Paddock Road Staincross Phases 2-3

HOUSE TYPE AA PLOTS 33,34

106m2 +18m2 Garage

Notes

Walls

Stone/facing brick To Be Agreed With Planning Officer
stone heads
projecting stone cill

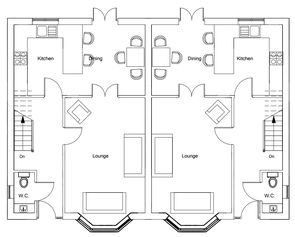
Roof

Birkdale or Thrutone
conservation rooflight
Brett Martin Cast Or Stormguard Aluminium
Half Round Gutter

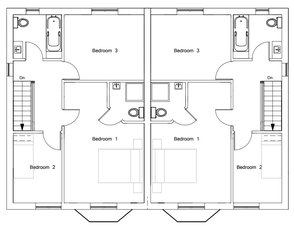
Windows

Residence Collection Or Similar
Upvc Flush Fitting Casements.
Detailing To Be Repeated Across Window Types.
Windows Set Back 50mm In Reveal
RAL Number To Be Agreed

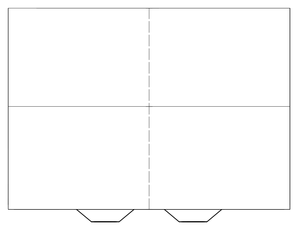
All Soil And Vent Pipes To Be Internal



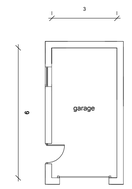
Ground Floor Plan



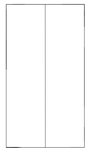
First Floor Plan



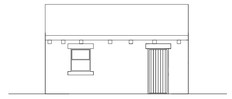
Roof Plan



plan

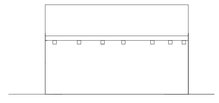


roof

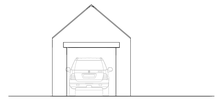


garage side elevation

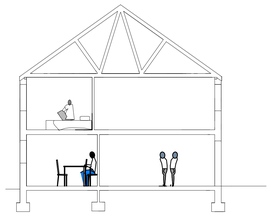
garage rear elevation



garage side elevation



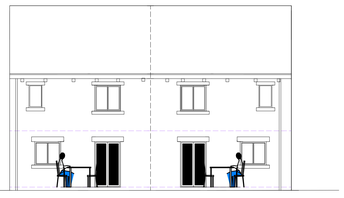
garage front elevation



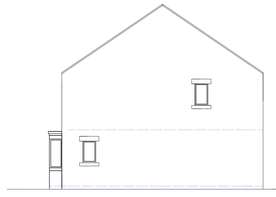
Section

0 2

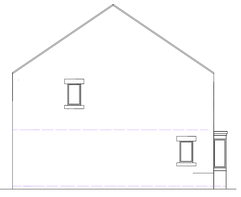
Front



Rear



Side



Side

No Dimensions To Be Scaled From This Drawing Which Is The Property Of The Company -AA2L LTD- It Is Not To Be Used Or Disclosed In Any Way Except As Authorised By The Company

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The Drawing Will Not Be Assigned To Any Third Party !

The Client Is Responsible For Providing the Architect With the Correct Site Boundary/ownership Definitions And Any Covenants Or Easements Relating To The Site -AA2L LTD- Will Assume Site Boundaries As Clearly Defined/indicated, Unless Otherwise Informed By the Client.

No Work To Be Carried Out Without Planning Permission, Until All Pre Start Planning Conditions Have Been Discharged And Until A Building Regulations Application Has Been Submitted. Any Work Carried Out Before Building Regulations Approval Has Been Granted Will Be Strictly At Clients Own Risk.

Principal Contractor/client/project manager Is Responsible For Ensuring Works Are Signed Off And **Certificate Of Completion** Is Issued By Building Control.

Any Building Works Within 6m Of A Neighbouring Home's Foundations May Require You To Notify The Owner Of That Property Of Your Intentions At Least One Month Before You Start Work. Work To An Existing Party Wall Requires You To Give At Least Two Months Notice Of Your Intentions. If Consent To Carry Out Work Cannot Be Reached Procedures Dealing With A Dispute Should Be Followed (the Party Wall Act 1996).

It Is The Responsibility Of The Principal Contractor To Notify The Architect Of Any Discrepancies On The Drawing Prior To Construction.

All Dimensions To Be Checked On Site

If In Doubt Ask!

NO CAD DRAWINGS WILL BE ISSUED TO ANY THIRD PARTY !!

REV		23-7-23	LAB
	REVISION NOTE	DATE	DRAWN BY

Andrew Bailey
Architect

PADDOCK ROAD
PHASE 2-3

CLIENT RMH PROPERTIES LTD	JOB NO. RMH0870	DATE July 2022	SCALE 1:100 AT A0
DRAWING TITLE PLANS SECTION AND ELEVATIONS		DWG NO. RMH0870-AA-01	REV
RIBA WORK STAGE 3 - DEVELOPED DESIGN	DRAWN BY	MB	
	CHECKED	MB	

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