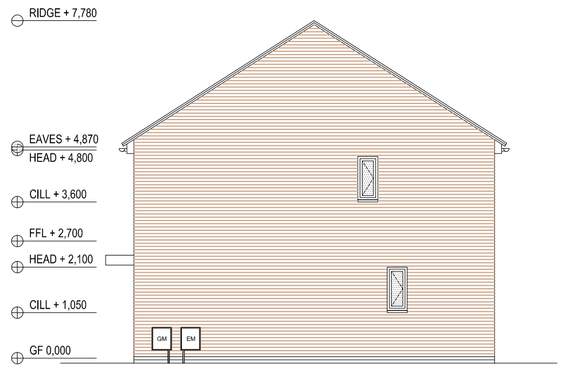
THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THIS DRAWING IS SUBJECT TO A FULL ACCESSIBILITY AUDIT AND SUBSEQUENT DESIGN BY OTHERS. THIS EXERCISE HAS NOT INCLUDED THE FEASIBILITY OF UNIVERSAL ACCESS OR ASSOCIATED MATTERS.

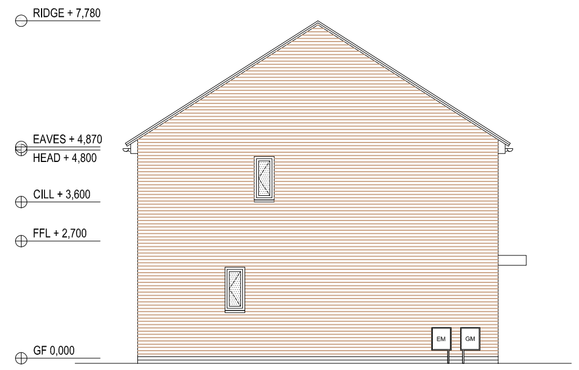
THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, AND THE DRAWINGS SHOULD BE TREAT AS APPROXIMATE, THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS GIVEN ARE APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

Front Elevation
1:100



Side Elevation
1:100

Rear Elevation
1:100



Side Elevation
1:100

CONCRETE ROOF TILE

FACING BRICKWORK

RENDER FINISH

WHITE UPVC EAVES ON PORCH AND GABLES

ENGINEERING BRICKWORK TO BASE

WHITE UPVC WINDOW (OBSCURED GLAZING TO WC WINDOWS AS HATCHED)

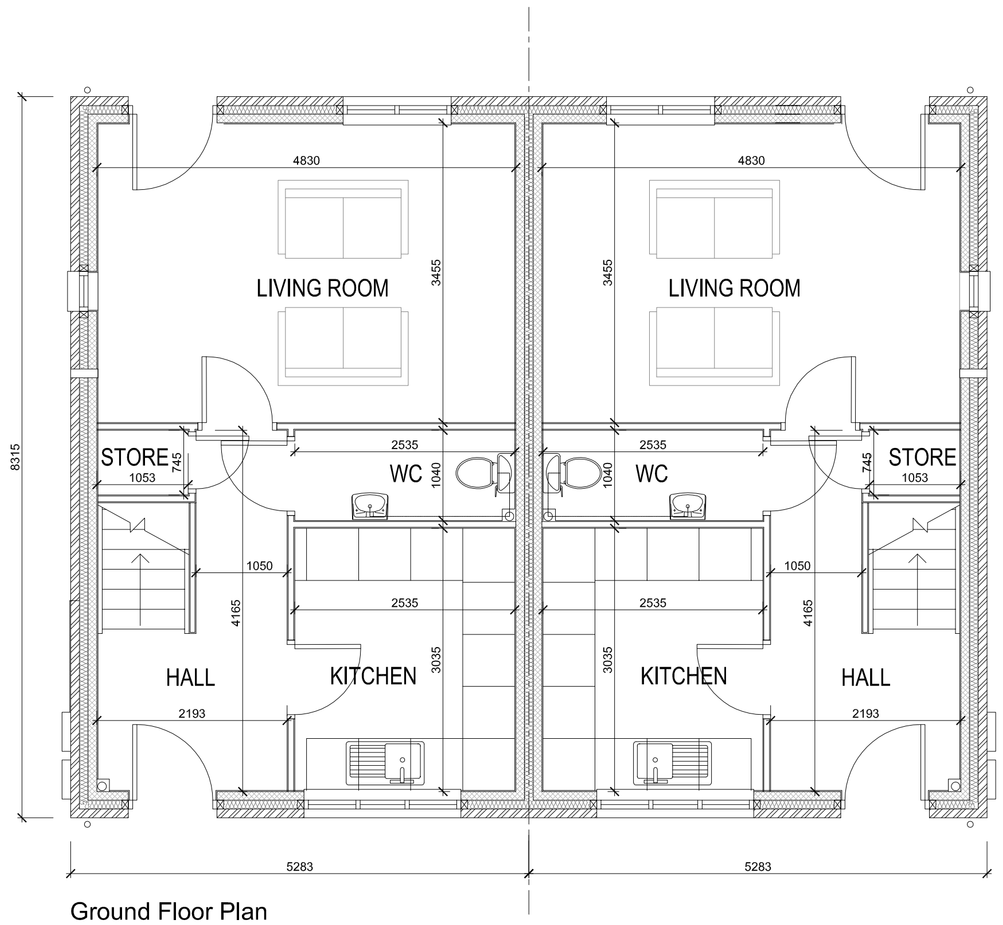
RAIN WATER PIPE AND GUTTER BLACK UPVC

MJ LOCATION OF 10mm VERTICAL MOVEMENT JOINTS.
JOINTS IN BRICKWORK TO BE MAXIMUM 12M CTRS
JOINTS IN BLOCKWORK TO BE MAXIMUM 6M CTRS

