

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to KeyStone Architecture.

Do not scale from these drawings - If in doubt - ask.

All materials shall be fixed, applied or fixed in accordance with the manufacturer's written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with KeyStone Architecture.

The Contractor shall take full account everything necessary for the proper execution of the works, including the safety of the local authority, whether or not indicated on the drawings or in the specification.

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PARTY WALL NOTICES!**Building outside (A) or against (B) the boundary line:**

If you plan to build a party wall outside or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

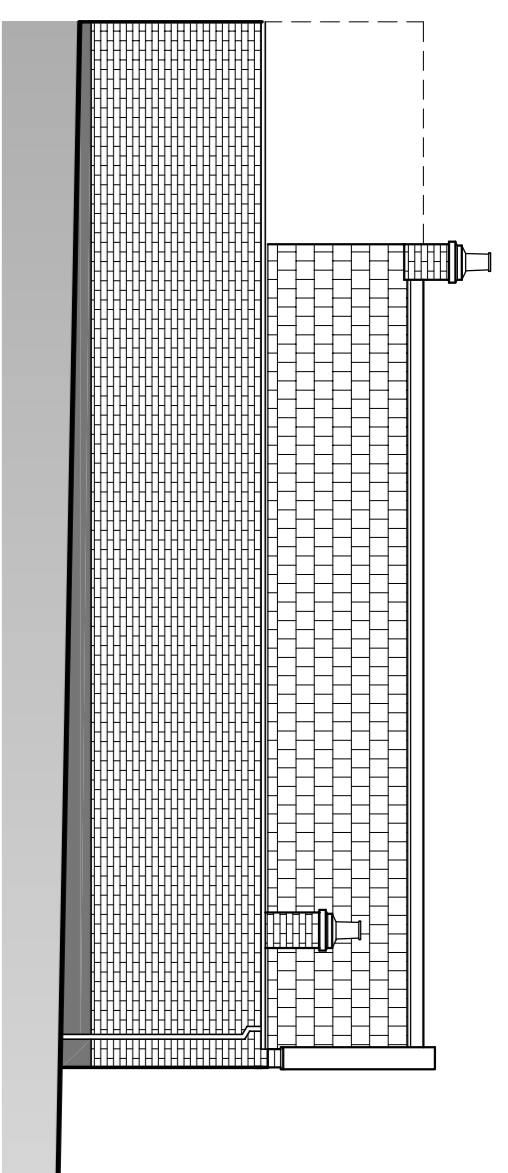
Excavating near neighbouring buildings:

If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

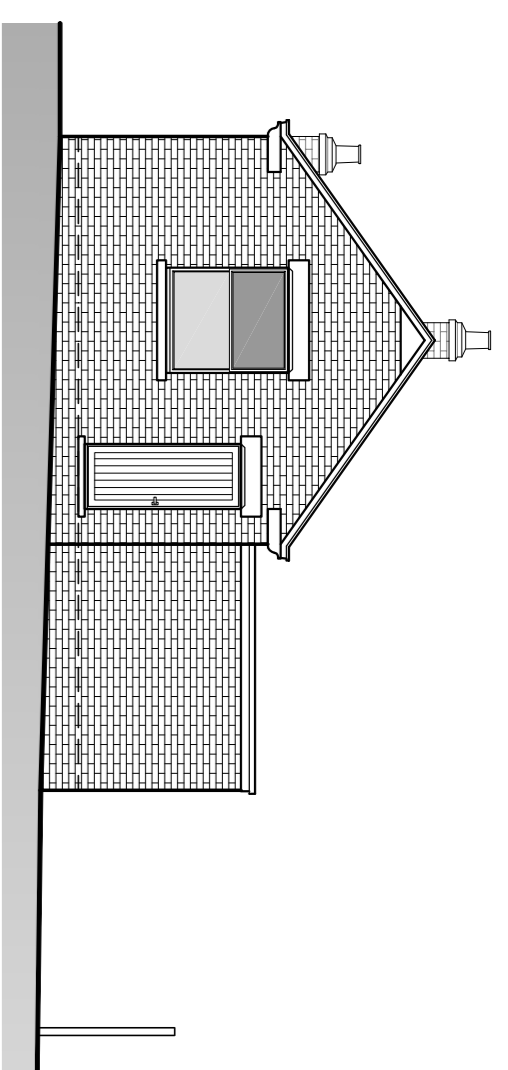
If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

Material Schedule:

