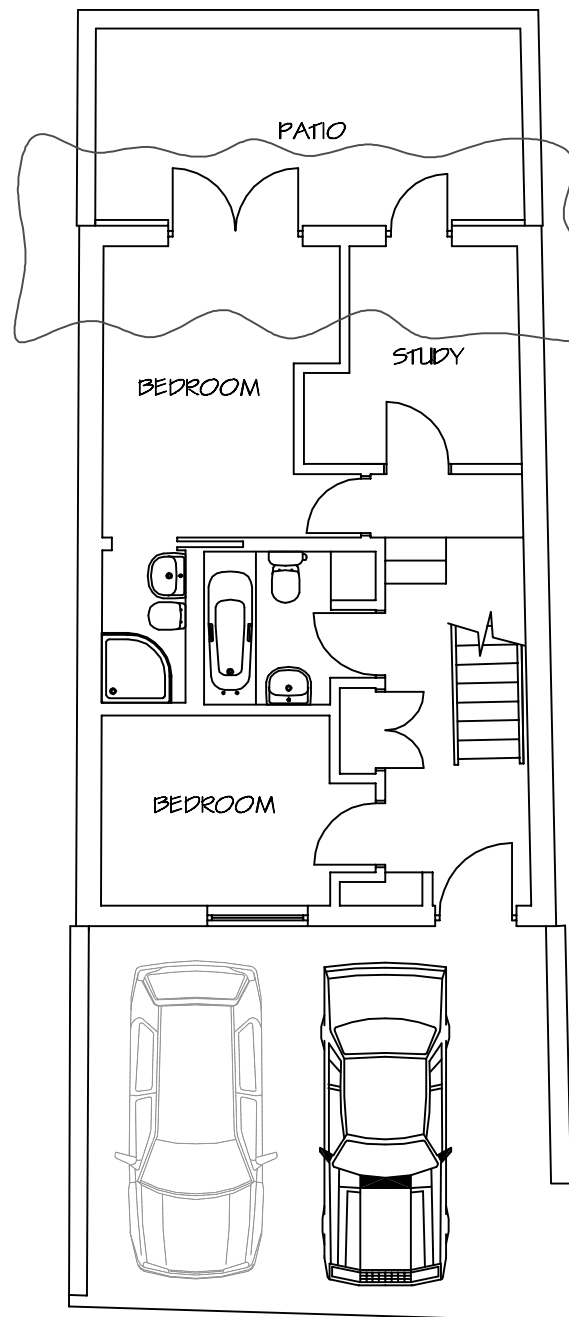


~ NOTES ~

ALL WORK TO BE TO CLIENT & LOCAL AUTHORITY APPROVAL. ALL RELEVANT BS'S & CP'S TO BE COMPLIED WITH. ANY DISTURBANCE TO BE MADE GOOD TO MATCH EXISTING. ARCHITRAVES, CORNICES, DOORS & SKIRTINGS TO MATCH. SERVICES TO BE ALTERED & EXTENDED AS NECESSARY.

SCAFFOLD

A scaffold is to be erected to both sides and the front and rear of the building to ensure a safe working environment and prevent danger or damage to adjoining owners or their property. Any disturbance to be made good to match the existing and adjoining properties are to be left tidy and clean in the area of the works and adjacent. Contractor is advised to prepare a schedule of condition and serve on the adjoining owners prior to commencing work. In addition a scaffold roof is to be provided for weather protection with sheeted sides and anti climb/security measures are also to be provided

