

PLANNING DRAWING



- Eley to be landscaped, grass/strawbery shown in light green for clarity.
- Parking layout to allow for entry and egress of the site in a forward proceeding gear as shown.
- Existing crossover and entry to the site to remain as shown.
- Location of dedicated bike store. To be used by all residents.
- Each flat to have defined parking space as shown.
- Proposed low level brickwork wall with railings over to create soft boundary edge.
- Design block parking spaces (3000) by Manitoba Driveway Tapas Pines Colour 'Pewee Grey' and parking bays denoted by 'X'over' as shown.
- Proposed parking layout to include a single 1000mm x 5000mm parking space for disabled access in accordance with Part M4(2).
- Flat 1 comprises of a 14sqm courtyard amenity space.
- Flat 2 comprises of a 14sqm courtyard amenity space.
- Dig trees within the curtilage of the proposed site to be retained and temporary protective fencing applied. Ground protection as per BS5831:2012 where required. Dashed orange line highlight extent of indicative root protection zone.

PROPOSED SITE LAYOUT PLAN
1:100



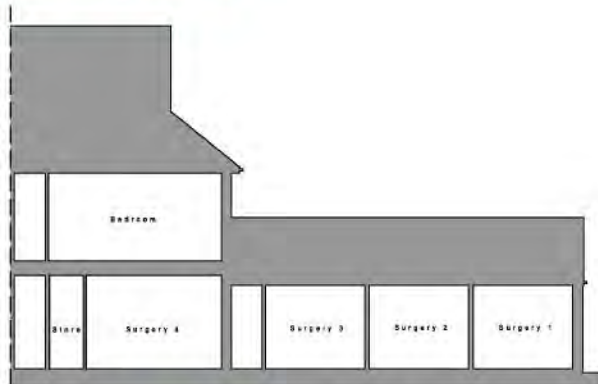
Not: Scale for site.
 NAD: Shows allowed to all case office reason for stated not achieve of building at meeting.

Date: 10/10/2023
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]
 Date: 10/10/2023

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DA
 DESIGN ARCHITECTURE
 10/10/2023

PLANNING DRAWING



EXISTING INDICATIVE SECTION 1:100



PROPOSED INDICATIVE SECTION 1:100

Thick red lines denotes extent of boundary 258 Westborough Road, Westcliff On Sea, Essex, SS0 9PT.



LOCATION PLAN 1:1250

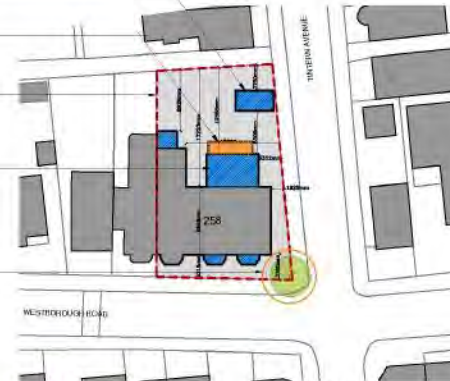
Proposed location of single storey refuse store and cycle store.

Orange diagonal hatching denotes extent of the proposed first floor balcony ONLY.

Thick red lines denotes extent of boundary 258 Westborough Road, Westcliff On Sea, Essex, SS0 9PT.

Blue diagonal hatching denotes extent of the proposed additional footprint.

Existing tree within the curtilage of the proposed site to be retained and temporary protective fencing applied. Ground protection as per BS5837:2012 where required. Dashed orange line highlight extent of indicative root protection zone.



SITE PLAN 1:500



Rev: Scale bar added.
Rev: Scheme altered to suit case officer request for revised and outcome of additional LA meeting.

12th Anniversary
 175th Anniversary
 Essex
 2024



PLANNING DRAWING

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EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



NOT: Scale for sheet.
Note: Scheme related to all case office reserve for related all actions of different LA meeting.

DATE: 2024-08-01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:100
 PROJECT: [Project Name]
 SHEET: [Sheet Number]
 ARCHITECT: EDA ARCHITECTURE
 ADDRESS: [Address]

PLANNING DRAWING

Scale: 1:100
Meas1 : 10.03 m



PROPOSED FRONT ELEVATION 1:100

Form new concealed balcony.
Parapet to be finished with slim
profile coping).