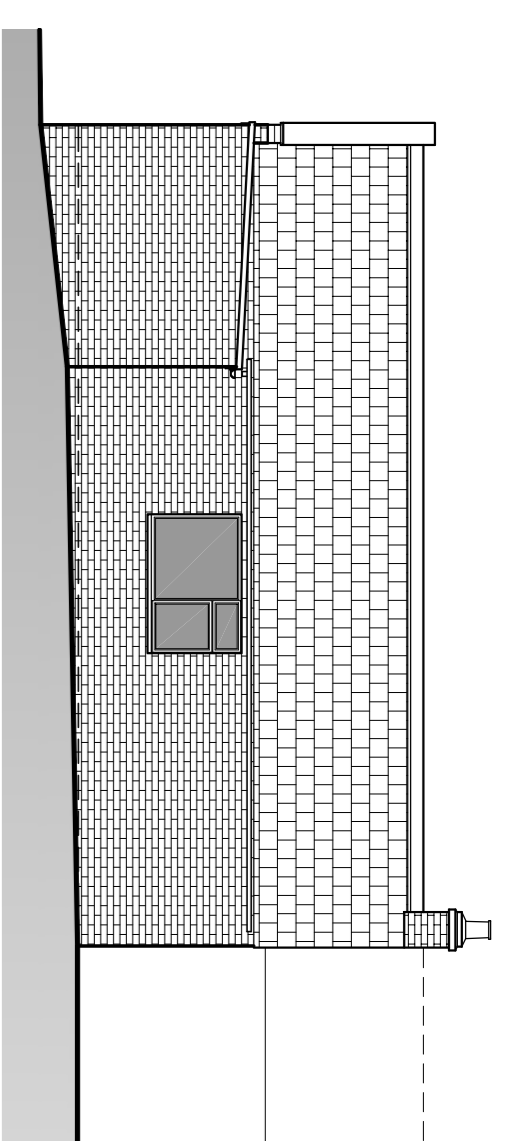
1. New Walls in Reclaimed Brickwork to Match Existing
2. White Painted Timber Sash Window (reused if possible)
3. Black Painted Timber Door (reused if possible)
4. Black Painted Timber Front Door (reused if possible)
5. Roof in Natural Wattle Slate
6. In-roof (recessed) black fly panels
7. Reclaimed or reclaimed Natural Sandstone Cills, Heads and Copings
8. Reclaimed or reclaimed Natural Sandstone Sills
9. Riprap in Natural Clay Bricks Tiles