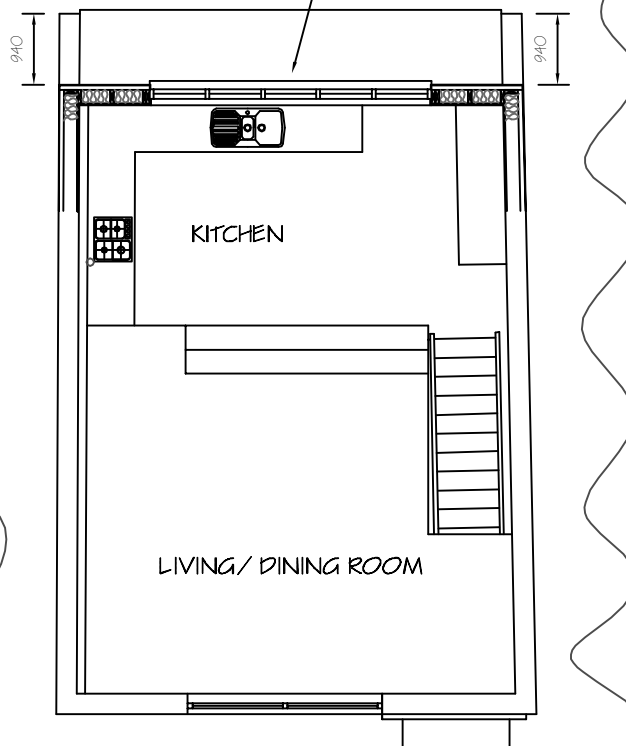


GROUND FLOOR PLAN

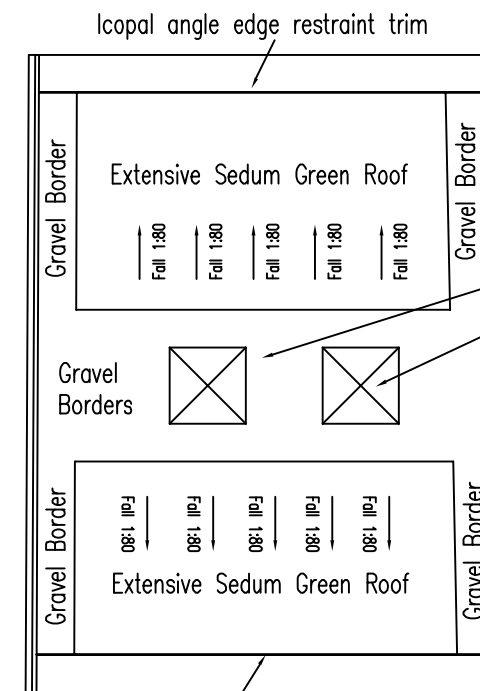
DECORATION

When works are complete the interior and exterior of the building is to be redecorated generally in colours to match the existing unless specifically requested otherwise by the client. Check before commencing decorating

New window in new rear first floor wall to be same width as existing patio door. Purpose made timber frame triple glazed with storm proof sashes and details to match existing windows to the property Refer to dwg 121214/P/02 for further information



FIRST FLOOR PLAN



ROOF PLAN

Existing leaking roof lights to be replaced with Velux CVP flat roof versions openable for access only for maintenance and repair see Velux detail drawing

Upstand kerb to flank walls approximately 150x80 high at highest point of roof with felt dressed over into stainless steel edge trim. Top of upstand to be level and therefore as roof slopes down towards front and rear walls height of upstand will increase

Felt border to front and rear walls with drip into stainless steel deep flow gutters to match existing down pipes

