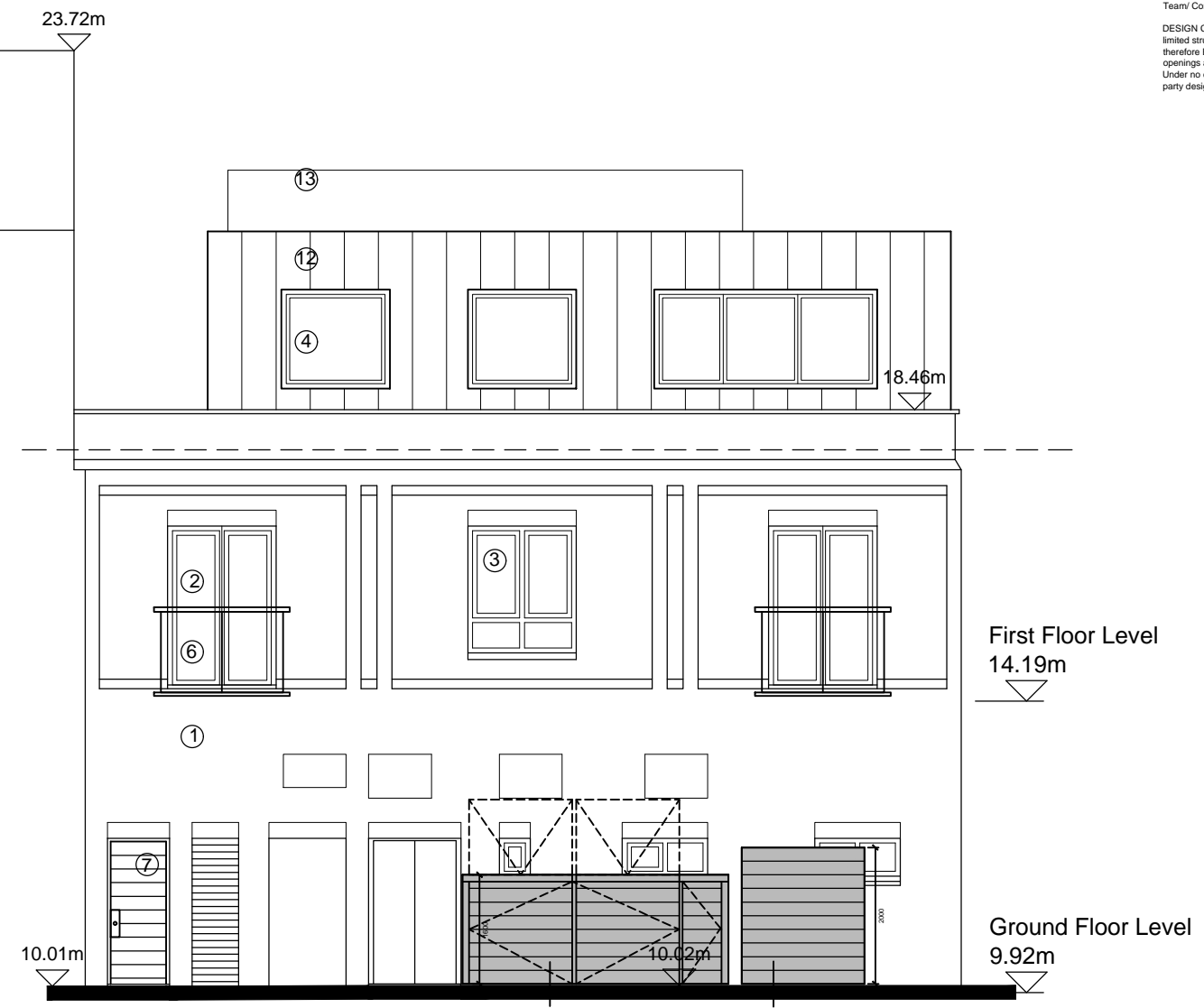


NOTES:
 DRAWING STATUS: This is CONCEPT/PLANNING design drawing only, it offers sufficient information to suggest a design direction for of the project
 ALL DIMENSIONS ARE APPROXIMATE
 ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY
 ONGOING DESIGN DEVELOPMENT: This drawing is NOT a detailed design or construction drawing, and under no circumstances should dimensions be manually scaled off this drawing. Subsequent design development stages will need to be undertaken by the Design Team/ Contractor
 DESIGN COORDINATION: No civil services, MEP layouts and only limited structural information has been provided by the client, therefore BCStudio has made certain assumptions regarding sizes, openings and detailing, in all cases these are shown indicatively. Under no circumstances shall BCStudio take any liability for any third party design.