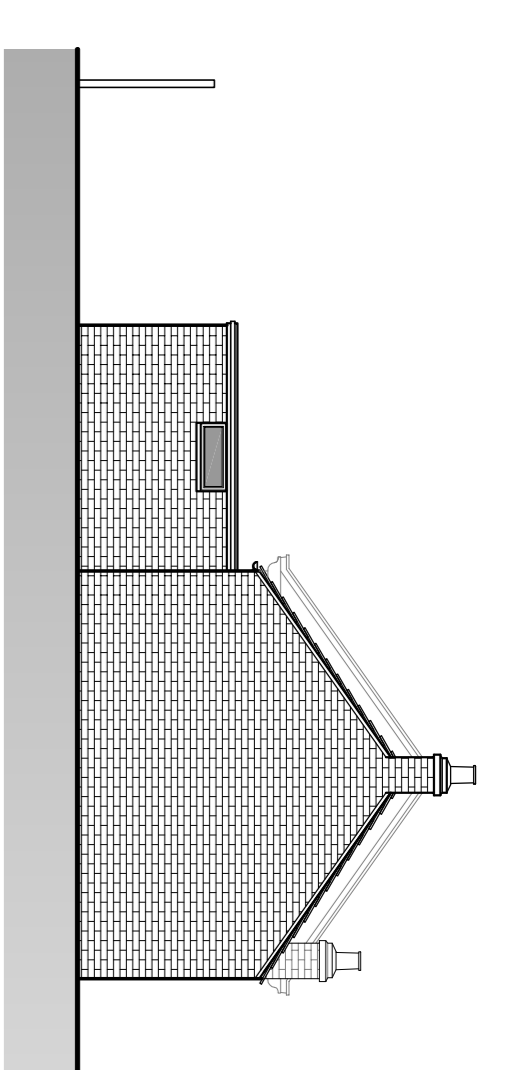
Existing North Elevation



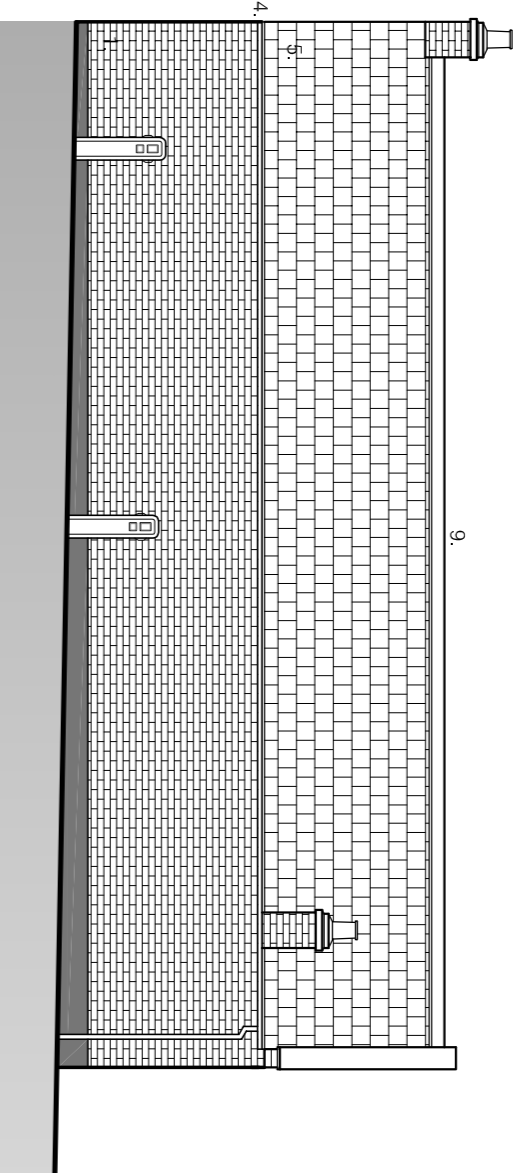
Existing West Elevation