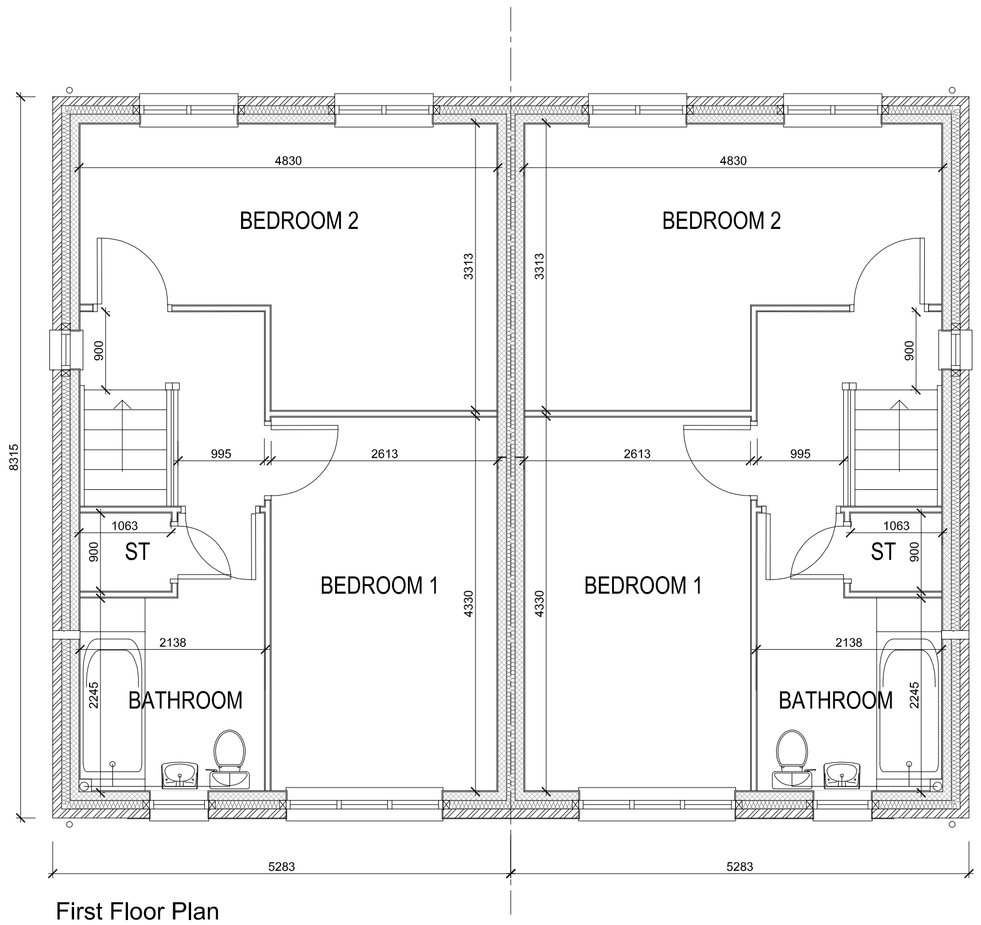
GM LOCATION GAS METER

EM LOCATION ELECTRIC METER

ROBUST STANDARD DETAIL - EWM.17



Ground Floor Plan
1:50



First Floor Plan
1:50

Plots 10 - 14 Gross Internal Floor Areas

Ground Floor GIFA (Per Unit)	37.4m2 / 403sqft
First Floor GIFA (Per Unit)	35.8m2 / 385sqft
Total:	**73.2m2 / 788sqft**

Rev.	Date	Details	Drawn	Checked
D	30.03.17	HOUSETYPE REVISED TO 2 BED PER CLIENT INSTRUCTION.	ME	SB
C	29.03.17	HOUSETYPE REVISED TO 2 BED PER CLIENT INSTRUCTION.	ME	SB
B	01.03.17	ELEVATIONS REVISED PER CLIENT INSTRUCTION.	ME	SB
A	09.02.17	FIRST ISSUE FOR COMMENT	ME	SB

Issued for:

PLANNING

Project/Client:
GORDON HOUSE FOR ISOS ON BEHALF OF GUS ROBINSON DEVELOPMENTS LIMITED

Project No:
IANC 160068

Dwg No:
(00)331

Rev:
D

Drawing:
PROPOSED 2 BED SEMI HOUSETYPE

Scale:
1:50/100@A1

Drawn By: ME
Date: 09.02.17

Checked By: SB
Date: 09.02.17

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Contractors must work only to figured dimensions which are to be checked on site.
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