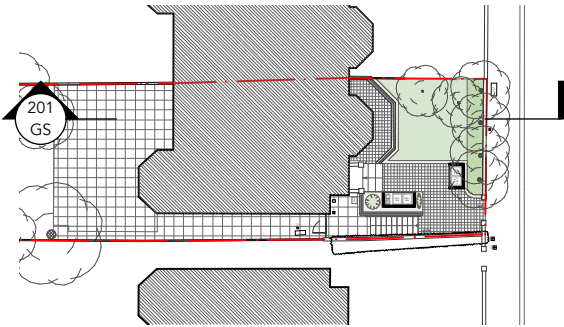
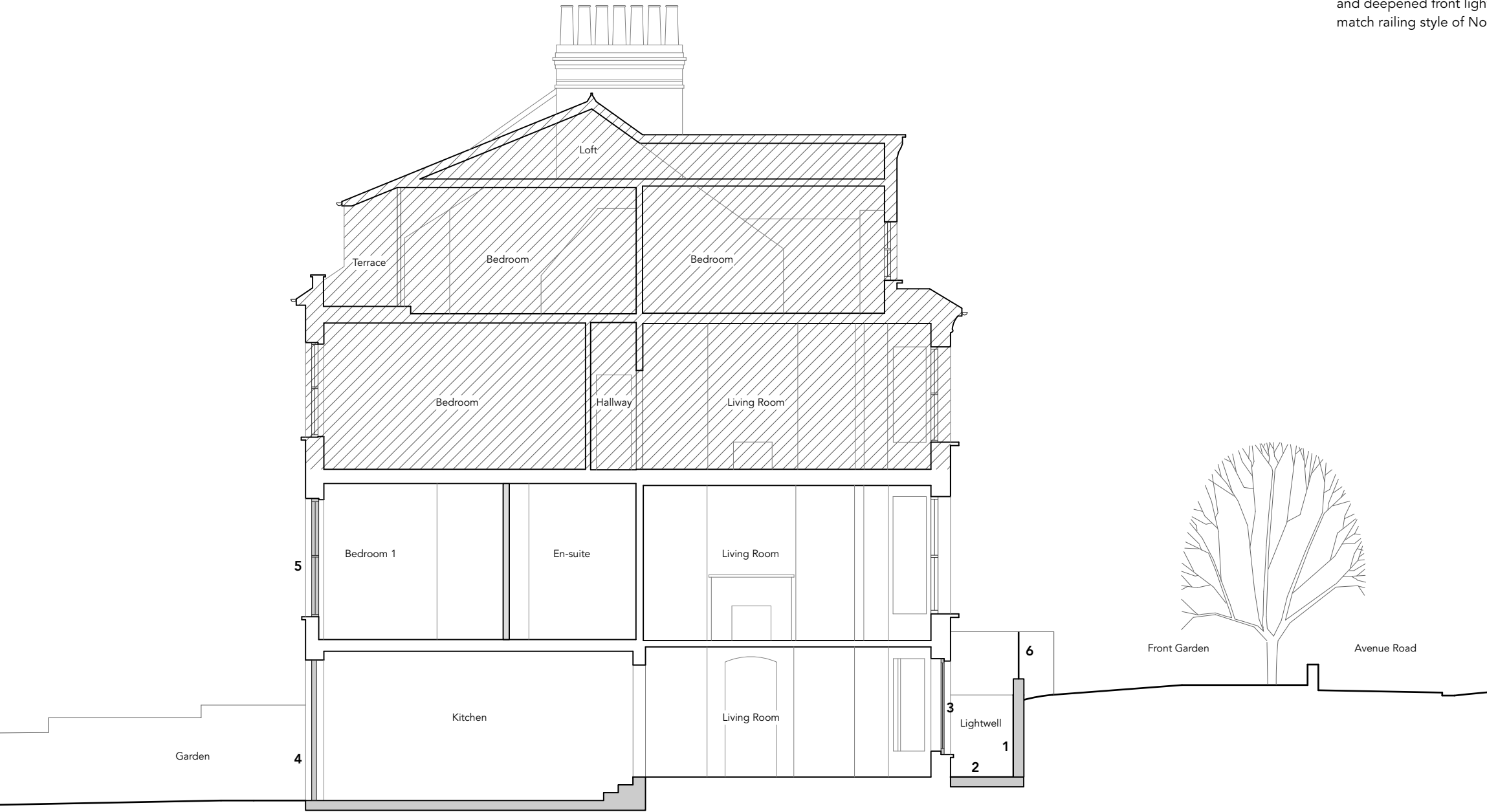


Key Plan



Proposals

- 1 - New walls of newly widened and lowered the existing lightwell to receive painted render finish
- 2 - New floor of widened and lowered lightwell to be finished in heritage tiles
- 3 - New openable timber windows installed with a lowered cill level
- 4 - New PPC Aluminium pivot doors to enlarged opening with red brick concealed lintel soldier course above externally
- 5- New like for like double glazed timber sash windows
- 6- New PPC steel balustrade enclosing the expanded and deepened front light well on retaining wall to match railing style of No. 32 Avenue Road.



1 PROPOSED SECTION B
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
P3	01.12.23	FRONT BAY WINDOWS RETAINED
P2	13.11.23	RAILING 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 SECTION B

Dwg No
2302-201-GS

Revision
P3