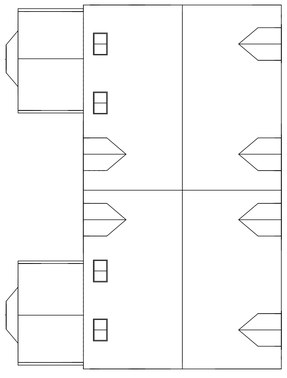
Paddock Road Staincross Phases 2-3

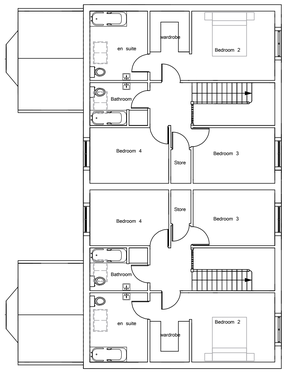
HOUSE TYPE F

PLOTS 3,4

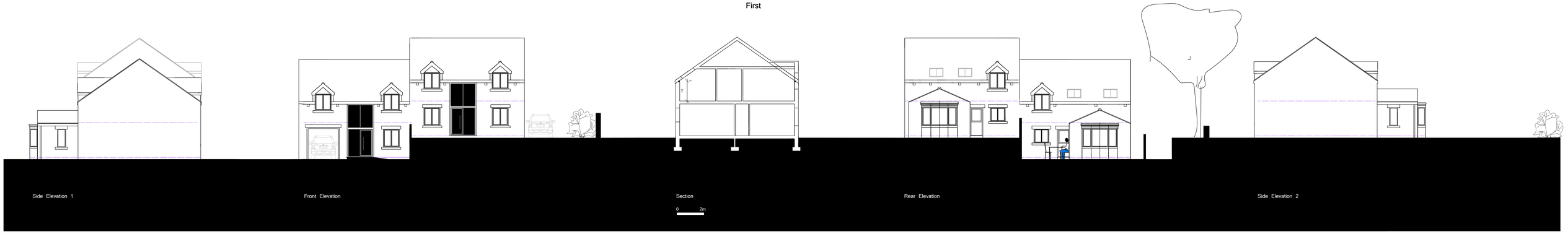
146m2

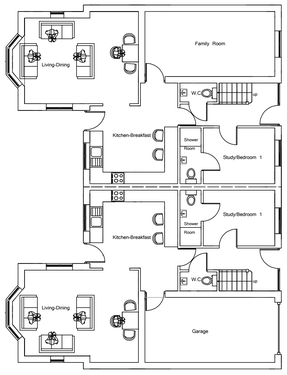


Roof



First





Ground

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

Notes/Advisories

No Dimensions To Be Scaled From This Drawing Which Is The Property Of The Company AA3L LTD. It Is Not To Be Used Or Disclosed In Any Way Except As Authorised By The Company

The Architect AA3L LTD Owns All Intellectual Property Rights Including The Copyright In The Drawings And Documents Produced In Performing The Services And Generally Asserts The Architect's Moral Rights To Be Identified As The Author of Such Work. No Part Of Any Design By The Architect May Be Registered By The Client Without Written Consent Of AA3L LTD

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 AA3L 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 and any conditions discharged 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!**

ALL WORKS MUST COMPLY WITH CDM 2015

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

REV	REVISION NOTE	DATE	DRAWN BY

Andrew Bailey
Architect

PADDOCK ROAD

CLIENT RMH PROPERTIES LTD	JOB NO. 2020/RMH/03	DATE August 2022	SCALE 1:100 AT A0
DRAWING TITLE PLANS SECTION AND ELEVATIONS		DWG NO. RMH-01-F 01	REV B
RIBA WORK STAGE 3 - DEVELOPED DESIGN	DRAWN BY ab3		
	CHECKED bb		

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