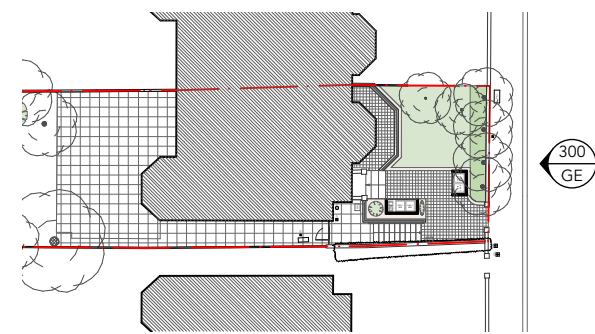


Key Plan



No.36

No.34

No.32



Proposals

- 1 - New double glazed opening timber windows installed with a lowered cill level
- 2- New walls of widened and lowered lightwell to receive painted render finish
- 3- Garden to be re-landscaped with new steps down to lower ground floor. Refer to 110-GA.
- 4- New painted rendered refuse enclosure with green roof. Painted timber doors to front.
- 5- New PPC steel balustrade enclosing the expanded and deepened front light well on retaining wall to match railing style of No. 32 Avenue Road.
- 6- New widened brick piers, rebuilt in red brick with sandstone coping stone
- 7- Like for like replacement of stone entrance steps

1 PROPOSED ELEVATION
1:100@A3

General notes:

- All setting out, dimensions + levels must be checked on site.
- To be read in conjunction with all other architects drawings, specifications, schedules and other consultants information.
- For issues of services + structural elements see consultant drawings.
- All proprietary systems shown on this drawing to be installed in accordance with the manufacturers / suppliers recommendations.
- Do not scale from this drawing.
- This drawing must not be used on site unless issued for construction.
- Discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect immediately. If in doubt, the more expensive version shall have been priced.

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Rev	Date	Description
P4	01.12.23	FRONT BAY WINDOWS RETAINED
P3	13.11.23	FIRST FLOOR BAY WINDOWS ADDED, RAILING AMENDMENTS
P2	22.09.23	KEY ITEMS 6, 7 & 8 ADDED
P1	01.09.23	PLANNING

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Project
34 AVENUE ROAD

Scale
1:100@A3

Drawing Status
PLANNING

Date
01.09.23

Drawing
PROPOSED ELEVATION 1

Dwg No
2302-300-GE

Revision
P4