Form new bay window feature
to match that of the existing
bay window (scale, proportion
+ materials).

New composite door to be
installed to create new entrance.

To be finished with tiles to match
existing.

Bargeboards to be installed.

New windows to be uPVC to match
existing.

Form new bay window feature to
match that of the existing bay window
(scale, proportion + materials).

New windows to be uPVC to match
existing.

To be finished with render (to
client selection).

New windows to be uPVC to
match existing.

Form new bay window feature
to match that of the existing
bay window (scale, proportion
+ materials).

Form new openings + install
new glazed doors creating
access into the private
courtyard spaces.



PROPOSED SIDE ELEVATION 1:100

To be finished with tiles to match
existing.

Provide privacy screen (1700mm min.
from floor level) as shown to eliminate
any potential overlooking.

Boundary to be finished with facing
brickwork for level wall with metal
rollings asset.

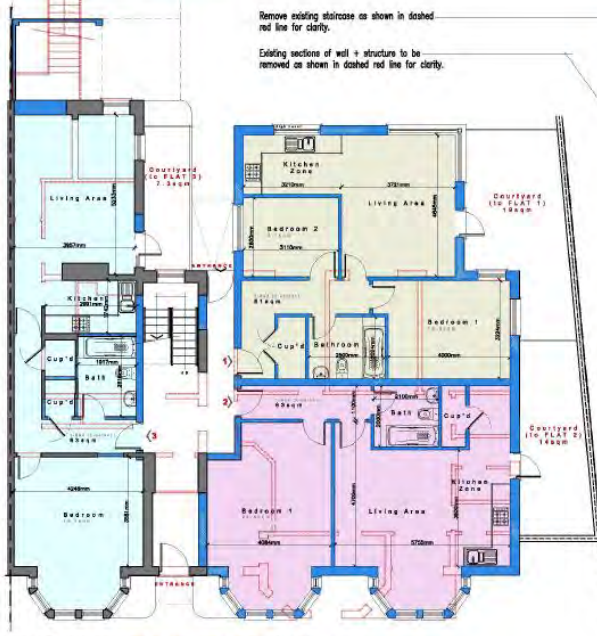
Note: Scale to match.
Note: Screen shown to all four offices means the extent and
outlines of outlined LA nearby.

Scale:
 1:50
 1:100
 1:200
 1:500
 1:1000
 1:2000

3DA ARCHITECTURE
 RIBA WR

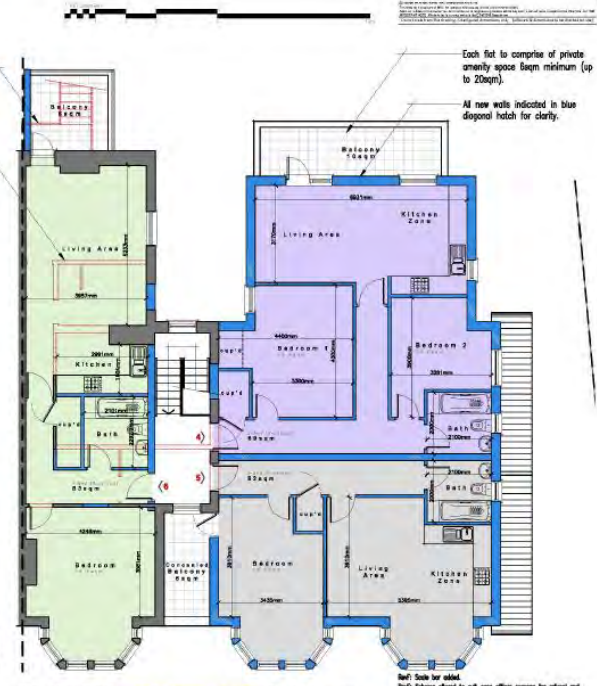
12/11/2016

PLANNING DRAWING



PROPOSED **GROUND FLOOR PLAN** 1:100

- 63sqm 1 Bedroom (2 Person) Apartment
- 61sqm 2 Bedroom (3 Person) Apartment
- 63sqm 1 Bedroom (2 Person) Apartment



PROPOSED **FIRST FLOOR PLAN** 1:100

- 63sqm 1 Bedroom (2 Person) Apartment
- 68sqm 2 Bedroom (3 Person) Apartment
- 52sqm 1 Bedroom (2 Person) Apartment

Remove existing staircase as shown in dashed red line for clarity.
 Delineating sections of wall + structure to be removed as shown in dashed red line for clarity.

