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

VERTICAL BACK INLET GULLY & DOWNPIPE

STEP UP

W.24 (HIGH LEVEL)

COOKER EXTRACT

W.23 (HIGH LEVEL)

NEW 110MM DRAINAGE RUN

W.25

D.15

GARAGE DOOR OVERHEAD SHOWN DOTTED

DRIVEWAY

GARAGE
5132 X 3667

BEAM C

UTILITY
2058 X 2826

W.22

KITCHEN
5608 X 6350
LAYOUT TO CLIENT SPECIFICATION

D.14

STEP UP

D.16

D.17

STEP UP

STEP UP

BALANCE

SOIL VENT PIPE DISCHARGE BOXED IN AT LOW LEVEL

SOIL VENT PIPE VENT STACK BOXED IN

W.12

BEAM A

EXISTING BEAM

RODDING EYE

VERTICAL BACK INLET GULLY & DOWNPIPE

W.06

LARDER TO CLIENT SPECIFICATION

STAIRS UP – 16 RISERS (2945 OVERALL RISE)

WC

ENTRY HALLWAY

D.04

W.19

D.13

STEP UP

ENTRY

D.02

EXISTING BEAM

W.10

D.07

D.18

870

W.20

W.21

PARKING SPACE
HERRINGBONE BRICK PAVING

D.03

D.05

W.09

CHECK

W.08

RECEPTION ROOM

LIVING ROOM

BEAM B

CHECK

W.07

D.06

W.05

W.04

1450MM HIGH HORIZONTAL TIMBER BOARDED BOUNDARY FENCE

13715
5840
1585
665
1810
1340
1810
665
900
405
362
450
302.5
665
302.5
362
890
600
1800
3867.5
CHECK
1500
2700
1000
3375
2822.5
D.12
2485
126
900
126
126
900
1800
327.5
675
302.5
187
187
6965
665
327.5
787.5
6097.5
CHECK
2485
910
104
126
1000
787.5
150
327.5
872.5
CHECK
327.5
1200 CHECK
225
129
380
150

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) 0930015 :

: 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 : DJA1803-08 :