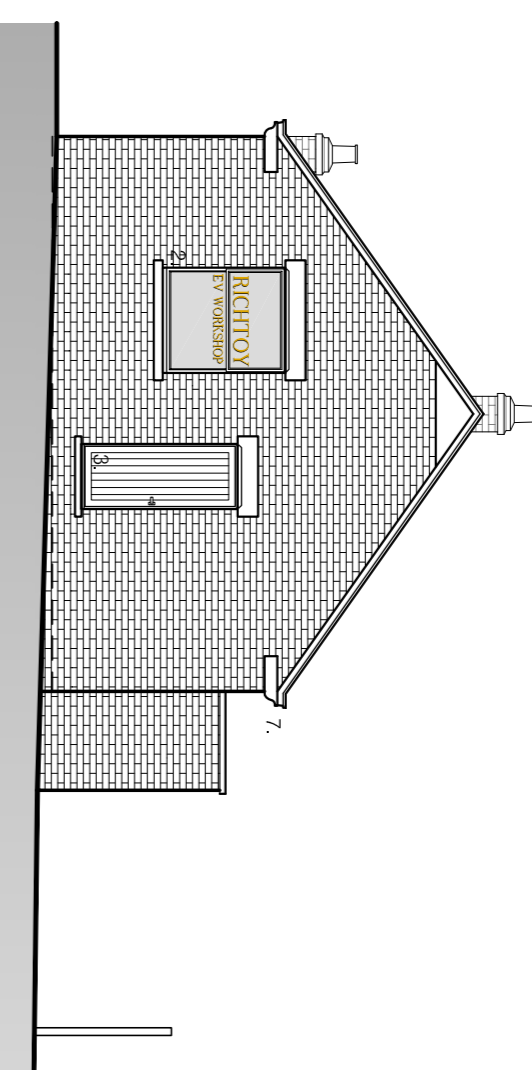
Existing South Elevation



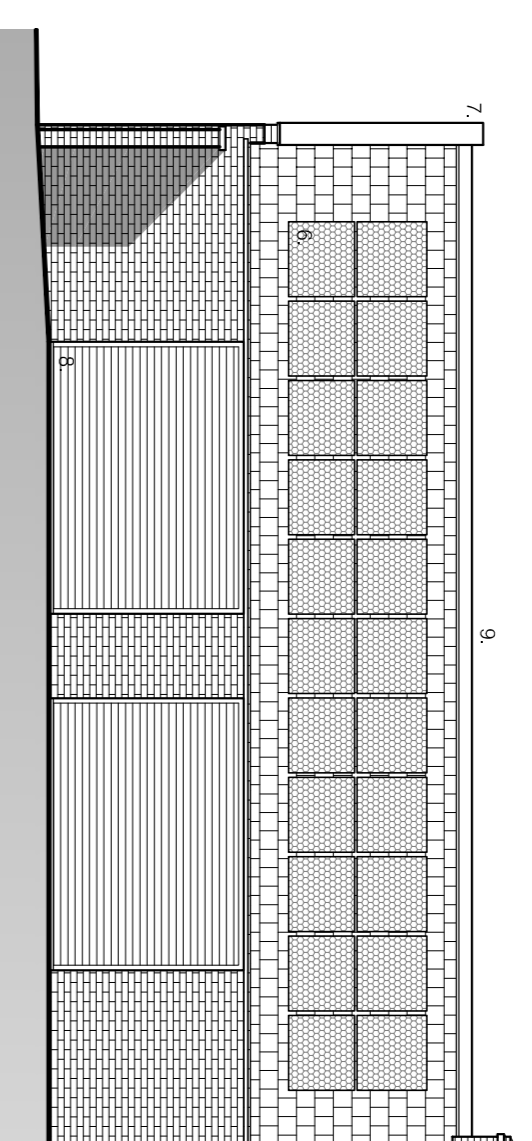
Existing East Elevation



