

Proposed Materials Key:

Party Floor Line
Note: All 'Party Wall / Floor Lines' to be verified by Contractor

Party Wall Line
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MJ **Movement Joint**
Note: Horizontal movement joints to be located at each floor level. Vertical movement joints indicative. All movement joint locations to be verified by Contractor upon removal of existing finishes and reflected in proposed finishes.

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.

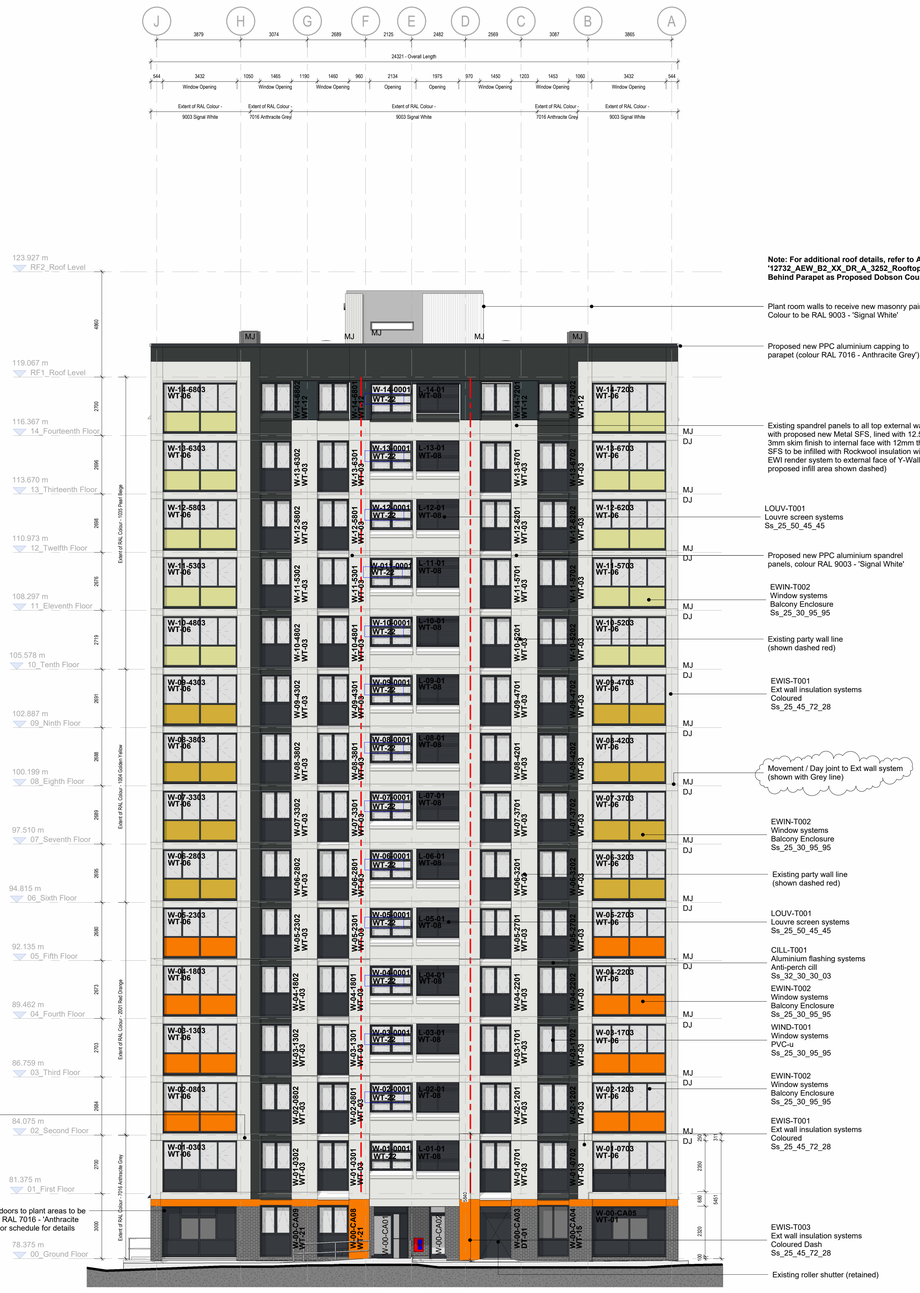
This drawing contains the following model files: -

