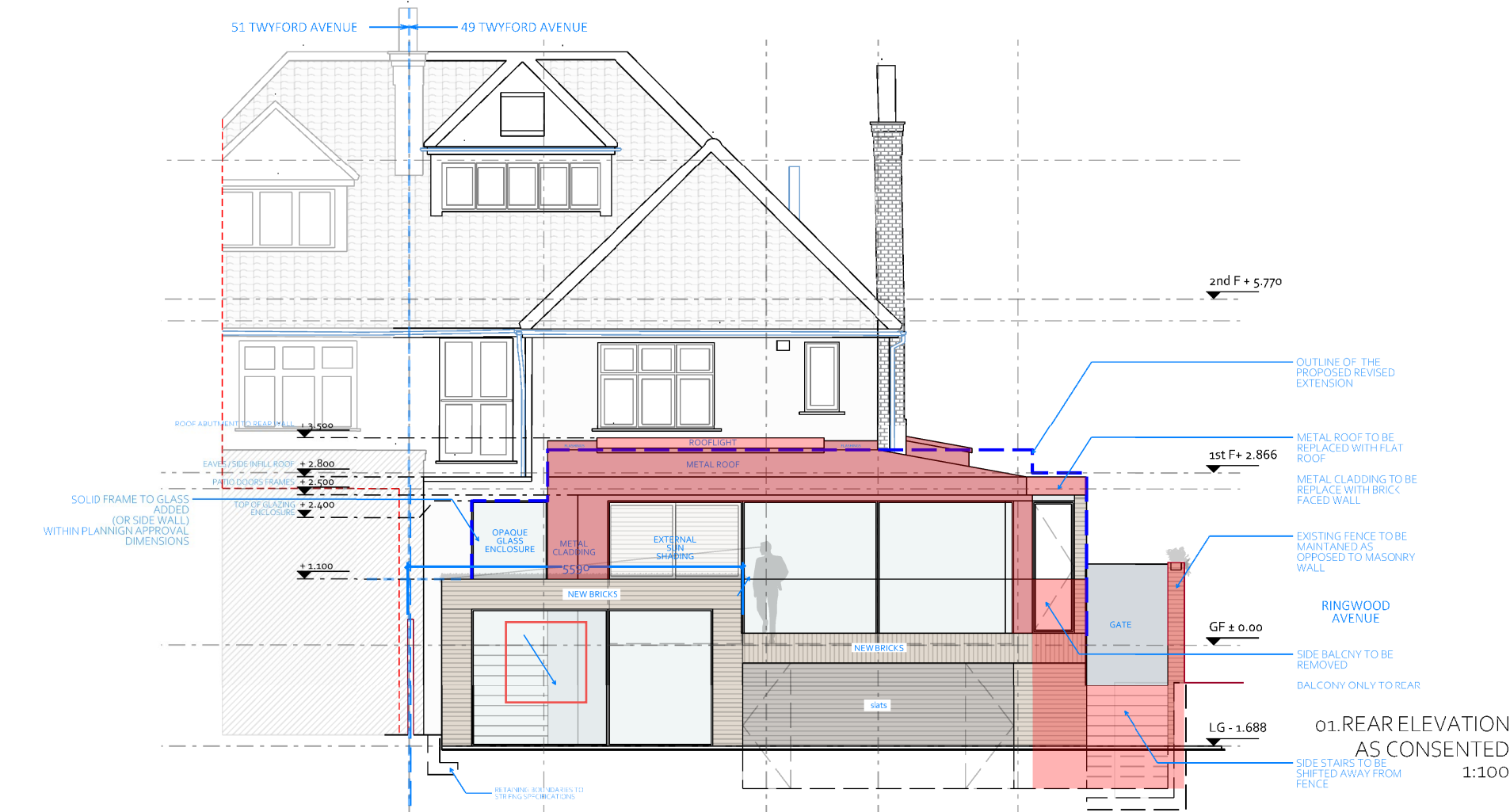
DRAWING NAME AND NUMBER: EXPR RINGWOOD ELE
DWG. NO.: A-P-203

STATUS: PLANNING
REVISION: G

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DRAWN/ CHECKED: DD/CL

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DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY AT THIS STAGE. NOT SUITABLE FOR TENDERING, PRICING OR CONSTRUCTION.

ANY DISCREPANCY TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION, MANUFACTURE AND INSTALLATION.

ALL PLUMBING/VENTILATION/ELECTRICS/WATERPROOFING/STRUCTURAL WORKS ARE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR IS TO ENSURE ALL WORKS, INCLUDING CONTRACTOR'S DESIGN PORTIONS, CONFORM TO THE CURRENT BUILDING REGULATIONS.

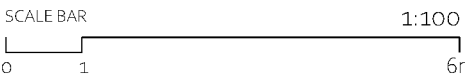
CONTRACTOR IS TO PROVIDE FABRICATION DRAWINGS FOR ALL STRUCTURAL MEMBERS AND FRAMEWORK FOR APPROVAL BY IQONICA FOR SETTING OUT & STRUCTURAL ENGINEER/DBG CONTROL FOR STRUCTURAL SUITABILITY PRIOR TO MANUFACTURE AND INSTALLATION (PENDING DEFLECTIONS AND RECONSTRUCTIONS, FINAL STRUCTURAL DESIGN AND CALCULATIONS, CONTRACTOR'S DESIGN DEVELOPMENT, AND BUILDING CONTROL APPROVALS AND ON-SITE INSTRUCTION BY THE ARCHITECT AND CONTRACT ADMINISTRATOR).

TRADES ARE TO CONFIRM FINAL DIMENSIONS AND SETTING OUTS ON-SITE WITH THE ARCHITECT PRIOR TO ORDERS, CONSTRUCTION, EXECUTION & INSTALLATION AND IN ACCORDANCE TO PLANNING AND BUILDING CONTROL APPROVALS AND PARTY WALL AGREEMENTS.

KITCHEN DULCIN AND ASSOCIATED SERVICES AND SPACE ARE TO BE COORDINATED AND SUPERVISED BY THE KITCHEN SUPPLIER. IQONICA SHALL PROVIDE DRY WALLS/CLINICS/ LIGHTING/ELECTRICS AND PLUMBING ARE TO BE COORDINATED AND SUPERVISED BY THE KITCHEN SUPPLIER.

G	23/05/2025	PLANNING AMENDMENTS
F	23/05/2025	PD
E	12/05/2025	PD
D	12/05/2025	PLANNING
C	06/03/2025	PRE APP
B	05/03/2025	CLIENT REVIEW
A	24/01/2025	CLIENT REVIEW
-	20/12/2024	CLIENT REVIEW
REV	DATE	DESCRIPTION

REVISIONS



PROJECT 49 TWYFORD AVENUE PR. NO.: 05111

DRAWING NAME AND NUMBER EXPR SECTION A DWG. NO.: A-P-301

STATUS PLANNING REVISION G

1ST ISSUE DATE 20/12/2024
SCALES/PAPER SIZE 1:100 @ A3
DRAWN/ CHECKED DD/CL

IQONICA
ARCHITECTURE & INTERIORS

Muswell Hill Studio

RIBA  arb  Architects Registration Board  CNA  PPC REGISTERED ARCHITECT
REGISTERED INTERIOR
DESIGNER
REGISTERED PLANNING
CONSULTANT

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