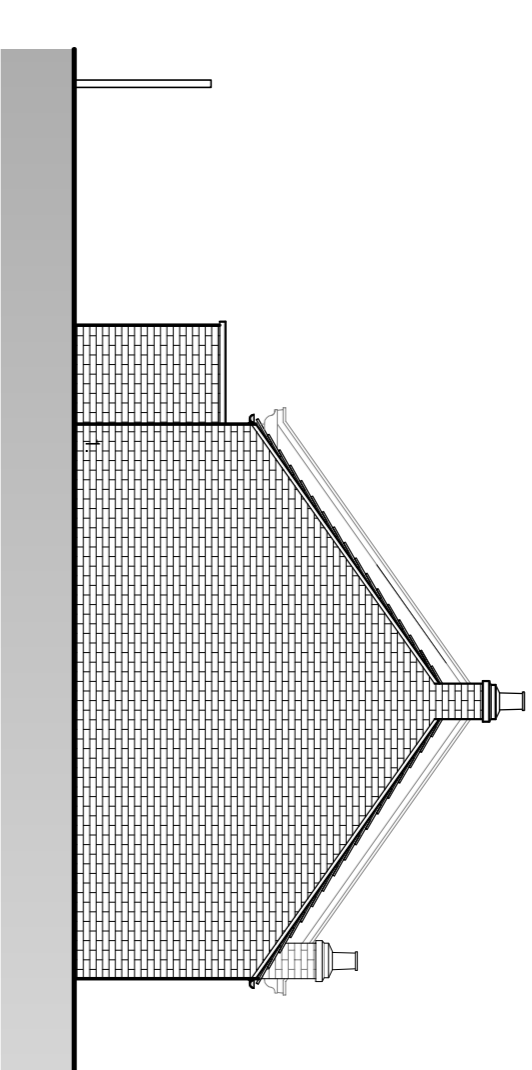
Proposed North Elevation



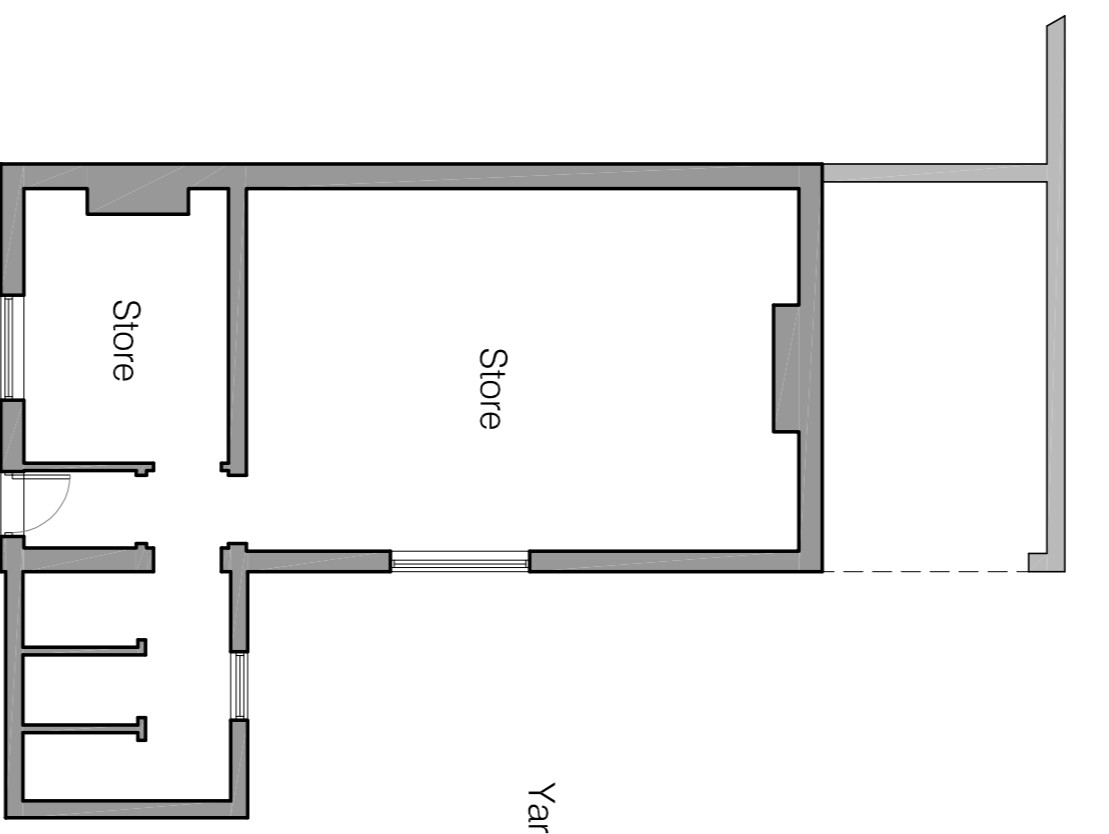
Proposed West Elevation



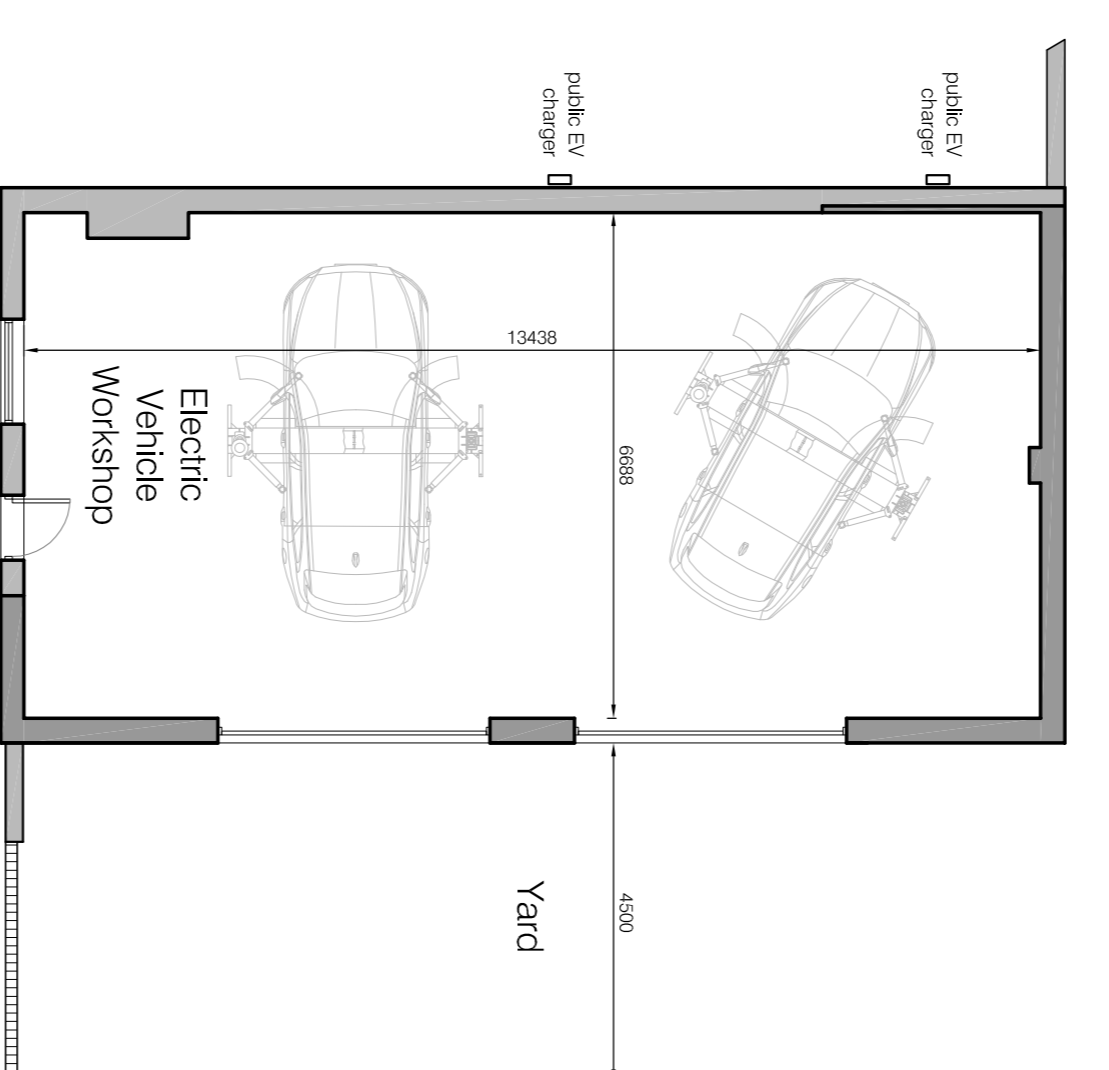
