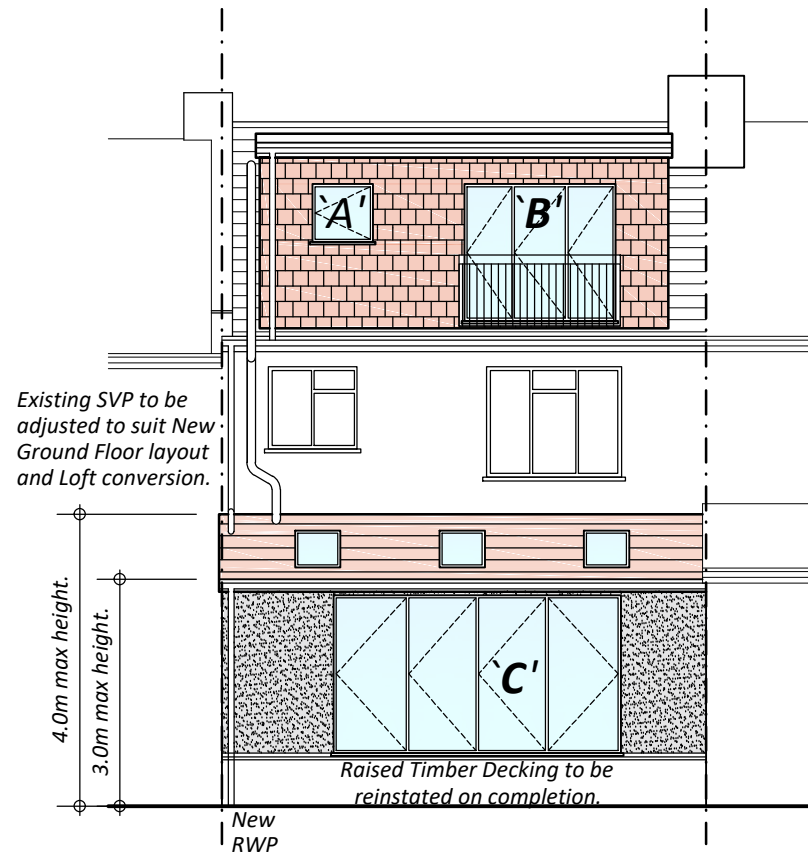
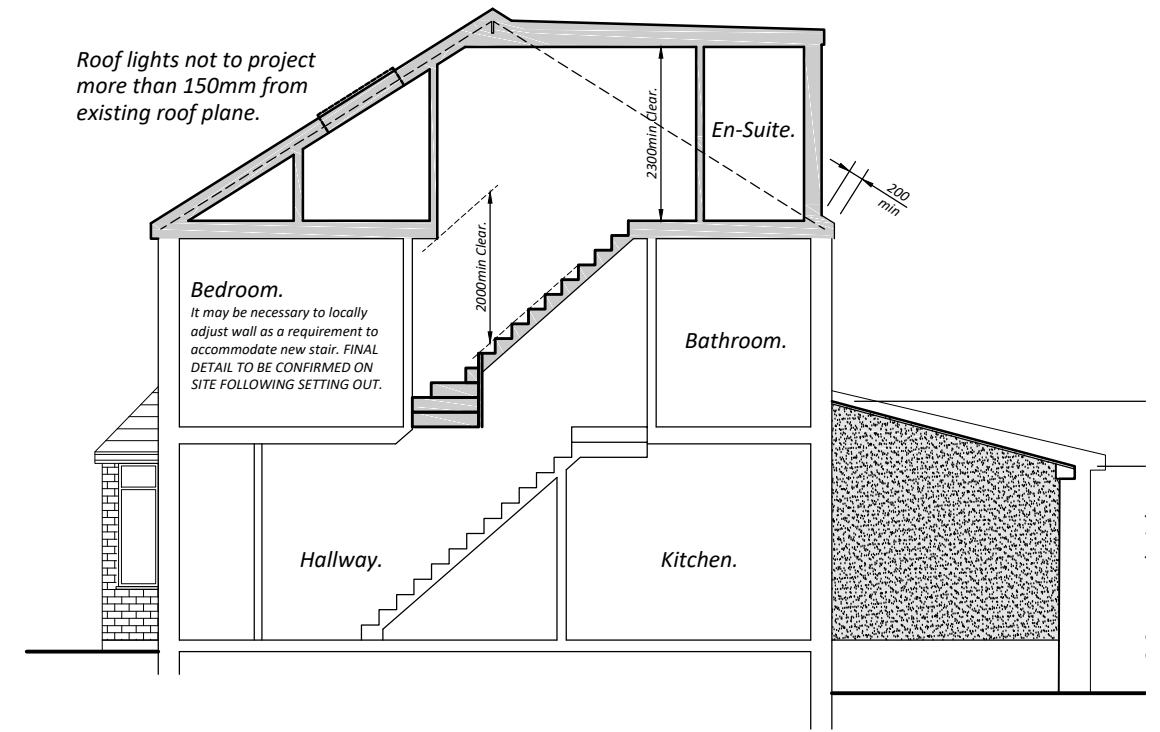


**Front.**


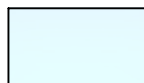
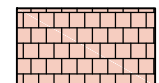




**Rear.**



**EXISTING SCHEMATIC SECTION.**  
INDICATING OUTLINE OF EXISTING AND PROPOSED STAIRS.  
ELEVATION FROM No.6 ASHVILLE ROAD.