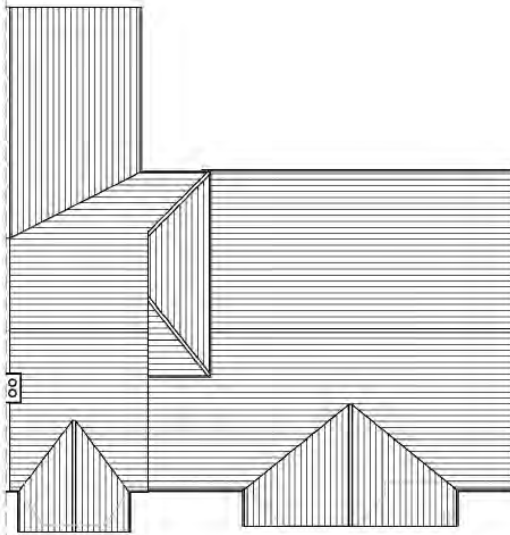
Each flat to comprise of private amenity space (seam minimum (up to 20sqm)).
 All new walls indicated in blue dashed hatch for clarity.

Note: Scale for all. **Note:** Scheme shown in all cases unless necessary for refusal and otherwise of additional LA meeting.

Date: 12/08/2024
 Drawn: [Name]
 Checked: [Name]
 Scale: 1:100
 Project: [Name]
 Client: [Name]
 Location: [Name]
 Date: 12/08/2024

