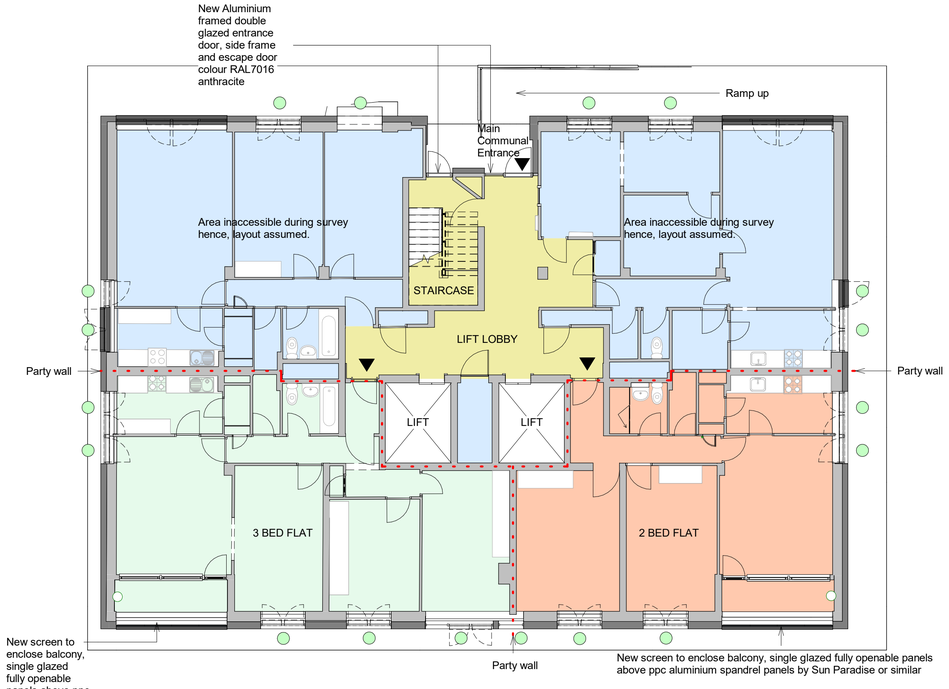
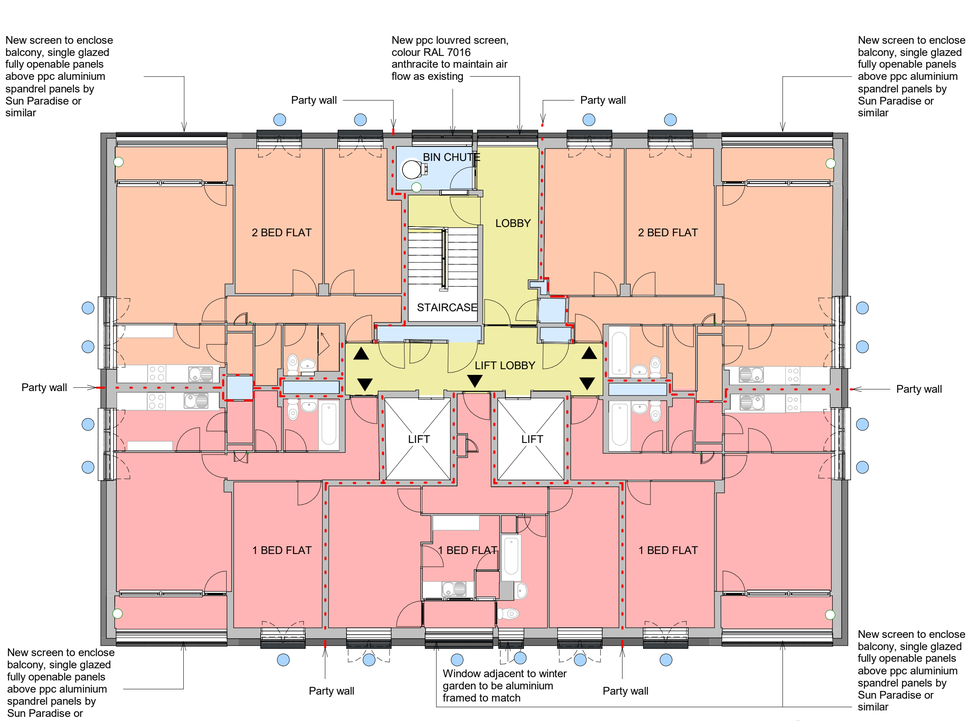


