



- Legend**
- Line Denotes Removal of Existing Structure
 - Hatch denotes extent of existing roof/ceiling structure to be demolished
 - Hatch denotes proposed excavation
 - Existing structure
 - Existing ground
 - Line Denotes Outline of Existing Building

- Key**
- RWP - Rain Waterpipe
 - EX - Existing
 - MH - Manhole
 - RC - Reinforced Concrete
 - SE - Structural Engineer
 - RAO - Restroom
 - VP - Soil Vent Pipe
 - EM - Electrical Meter
 - WM - Water Meter

- LifeLine Homes Criteria Key**
- 1 Parking space (capable of widening to 3500mm)
 - 2 Short distance from Parking
 - 3 Level approach to dwelling
 - 4 Accessible threshold - covered and 0
 - 5 Provision for a future stair lift
 - 6 Width of doors and hall allow wheelchair access
 - 7 Turning circle for wheelchair to ground floor living room
 - 8 Entrance level living space
 - 9 Potential for temporary entrance level bed space
 - 10 Accessible entrance level WC/shower drainage
 - 11 WC and bathroom walls (ability to take adaptations)
 - 12 Space for future stair through floor lift to bedroom
 - 13 Easy route for heat from bedroom to bathroom
 - 14 Bathroom planned to give side access to WC and bath
 - 15 Low window sills
 - 16 Sockets and services controls at convenient height

- Proposed Key:**
- 1 Allow for excavation of proposed lightwell
 - 2 Allow for 500mm excavation of lower ground floor level
 - 3 Existing boundary wall to be retained
 - 4 Existing lift and lift plant to be demolished
 - 5 Proposed concrete underpin - refer to SE details
 - 6 Proposed lightwell with stone pavers
 - 7 Proposed anodised aluminium framed glass sliding doors
 - 8 Proposed anodised aluminium framed window
 - 9 Existing beams to be retained
 - 10 Existing door opening to be enlarged to allow for new entrance door
 - 11 Existing entrance steps to be re-tilled
 - 12 Existing brick work to be repaired, cleaned and re-pointed
 - 13 Existing window openings to be stopped of existing windows and enlarged as shown to allow for proposed windows
 - 14 Proposed glass balustrade
 - 15 Existing window opening to be bricked up
 - 16 Proposed fire escape
 - 17 Proposed fire escape
 - 18 Proposed smoke curtain above - shown dashed
 - 19 Proposed fire proof glazing
 - 20 Proposed stone pavers
 - 21 Proposed anodised aluminium framed bottom hung casement window
 - 22 Proposed anodised aluminium framed side lift doors
 - 23 Proposed fixed vertical 'Bronze' (anodised aluminium) louvre to provide screening to adjacent properties
 - 24 Proposed painted metal cladding
 - 25 Proposed recessed ceiling
 - 26 Proposed mechanically operable roof light (to form balustrade when in open position)
 - 27 Proposed render roof
 - 28 Existing parapet to be raised by 500mm. New stone coping to parapet
 - 29 Removal of existing roof structure to allow for proposed fourth floor level
 - 30 Proposed 'Bronze' (anodised aluminium) steel-frame
 - 31 Proposed decorative brick panel using bricks to match existing
 - 32 Proposed render finish
 - 33 Proposed 'green' wall
 - 34 Proposed Fourth Floor extension set back from parapet and not higher than existing 1st/2nd Floor structure
 - 35 Re-use existing signage
 - 36 Proposed colour backed glass

Revision		
REV A	ISSUED FOR PLANNING	25/04/2013

PLANNING ISSUE

Project No.	12076				
Client	AJAM 4 Limited				
Date	April 2013				
Scale	1:250@A0 / 1:100@A2				
Project	No. 14 Roger Street				
Drawing Title	Demoition & Proposed Ground Floor Plan				
Drawing No.	P_02 A				
Drawn	TE	Approved	MW	Signed	