Proposed South Elevation



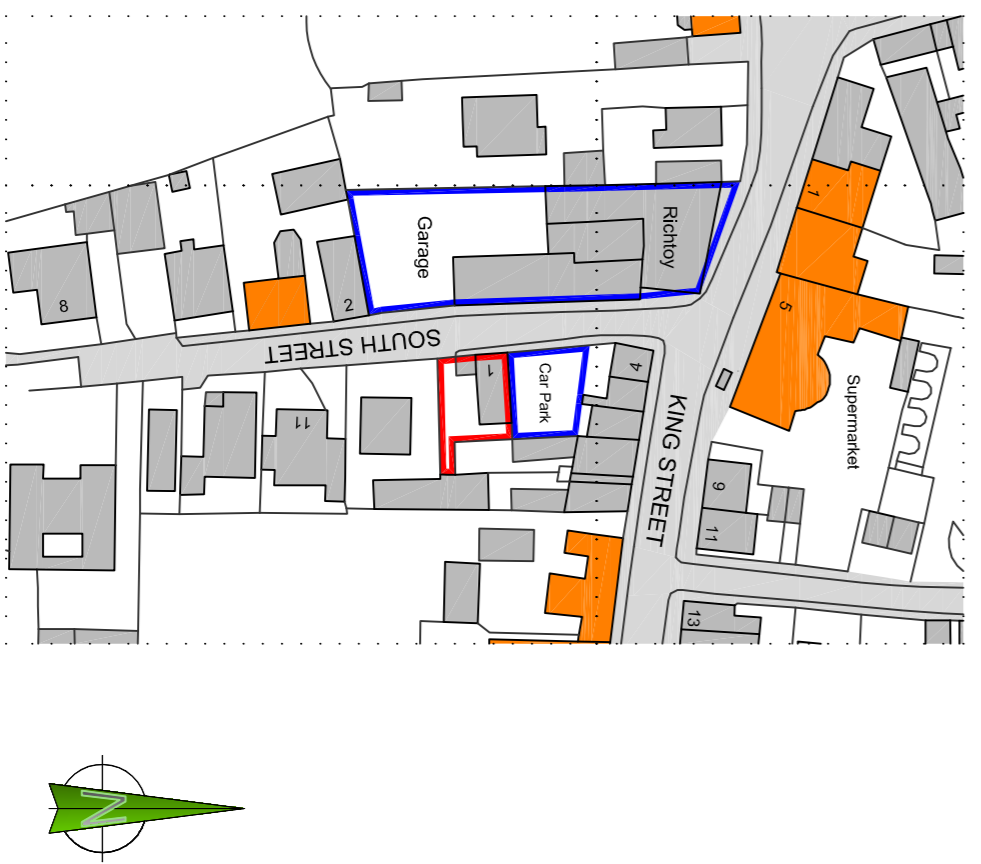
Proposed East Elevation



Existing Floor Plan

