670MM HIGH STONE BOUNDARY WALL AND 1100MM HIGH PIER TAKEN DOWN, MAKE GOOD SIDE BOUNDARY WALL

MANHOLE INVERT TO BE CHECKED ON SITE

315MM DIAMETER OSMA WAVIN INSPECTION CHAMBER

VERTICAL BACK INLET GULLY & DOWNPIPE

NEW 110MM DRAINAGE RUN

BOILER EXTRACT

STEP UP

COOKER EXTRACT

W.24 (HIGH LEVEL)

W.23 (HIGH LEVEL)

W.25

D.15

GARAGE DOOR OVERHEAD SHOWN DOTTED

**DRIVEWAY**

**GARAGE**
5132 X 3667

BEAM C

3867.5 CHECK

**UTILITY**
2058 X 2826

D.12

D.16

D.17

SOIL VENT PIPE DISCHARGE BOXED IN AT LOW LEVEL

**KITCHEN**
5608 X 6350
LAYOUT TO CLIENT SPECIFICATION

D.14

W.22

**BALANCE**

SOIL VENT PIPE VENT STACK BOXED IN

W.12

**BEAM A**

RODDING EYE

VERTICAL BACK INLET GULLY & DOWNPIPE

W.06

**EXISTING BEAM**

6097.5 CHECK

LARDER TO CLIENT SPECIFICATION

STAIRS UP – 16 RISERS (2945 OVERALL RISE)

**WC**

**ENTRY HALLWAY**

D.04

D.13

D.02

**ENTRY**

W.19

W.20

W.21

W.10

D.07

D.18

870

1000

**PARKING SPACE**
HERRINGBONE BRICK PAVING

D.03

D.05

W.09

CHECK

W.08

D.06

**RECEPTION ROOM**

**LIVING ROOM**

**BEAM B**

3625 CHECK

W.07

W.05

W.04

872.5 CHECK

1200 CHECK

1450MM HIGH HORIZONTAL TIMBER BOARDED BOUNDARY FENCE

**TWO-STOREY SIDE EXTENSION, 161 KING GEORGE ROAD, SOUTH SHIELDS, NE34 0EU**

**: DEAN J APES (NZCD ARCH) : ARCHITECTURAL DESIGN CONSULTANT :**

: 15 MORTIMER ROAD : SOUTH SHIELDS : TYNE & WEAR : NE33 4TT : TELEPHONE (0778) 0980015 :

**: SOUTH TYNESIDE GOOD DESIGN AWARD WINNER 2006 RESTORATION & CONVERSION :**

: YELLOW LEAS FARM : 71 & 71A FRONT STREET : EAST BOLDON :

**: GROUND FLOOR PLAN AS PROPOSED : Scale 1 TO 50 : SEP 2018 : DJA1803-08A :**

Amendment A: December 2018: Beam C set back 1012.5 from front of house