GREEN ROOF (ICOPAL) ~ WARM DECK

Roof structure indicated on plans & section - sizes, c/c & spans specified and reusing existing roof timber members. All to be in full accordance with green roof suppliers details. Do not deviate it is not a mix and match situation. Specification is based on Icopal Extensive Sedum Green Roof. Support joists on heavy duty hangers or build into walls/web of steel beams as applicable. Firrings to be provided over roof timbers to give 1:80 fall (50mm>0mm). Battens (50x25mm) to be fixed to sides of existing roof timbers to allow 80mm Icopal roof insulation to be fitted between roof timbers with top face flush to tops of firrings. 19mm marine ply decking to be cut between roof timbers supported by the battens. Provide 0.25mm Vapour Control Layer (VCL) dressed over ply and up sides of roof timbers and over firrings. Seal all joints with adhesive foil tape compatible with VCL 80mm foil backed PIR insulation by Icopal between roof timbers and 60mm layer above firrings etc. (140mm total insulation thickness) High performance built up felt system of a 3.4mm vapour dispersion base layer and a 3.5mm Icopal rootbar felt capping layer, 3.5mm Icopal protection fleece, 20mm Icopal drainage board (20FF) with Icopal filter fleece pre bonded to drainage board, 50mm Icopal extensive sedum substrate and 20-25mm Icopal extensive sedum blanket. A 500mm wide pebble vegetation barrier is to be provided between sedum blanket and all upstands. Where roof discharges to a gutter an Icopal angle trim is to be provided set back 500mm from the spill over line. Ceilings to underside of joists where applicable of 12.5mm plasterboard and 2.5mm plaster skim coat finish. (U Value for roof 0.15w/m²k)

REV J - Changes bubbled as requested by LPA Layout revised to move kitchen to rear	28/05/2015
REV I - Green roof layout shown on roof plan	16/02/2015
REV H - First floor layout reversed	15/01/2015
REV G - Roof lowered by 330mm. Front Elevation finishes and style redesigned	05/12/2014
REV F - Rear parapet removed to lower height	08/05/2014
REV E - Replacements for leaking rooflights added	14/02/2014
REV D - Planting added to front forecourt	11/11/2013
REV C - First floor layout reversed and external window/door openings rev'd, planting added	18/07/2013
REV B - Replacement window specified	06/03/2013
REV A - Window recessed to allow 16.5m separation	30/01/2013
REVISIONS	DATE

Architectural Design & Planning
32 Grange Road
Plymouth PL7 2HY
t: 01752 341696
f: 01752 342503



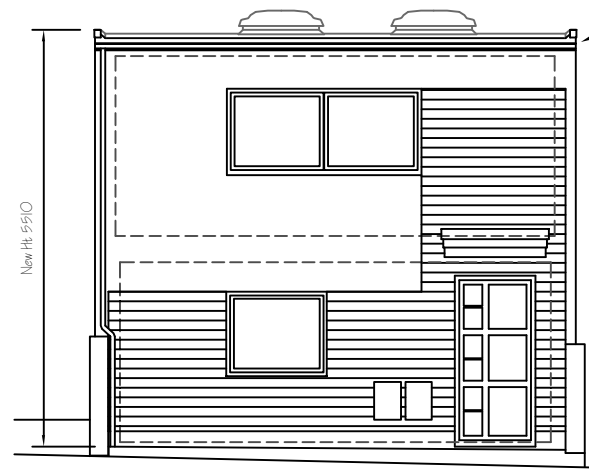
TITLE
PROPOSED FLOOR PLANS

ADDRESS
33c MILL LANE
LONDON NW6 1NZ

CLIENT COBSTAR Ltd	DATE DEC 2012
SCALE A1 1:50 & 1:100	REV. J
DRAWING No. 121214/P/01	



SCALE BAR ~ Meters

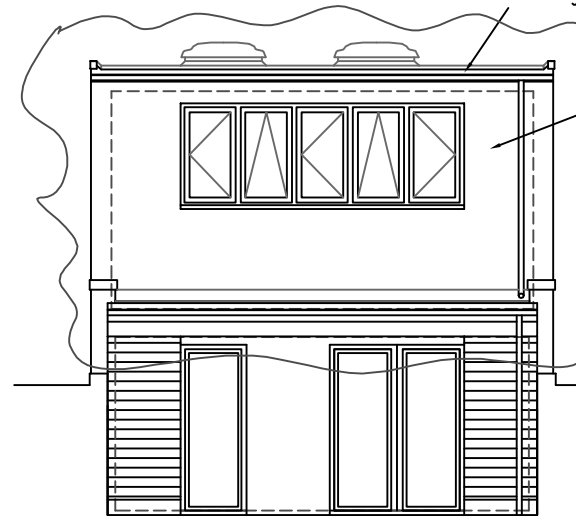


FRONT ELEVATION
For Construction

New fascia to main roof across front wall to be in material to match existing rain water down pipes