Proposed Ground Floor Plan

Scale @ 1 : 100

LEGEND

- 2 BED FLAT
- 3 BED FLAT
- CIRCULATION
- SERVICES/OFFICE

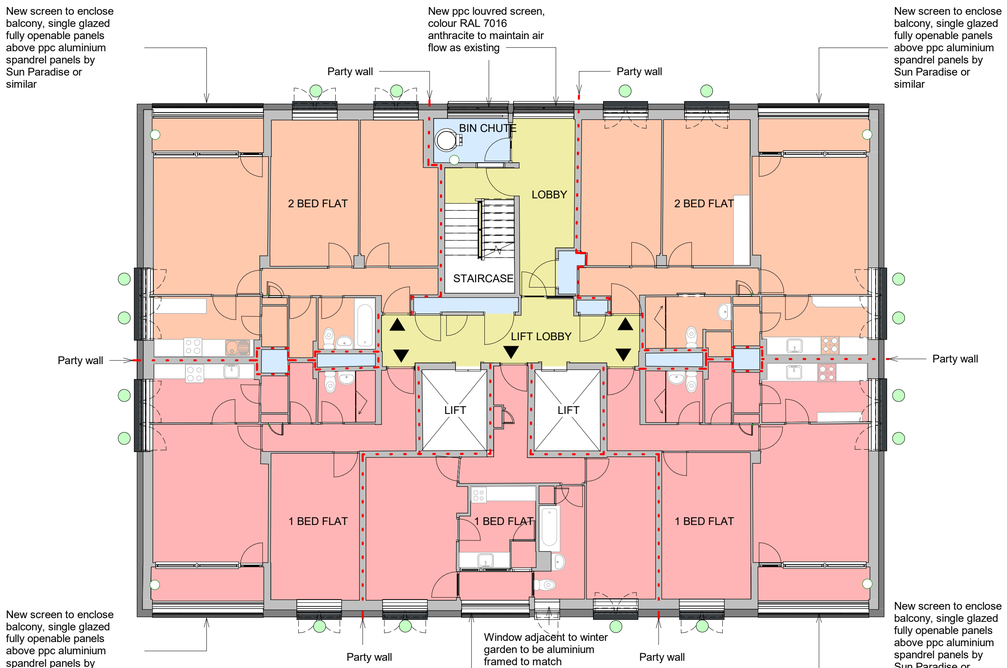


Proposed 14th Floor Plan

Scale @ 1 : 100

LEGEND

- 1 BED FLAT
- 2 BED FLAT
- CIRCULATION
- SERVICES/OFFICE

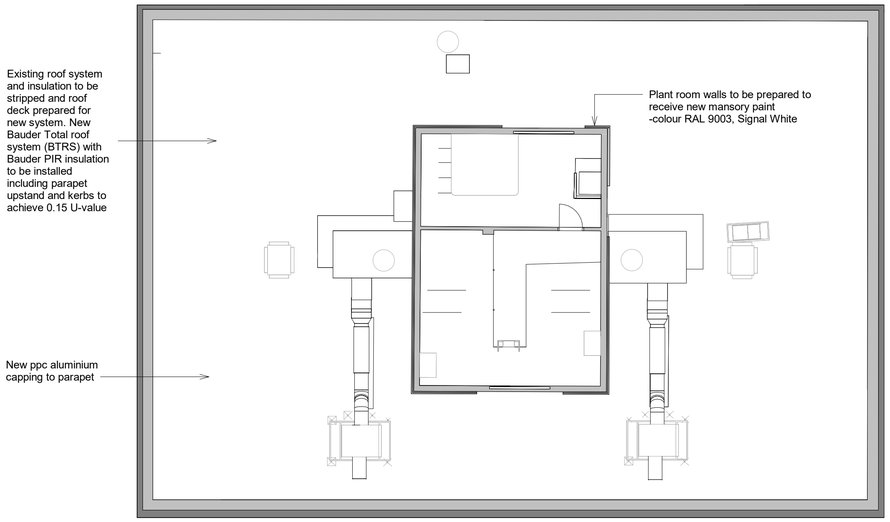


Proposed 01-13th Floor Plan

Scale @ 1 : 100

LEGEND

- 1 BED FLAT
- 2 BED FLAT
- CIRCULATION
- SERVICES/OFFICE



Proposed Roof Plan

Scale @ 1 : 100

Note:

Access was not possible for some flats and therefore the internal layout is assummed to be the same as the other tower blocks.

Detail In Abeyance: insulation to return back into the balcony recess. Detail being worked up with Constructive Thinking.

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

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000		3000		5000
1:200	mm		5000		8000	
1:500	M	5		15		25
1:1250	M	10		30	50	70

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: -

CDM 2015

Client notified of duties: **TBC**

Principal Designer: **TBC**

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

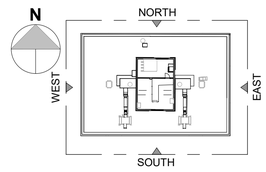
-New Upvc framed double glazed window with glazed in spandrel panels, frames and spandrels to be RAL 7016, Spandrel panles to be Metalline Ultima ULT2 with 0.5mm thk steel inner and 3mm thk aluminium outer skins.

-Existing spandrel panel framed out in metal SFS, lined with plasterboard internally and 12mm thk RCM Ywall to the outer face, infill SFS with Rockwool insulation, install new EWI render system to Y-wall external face. New Upvc window with anti perch cill fitted above.

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

-New brick slips to be:
Class A2 rated Wetherby stone brick slip system installed in accordance with manufacturer details and specifications (with target value of 0.22). Refer to elevations for locations of render and brick slip and colour selection

- Existing Wall
- Proposed Wall
- Flat Entrance
- Party Wall



Rev	Date	Description	Drawn by	Checked By
P02	14/12/23	Issued For Planning	BA	DJ
P01	27/10/23	Initial issue for Stage 3 Information	MH	DAL

Status: S2 — Purpose of Issue: For Information

drawing stage: **Stage 3**

client: **The Casey Group Ltd**

project: **Newton Heath, Croydon Drive Dobson Court**

drawing title: **Dobson Court - Proposed GA Plans**

date: 27/10/23 drawn: MH

scale @ A1: As indicated checked: DAL

Rev **P02**

Dwg No **12732-AEW-B2-ZZ-DR-A-0588**

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