

Verge built out to overhang render by 100mm, new black UPVC bargeboard and soffit, new black dry verge

New code 4 Lead flashing and soakers, to lead sheet association details

New butterfly flashing detail to lead sheet association details

Insulated render
82.250 m
RF_Roof Ridge

78.295 m
01_First Floor

75.700 m
00_Ground Floor

Proposed East Elevation

Scale @ 1 : 100

Ext roof tiles, battens and felt and facias/rainwater goods stripped off and replaced with:-

New Marley Edgemere roof tiles colour smooth grey on new untearable breathable felt and tsw battens.

New code 4 Lead flashing and soakers

82.250 m
RF_Roof Ridge

78.295 m
01_First Floor

75.700 m
00_Ground Floor

Proposed North Elevation

Scale @ 1 : 100

Ext roof tiles, battens and felt and facias/rainwater goods stripped off and replaced with:-

New Marley Edgemere roof tiles colour smooth grey on new untearable breathable felt and tsw battens.

82.250 m
RF_Roof Ridge

78.295 m
01_First Floor

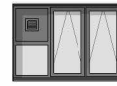
75.700 m
00_Ground Floor

Proposed South Elevation

Scale @ 1 : 100

New inline vent tiles to be installed in roof to receive ducting for new first floor kitchen and bathroom fans.

Key



Ground floor kitchen and bathrooms, vented through metal spandrel panel glazed into window frame

Ba First floor bathrooms and kitchens vented through roof

RE Denotes recessed EW1 panel
Comprising:
5mm adhesive, 30mm stone wool insulation, 6mm basecoat, 5 mm adhesive, 1.5mm render

RE 2 Denotes recessed EW1 panel
Comprising:
5mm adhesive, 170mm stone wool insulation, 10mm render

BF Denotes existing boiler flue horizontal extension sleeved through new EW1 system, with new termination grille

BF2 Denotes existing boiler flue vertical extension through new roof, min. 300mm above roof, with flashings & cowl termination

NOTE:- Existing / new drainage positions/ waste pipes
RWP's to front and rear to be moved to accommodate EW1 system. BIG's to front to be retained.

82.250 m
RF_Roof Ridge

78.295 m
01_First Floor

75.700 m
00_Ground Floor

Proposed West Elevation

Scale @ 1 : 100

CILL-T001
Aluminium weathering systems
Anti-perch cill
Ss_32_30_90_04

New Upvc framed double glazed window

New GRP composite door and frame, colour mid grey.

Utility cupboard door to be renewed as new GRP composite door, colour mid grey.

RAL 7016 anthracite grey colour to plinth

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Insulated Render

M&E consultant to confirm sheathing to cables and determine if cables are redundant and to be removed including sheathing

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000	2000	3000	4000	5000
1:200	mm	0	500	1000	1500	2000	2500
1:500	M	0	2	4	6	8	10
1:1250	M	0	10	20	30	40	50

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations

This drawing contains the following model files: -

12732-AEW-XX-XX-M3-A-0003

CDM 2015

Client notified of duties: **TBC**
Principal Designer: **TBC**

Unless noted below, all known hazards have been highlighted on the drawing.

SPECIFICATION / SCOPE OF WORK NOTES

-Existing brickwork to be repaired as per structural engineers recommendations.

-New insulated render to be:
Class A2 rated Wetherby stone wool render system installed in accordance with manufacturer details and specifications(with target value of 0.22).
Grey render to be RAL 7016-Anthracte Grey', Off white render to be RAL 9003 -
'Signal white' colours and arrangement TBC (shown indicatively).

-Existing windows and doors to be stripped out and removed from site.

-New double glazed Upvc framed windows to be installed.

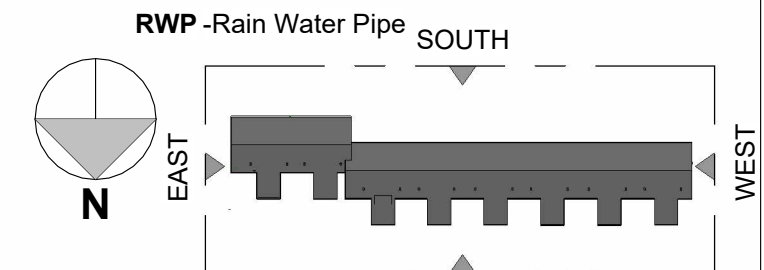
-Include for new aluminium anti perch cills, colour to match surrounding render, outer frame colour - RAL7016 anthracite, innercolour to be white.

-New composite GRP doors to be mid grey.

Ext roof tiles, battens and felt and facias/rainwater goods stripped off and replaced with:-

-New Marley Edgemere roof tiles colour smooth grey on new untearable breathable felt and tsw battens.
Include for 400mm thk Rockwool Roll to roof voids and extending the eaves overhang to extend 200mm beyond render line and new Upvc facias, soffits and rainwater goods, colour black.

NOTE - Insulation to render to be 90mm thk, cavities to masonry cavity walls to be fully filled with EPS beads insulation.



P07	24/06/25	Updated as Contract Set	MP	DJ
P06	12/05/25	Existing gas pipes retained with enclosures added	MP	DJ
P05	16/01/25	Revised key notes	KJ	DJ
P04	09/01/25	Revised elevations	KJ	DJ
P03	14/12/23	Issued for Planning	BA	DJ
P02	27/10/23	Revised Drawings for Stage 3 information	BA	DAL
P01	09/10/23	Initial Issue	BA	DJ
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue
S2 For Information

drawing stage **Stage 4**

client

The Casey Group Ltd

project

Newton Heath, Croydon Drive

drawing title

Audax Walk - Proposed Elevations

date 09/10/23 drawn BA
scale @ A1 As indicated checked DJ

All structural openings for new fenestration to be individually measured on site prior to manufacture.

Rev

P07

12732-AEW-B5-XX-DR-A-0683

Dwg No

12732-AEW-B5-XX-DR-A-0683

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