Proposed Elevation 1 (Front Elevation - Queens Road)
 Datum: 8.00m



Proposed Elevation 3 (Rear Elevation - Farringdon Service Road)
 Datum: 8.00m

1. EXISTING MATERIAL TO BE PRESERVED
2. FRENCH DOORS: ALUMINUM OPENABLE WINDOWS:
 - FRAMES INSULATED ALUMINUM PROFILES
 - FINISH: POLYESTER POWDER COATED TO MARINE BS IN RAL COLOR 7021 DARK GREY OR SIMILAR TO MANUFACTURER SPECIFICATION
 - GLAZING SYSTEM: DOUBLE GLAZED SEALED UNITS IN ACCORDANCE WITH BUILDING REGULATIONS, CLEAR GLASS
3. WINDOWS: AS PER 2 (NEW OPENABLE TILT AND TURN WINDOWS IN EXISTING OPENINGS)
4. WINDOWS: AS PER 3 IN NEW OPENINGS
5. SLIDING DOORS: AS PER 2 (OPENABLE, SLIDING ALUMINUM DOORS)
6. JULIET BALCONY:
 - 70 MM DIA HANDRAIL AND BRACKETED BOTTOM RAIL EXTRUDED ALUMINUM PROFILES, FINISH MATT SILVER ANODIZING SUITABLE FOR MARINE CONDITION
 - 10 MM TOUGHENED GLASS, CLEAR TINT WITH DOUBLE SIDED SELF CLEANING GLASS COATED; GLASS TO BE INSTALLED ON FRONT PANELS/ SIDE GLASS PANELS OR SAFETY METAL POST TO BE INSTALLED ON SIDES TO COMPLY WITH BUILDING REGULATIONS OF MAX 10MM BALL SIZE GAP
7. COMPLIANT WITH BUILDINGS REGULATIONS
8. FRONT DOOR IN TIMBER WITH HORIZONTAL PANELS AND RAL 7021 DARK GREY FRAME
9. FIXED PANEL, DOUBLE GLAZING WITH SAFETY GLASS TO COMPLY WITH BUILDING REGULATIONS; FROSTED GLASS
10. PLASTER PORTICO, PAINTED RAL 7021 DARK GREY WITH WITH "ADDRESS DETAILS SIGNAGE"
11. BRICK SLIPS CLADDING - BRICK FINISH "YELLOW BRICK TO MATCH BRICK ON EXISTING FACADE INSERTS AND PARAPET
12. STANDING SEAM PANEL FACADE CLADDING, 25 MM HEIGHT RIB VERTICAL, VENTILATED CLADDING SYSTEM, COLOR BROWN RED, SUITABLE FOR MARINE CONDITION
13. METAL SAFETY GUARD RAIL, RAL 7021 DARK GREY
14. PRIVACY SCREEN IN STRUCTURAL SAFETY FROSTED GLASS (OPAQUE) COMPLIANT WITH BUILDING REGULATIONS
15. HIGH QUALITY CONCRETE PANEL FACADE CLADDING, SUITABLE FOR MARINE ENVIRONMENT, COLOR DARK GREY RAL 7021, FINISH GROOVED

#

REVISION ISSUED FOR PLANNING
 ISSUED 05/06/2018

**1b QUEENS RD
 SOUTHEND-ON-SEA
 SS1 1LT**

PROJECT ADDRESS
**PROPOSED
 ELEVATIONS1&3
 (FRONT AND REAR
 ELEVATIONS)**

DRAWING SCALE
 1:100@A3

AUTHOR RT
 CHECKED MV

DATE PROJECT DRAWING# REV#
 1422 **351 #**

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