12732-AEW-B3-XX-M3-A-0005

CDM 2015

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

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



Note: For additional roof details, refer to AEW drawing ref: '12732_AEW_B2_XX_DR_A_3252_Rooftop Elevations Behind Parapet as Proposed Dobson Court'

Plant room walls to receive new masonry paint system Colour to be RAL 9003 - 'Signal White'

Proposed new PPC aluminium capping to parapet (colour RAL 7016 - Anthracite Grey')

Existing spandrel panels to all top external wall windows to be framed out with proposed new Metal SFS, lined with 12.5mm thick plasterboard and 3mm skim finish to internal face with 12mm thick RCM Y-Wall to outer face. SFS to be infilled with Rockwool insulation with installation of proposed new EWI render system to external face of Y-Wall. Height TBC (extent of proposed infill area shown dashed)

LOUV-T001
Louvre screen systems
Ss_25_50_45_45

Proposed new PPC aluminium spandrel panels, colour RAL 9003 - 'Signal White'

EWIN-T002
Window systems
Balcony Enclosure
Ss_25_30_95_95

Existing party wall line (shown dashed red)

EWIS-T001
Ext wall insulation systems
Coloured
Ss_25_45_72_28

Movement / Day joint to Ext wall system (shown with Grey line)

EWIN-T002
Window systems
Balcony Enclosure
Ss_25_30_95_95

Existing party wall line (shown dashed red)

LOUV-T001
Louvre screen systems
Ss_25_50_45_45

CILL-T001
Aluminium flashing systems
Anti-perch cill
Ss_32_30_30_03

EWIN-T002
Window systems
Balcony Enclosure
Ss_25_30_95_95

WIND-T001
Window systems
Window systems
PVC-u
Ss_25_30_95_95

EWIN-T002
Window systems
Balcony Enclosure
Ss_25_30_95_95

EWIS-T001
Ext wall insulation systems
Coloured
Ss_25_45_72_28

EWIS-T001
Ext wall insulation systems
Coloured
Ss_25_45_72_28

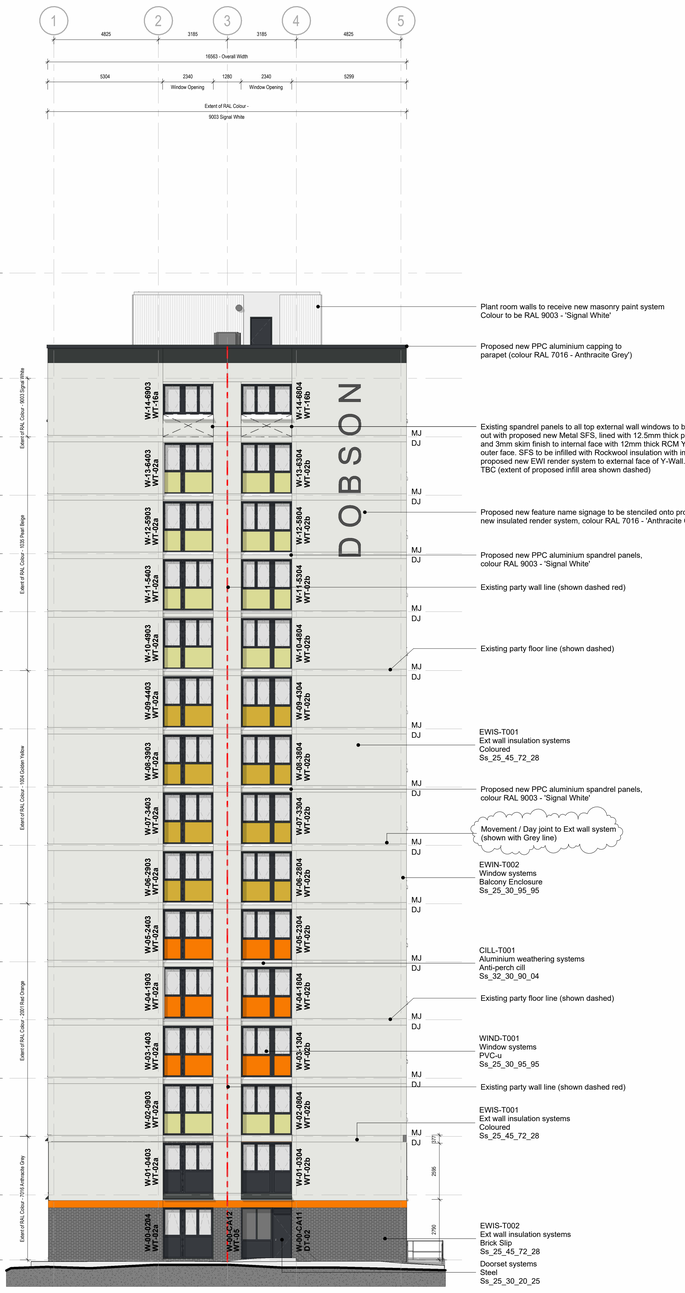
Existing ground floor external doors to plant areas to be retained and re-painted colour RAL 7016 - 'Anthracite Grey' (TBC). Refer to AEW door schedule for details