Timber cladding to front & rear walls to be painted in colour to be agreed with client (Including porch fascia etc)

New Ht. 5510

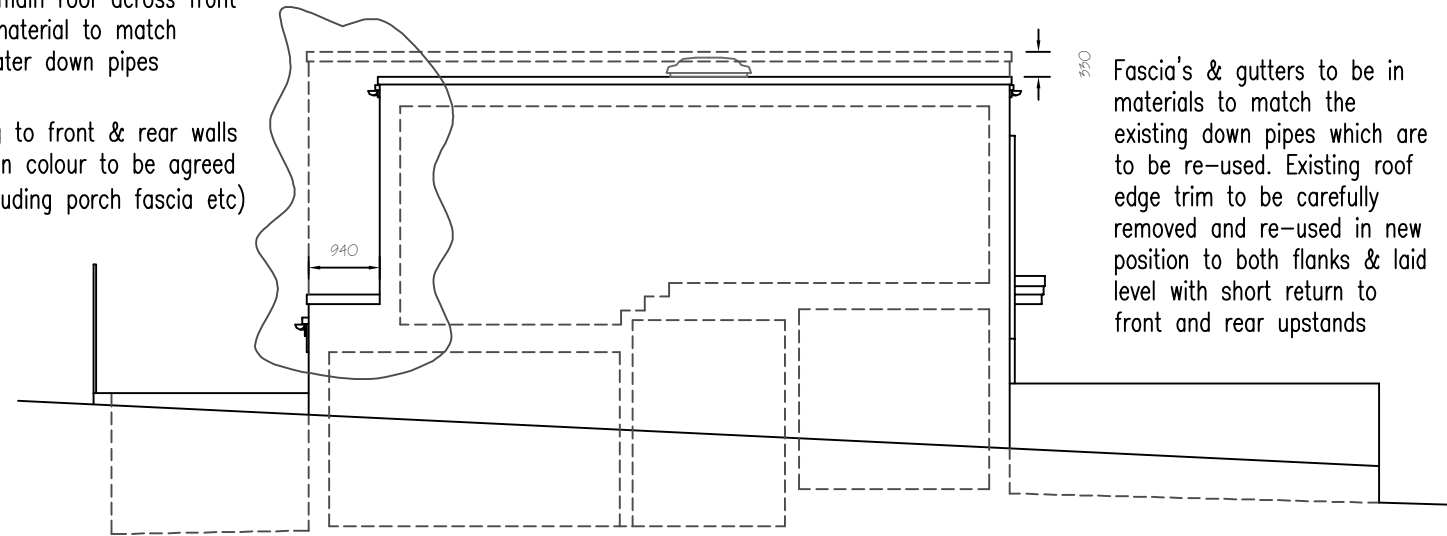


REAR ELEVATION
For Construction

New fascia to main roof across rear wall to be in material to match existing rain water down pipes