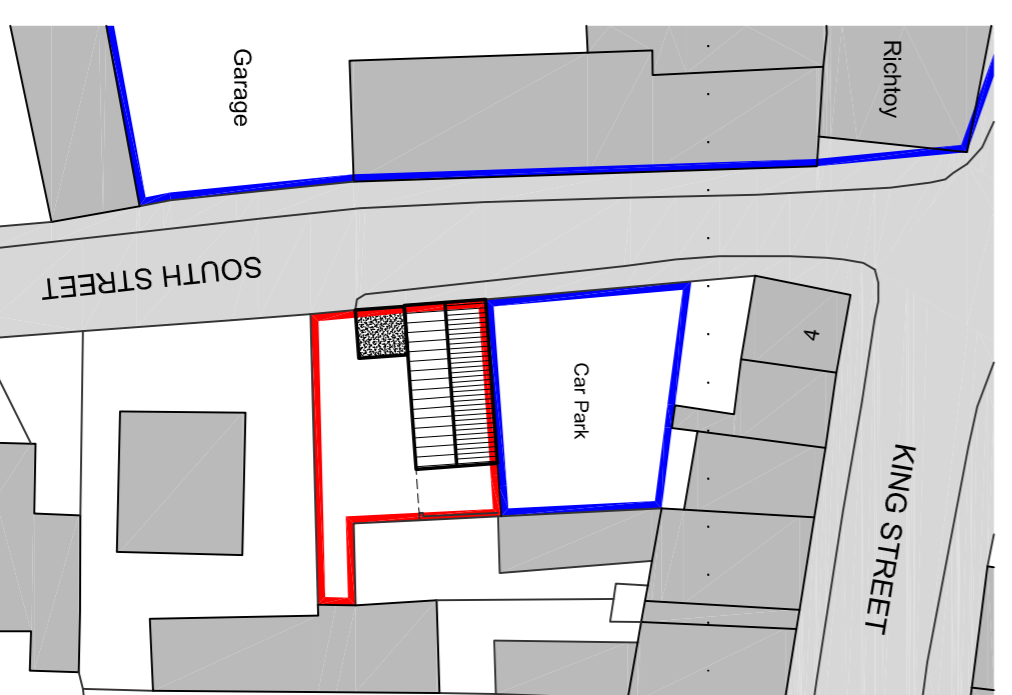
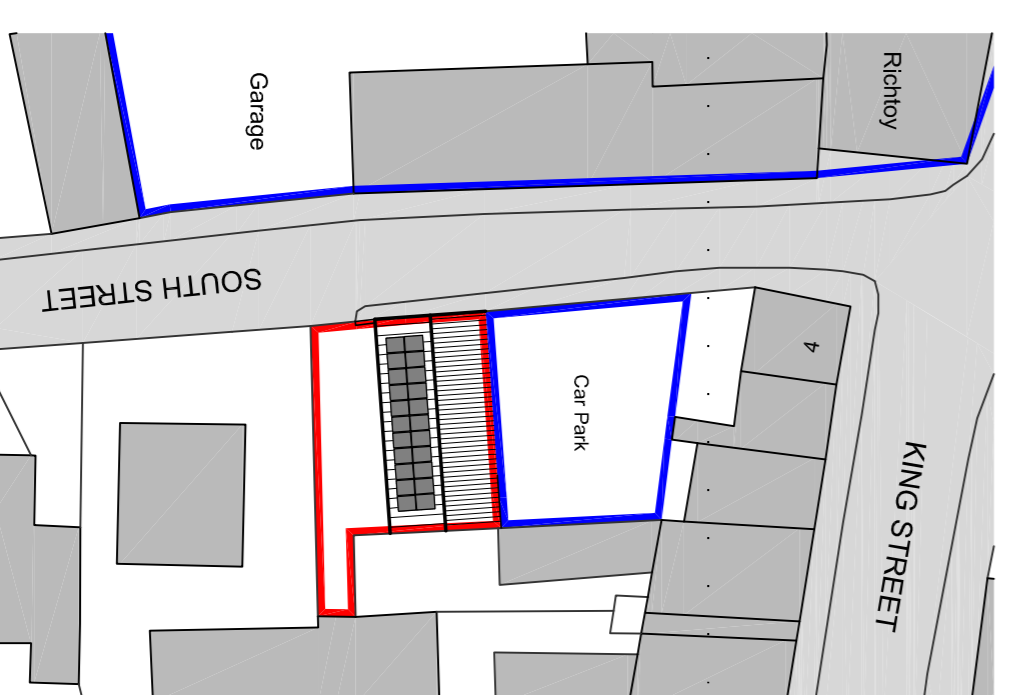
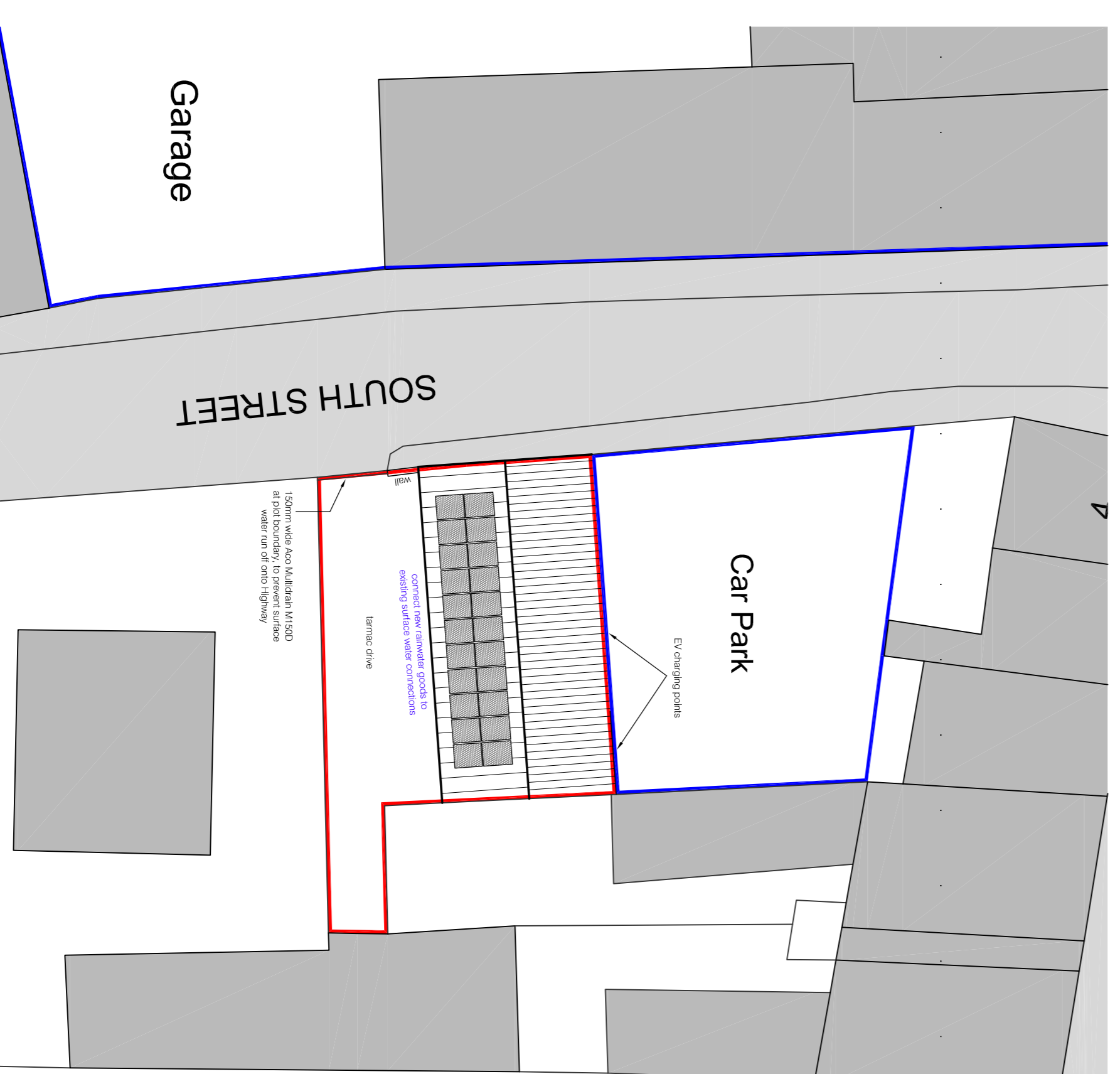
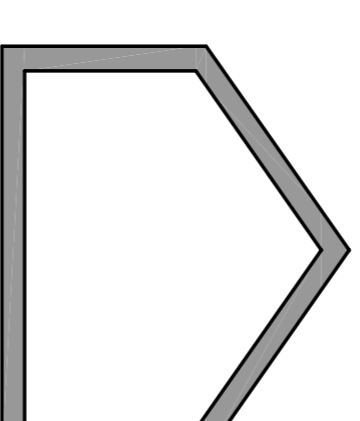