EDA ARCHITECTURE
RIBA
 100% RIBA Approved
 100% RIBA Approved

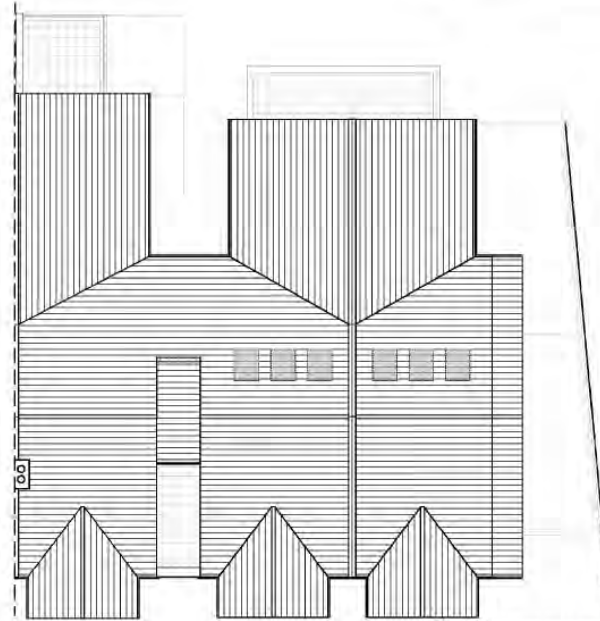
PLANNING DRAWING



EXISTING **ROOF** PLAN 1:100



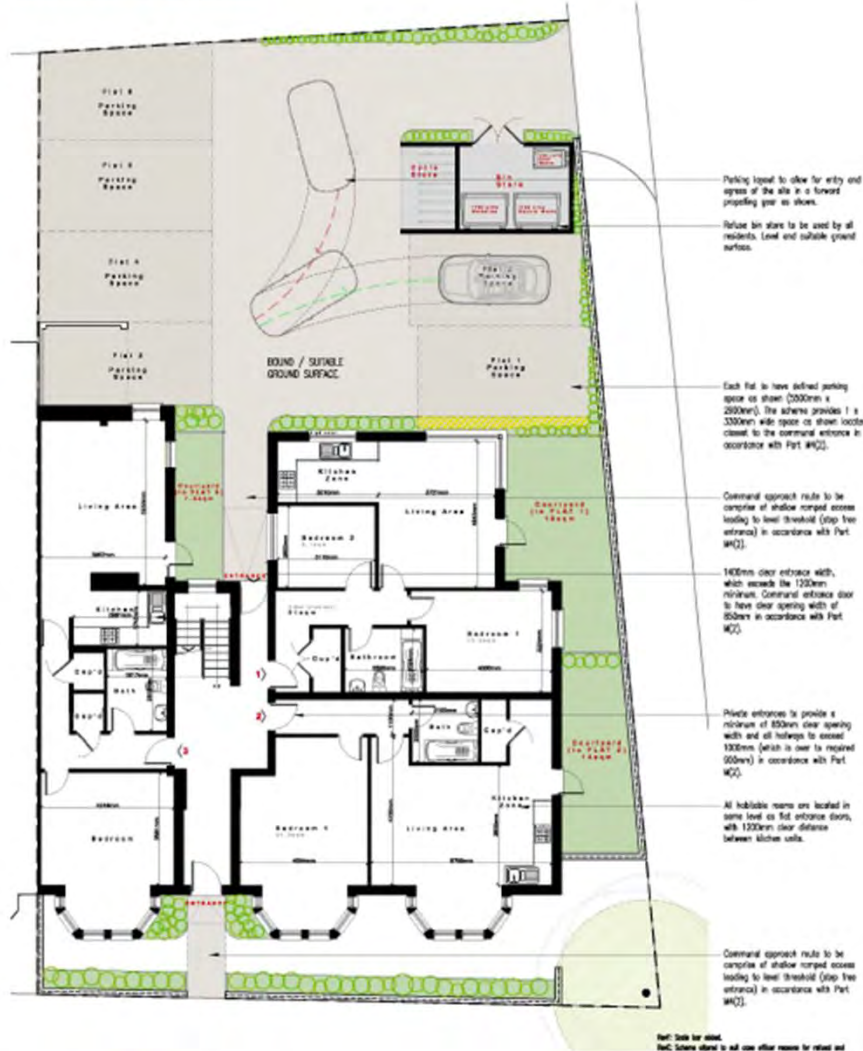
Small text box containing project information or notes, partially illegible.



PROPOSED **ROOF** PLAN 1:100

Draft Scale for submit
 All/C Scheme shown to all case officer means to show and indicate of ceiling is meeting
 Date: 20/10/2023
 Drawn by: [Name]
 Checked by: [Name]
 Project: [Name]
 Scale: 1:100
 This plan is for information only and does not represent the final design. It is subject to change without notice.
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BDA
 ARCHITECTURE
 111A
 [Address]
 [City]

PLANNING DRAWING



Parking layout to allow for entry and egress of the site in a forward propelling gear as shown.

Refuse bin store to be used by all residents. Level and suitable ground surface.

Each flat to have defined parking space as shown (2000mm x 2500mm). The scheme provides 7 x 3300mm wide space as shown located closest to the communal entrance in accordance with Part M(2).

Communal approach route to be comprise of shallow ramped access leading to level threshold (step free entrance) in accordance with Part M(2).

1400mm clear entrance width, which exceeds the 1200mm minimum. Communal entrance door to have clear opening width of 800mm in accordance with Part M(2).

Private entrances to provide a minimum of 800mm clear opening width and all hallways to exceed 1200mm (which is over to required 600mm) in accordance with Part M(2).

All habitable rooms are located in same level as flat entrance doors, with 1200mm clear distance between kitchen units.

Communal approach route to be comprise of shallow ramped access leading to level threshold (step free entrance) in accordance with Part M(2).

PROPOSED M(2) FEATURES



Part: Details for access.
Scale: Scale shown to suit user either measure for related and distance of obstacle or reading.

Author	BD&A
Client	BD&A
Project Name	BD&A
Project No.	BD&A
Revision	BD&A
Date	BD&A
Drawn by	BD&A
Checked by	BD&A
Approved by	BD&A

BD&A
 BUILDING DESIGN & ARCHITECTURE

PLANNING DRAWING



Newly formed soakaway to be 2000mm x 1000mm. To be 6m (minimum) from proposed building (location TBC).

Formal black paving system (S405) by Makahuli Drivesell Topiko Plains. To be mostly colour: 'Pebble Grey' and parking bays denoted by 'Tanzer' as shown.