EWIS-T003
Ext wall insulation systems
Coloured Dash
Ss_25_45_72_28

Existing roller shutter (retained)

Proposed North Elevation

Scale @ 1 : 100



Plant room walls to receive new masonry paint system Colour to be RAL 9003 - 'Signal White'

Proposed new PPC aluminium capping to parapet (colour RAL 7016 - Anthracite Grey')

Existing spandrel panels to all top external wall windows to be framed out with proposed new Metal SFS, lined with 12.5mm thick plasterboard and 3mm skim finish to internal face with 12mm thick RCM Y-Wall to outer face. SFS to be infilled with Rockwool insulation with installation of proposed new EWI render system to external face of Y-Wall. Height TBC (extent of proposed infill area shown dashed)

Proposed new feature name signage to be stenciled onto proposed new insulated render system, colour RAL 7016 - 'Anthracite Grey'

Proposed new PPC aluminium spandrel panels, colour RAL 9003 - 'Signal White'

Existing party wall line (shown dashed red)

Existing party floor line (shown dashed)

EWIS-T001
Ext wall insulation systems
Coloured
Ss_25_45_72_28

Proposed new PPC aluminium spandrel panels, colour RAL 9003 - 'Signal White'

Movement / Day joint to Ext wall system (shown with Grey line)

EWIN-T002
Window systems
Balcony Enclosure
Ss_25_30_95_95

CILL-T001
Aluminium weathering systems
Anti-perch cill
Ss_32_30_90_04

Existing party floor line (shown dashed)

WIND-T001
Window systems
PVC-u
Ss_25_30_95_95

Existing party wall line (shown dashed red)

EWIS-T001
Ext wall insulation systems
Coloured
Ss_25_45_72_28

EWIS-T002
Ext wall insulation systems
Brick Slip
Ss_25_45_72_28

Doorset systems
Steel
Ss_25_30_20_25

Proposed East Elevation

Scale @ 1 : 100

Rev	Date	Description	Drawn by	Checked By
C02	04/06/26	Additional movement joint added at each floor level	SB	DJ
C01	23/01/26	Issued for Construction	NC	DJ
P04	07/10/25	Updated annotations to elevations	DAL	DJ
P03	12/06/25	Parapet capping and plant room wall colour revised	MP	DJ
P02	19/05/25	Updated to include VE amendments as agreed with Contractor/Client	ND	DJ
P01	17/09/24	Building Specific Plans Produced for Gateway 2	DAL	DJ

Status: S3 — Purpose of Issue: For Construction

drawing stage: **Stage 4**

client: **The Casey Group Ltd**

project: **Newton Heath, Croydon Drive**

drawing title: **North & East Elevations as Proposed Dobson Court**

date: 26/02/24 | drawn: ND / SPF
scale @ A0: As indicated | checked: DJ

Rev: **C02**

Dwg No: **12732-AEW-B2-XX-DR-A-3250**

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