**PROPOSED ELEVATIONS. SCALE 1:100**

	Stone dashed Render to match existing property.		Windows/Doors Glazing units to match existing property.		Vertically hung tiles to match existing property.
	Concrete roof tiles to match existing property.		New Flat Roof.		

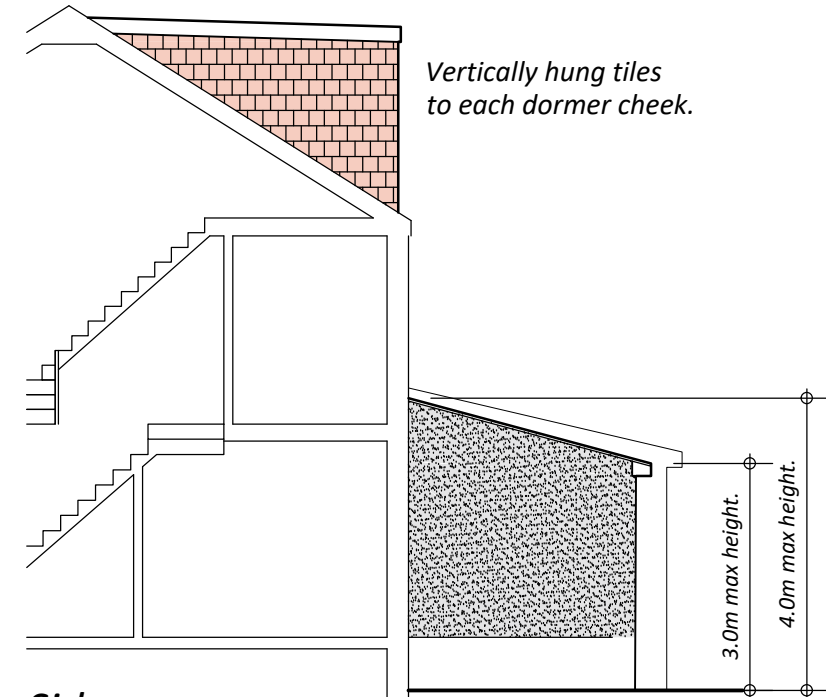
**WINDOW/DOOR SCHEDULE.** see elevations  
 A - 800wxdx900dp window  
 B - 'Bi-Fold' type opening doors BY Specialist c/w Juliet Type balcony. Fixings to Structural Engineers design & Details.  
 C - 3800wxdx2090high Bi-Fold' type doors BY Specialist.  
 3No. 'Velux' Windows to front roof elevation. Roof lights not to project more than 150mm from existing roof plane.  
 3No. 'Velux' Windows to rear lean-to roof elevation

Windows fitted with trickle vents:  
 Habitable rooms - 5000mm<sup>2</sup> equiv area.  
 En-Suite - 2500mm<sup>2</sup> equiv area.

**WINDOWS TO HABITABLE ROOMS TO HAVE AN EMERGENCY EGRESS WINDOW WITH AN UNOBSTRUCTED OPENABLE AREA OF 0.33m<sup>2</sup> MIN AND AT LEAST 750highx450wd. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100 ABOVE FLOOR LEVEL.**

**ALL DETAILS & SIZES TO BE CONFIRMED BY THE CLIENT.**  
 All windows and doors to be upvc frame double glazed with 16 air gap incorporating low-E glazing (emissivity 0.05)  
 Windows to achieve a U-value of 1.4W/m<sup>2</sup>k.  
 Doors to achieve a U-value of 1.4W/m<sup>2</sup>k.  
 Ensure all windows, doors and roof lights are installed and certified by 'FENSA' approved installers.

Doors/side panels and windows with cill height <800mm above floor level to be glazed with laminated or toughened safety glass in accordance with Building Regulations Part K.



**Side..**  
ELEVATION FROM No.6 ASHVILLE ROAD.

**NOTE.**  
 IT IS THE BUILDING OWNERS DUTY TO CONSULT ALL ADJOINING PROPERTY OWNERS WITH REGARDS TO THE 'PARTY WALL ACT' 1996 AND WHERE NECESSARY SEEK PROFESSIONAL ADVICE FROM A REPUTABLE PARTY WALL SPECIALIST.  
 ALL DIMENSIONS TO BE CHECKED/VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO AND DURING ALL WORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF EXISTING SURROUNDING STRUCTURES DURING ALL WORKS. ALL WORKMANSHIP IS TO BE CARRIED OUT IN ACCORDANCE WITH REGULATION 7 OF THE LATEST BUILDING REGULATIONS.  
 CONTRACTOR IS TO CHECK WIDTH AND CONSTRUCTION TYPE OF EXISTING WALLS PRIOR TO ORDERING SUPPORTING MEMBERS.

**Client/Project:**  
 Mr A. COOKE  
 4 ASHVILLE ROAD, BRISTOL, BS3 2AP  
 PROPOSED SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION  
**Detail:**  
 PROPOSED ELEVATIONS

Scale@A3: AS NOTED	Date: FEB 2021	Drawing Status: BUILDING REGULATIONS	
Project No: <b>20-KDS-046</b>		Drg No: <b>BR11</b>	Rev: -

16 WRAXALL GROVE  
 BEDMINSTER DOWN  
 BRISTOL  
 BS13 7EG  
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**KDS** | **Kordina Design Solutions**  
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