Proposed Floor Plan

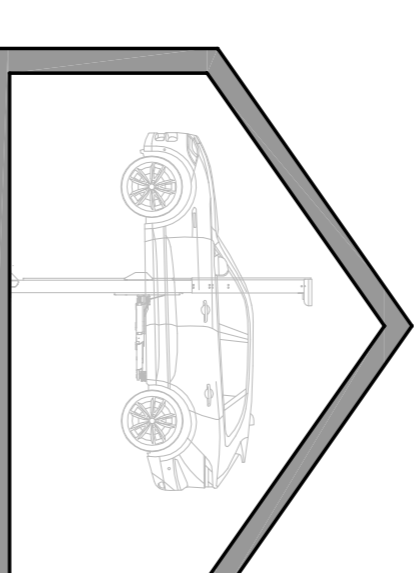


Location Plan
scale 1:1250

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Existing Block Plan
scale 1:500Proposed Block Plan
scale 1:500Proposed Site Plan
scale 1:200

Existing Section



Proposed Section

REV: amendment date

Proposed EV Workshop
Richie/Neil/Susan/John
Scale: 1:100 & as noted
Wentworth

Ex. & P. Plans
stage: Planning
scale: 1:100 & as noted
drawn by: JCB

Eng. no: 145/702
date: June 22
drawn by: JCB

architectural
building consultants
project managers

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