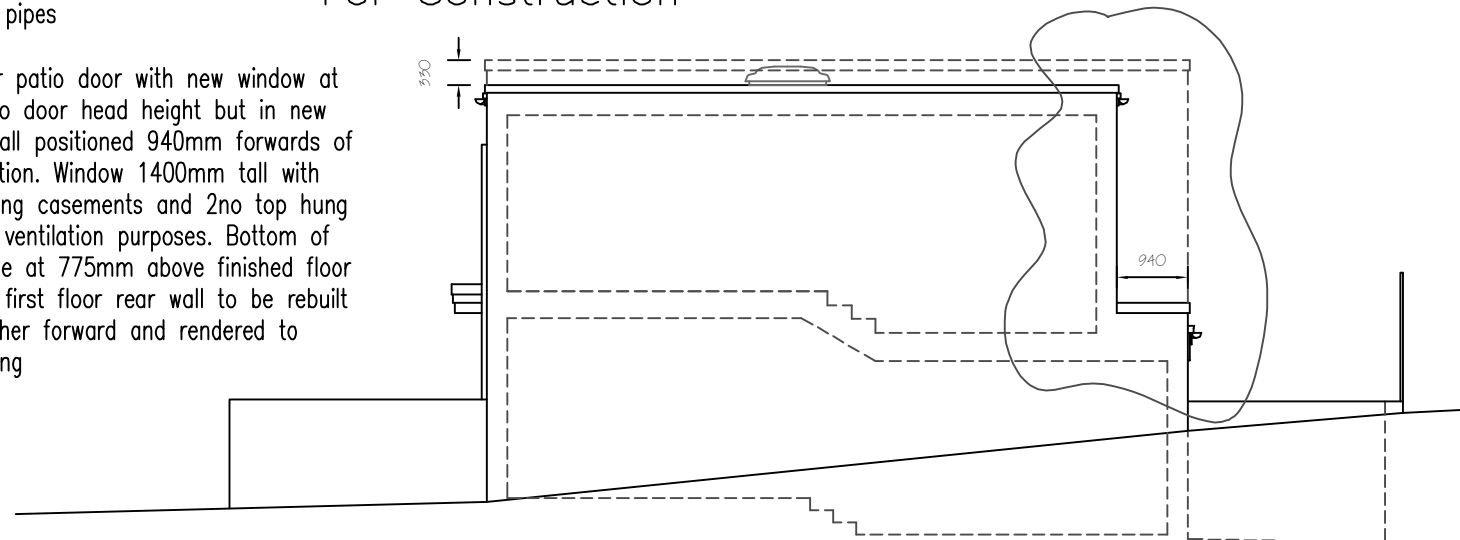
Replace rear patio door with new window at existing patio door head height but in new first floor wall positioned 940mm forwards of current position. Window 1400mm tall with 3no side hung casements and 2no top hung opening for ventilation purposes. Bottom of window to be at 775mm above finished floor level. Entire first floor rear wall to be rebuilt 940mm further forward and rendered to match existing

Existing roof coverings and parapet walls removed. Roof structure adapted with new falls, insulation and waterproof layers complete to reduce overall height of building by 330mm



SIDE ELEVATION
For Construction

Fascia's & gutters to be in materials to match the existing down pipes which are to be re-used. Existing roof edge trim to be carefully removed and re-used in new position to both flanks & laid level with short return to front and rear upstands



SIDE ELEVATION
For Construction

~ NOTES ~

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REV L - Changes bubbled as requested by LPA	28/05/2015
REV K - Elevations updated for construction	16/02/2015
REV J - Section moved to separate drawing	
REV J - Roof lowered by 330mm. Front Elevation finishes and style redesigned	05/12/2014
REV I - Clarification that parapet to rear wall omit'd	29/07/2014
REV H - Rear parapet removed to lower height	08/05/2014
REV G - Front external cladding panels changed, Rear balcony fenestration removed, rear wall at lower ground floor retained as constructed	28/02/2014
REV F - Replacements for leaking rooflights added	14/02/2014
REV E - Entire rear wall moved 940mm forwards	13/02/2014
REV D - First floor layout reversed and external window/door openings rev'd, planting added	18/07/2013
REV C - Replacement window specified	06/03/2013
REV B - Roof alterations confirmed following site inspection with access onto roof surface	16/02/2013
REV A - Window recessed to allow 16.5m separation	30/01/2013
REVISIONS	DATE

Architectural Design & Planning
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Plymouth PL7 2HY
t: 01752 341696
f: 01752 342503



TITLE
PROPOSED ELEVATIONS

ADDRESS
33c MILL LANE
LONDON NW6 1NZ

CLIENT
COBSTAR Ltd

SCALE
A1 1:50 & 1:100 DATE DEC 2012

DRAWING No. 121214/P/02 REV. L