New permeable paving laid to fall to new gully. To discharge into new soakaway.

Low level planting/hedging to be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the project. To be between 60cm - 80cm. See notes for specific species + size.

Green hatching denotes newly laid grassed areas.

Low level planting/hedging to be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the project. To be between 60cm - 80cm. See notes for specific species + size.

Existing tree within the curtilage of the proposed site to be retained - temporary protective fencing applied. Ground protection as per 835537-2012 where required. Dashed orange line highlight extent of indicative retail protection zone.

PROPOSED **LANDSCAPING** PLAN
1:100



Scale 1:100

Project Name	NEW BUILDING AT 100, BROADWAY
Client	THE DEVELOPER
Site Location	100, BROADWAY, AUCKLAND
Scale	1:100
Date	15/08/2024
Drawn by	ARCHITECT
Checked by	ARCHITECT
Approved by	ARCHITECT

BDA ARCHITECTURE

100, BROADWAY, AUCKLAND

PLANNING DRAWING

These drawings are prepared for the information of the client and are not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect shall not be responsible for any delays or costs incurred by the client in obtaining such permits and approvals. The architect shall not be responsible for any changes to these drawings made by the client without the written consent of the architect.



PROPOSED FRONT ELEVATION 1:50

Section to be finished with feature timber cladding.

Cycle store for a minimum of 8 bicycles to be accessed by all residents.

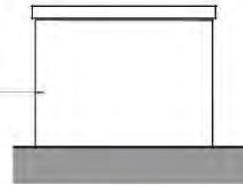


PROPOSED SIDE ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50

To be finished with render to client selection.



PROPOSED SIDE ELEVATION 1:50

Cycle store for a minimum of 8 bicycles to be accessed by all residents.



PROPOSED GROUND FLOOR PLAN 1:50

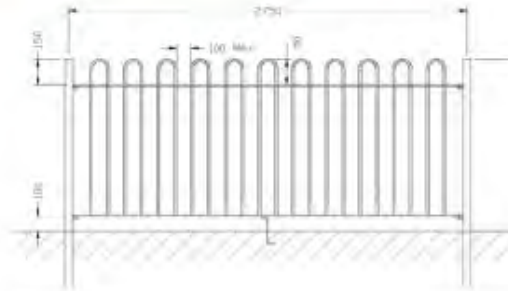


Project Information	
Client:	220M Watermark (Pty) Ltd
Address:	110 West
Project Name:	Watermark
Project Details	
Drawn By:	AR
Checked By:	UNAD/AR
Date:	11/03/24

BDA
ARCHITECTURE
118A

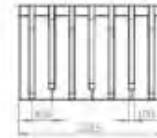
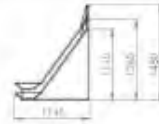
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PLANNING DRAWING

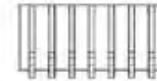


Each of the secondary rails are to be the same 40mm square tubular with 100mm high post. Each rail to be made from the top rail (outer rail) type 100-100 by second manufacturer such as 'Foster Paving Systems' or similar.

Metal Railings



Top View:



See without bike racks to be supplied (1140mm wide) and 100mm per hole for no support such as 'Bicycle' or similar (type 100-100) size 100 to be galvanneal steel with associated high quality, heavy duty and special nails to ensure high security.

Bike Racking



Provide stone paving (stone) (1000) or 'Marble' or similar to be provided (regio) from. Proposed paving to be 'Solar' 'Thermal' (or paving) laid directly to 'stone'.

Permeable Paving



Vertical timber cladding to be Grey Sawn Western Red Cedar timber cladding (10 x 100mm) or similar. The timber cladding to be treated with 'Kiln Dried' 'Softwood' 'SE'.

Bike Racking

Rev: Scheme altered to suit case officer review for RMA and volume of conditions (A meeting)

Project Name:	3D ARCHITECTURE
Client:	3D ARCHITECTURE
Project No.:	3D ARCHITECTURE
Project Location:	3D ARCHITECTURE
Project Status:	3D ARCHITECTURE
Project Date:	3D ARCHITECTURE
Project Author:	3D ARCHITECTURE
Project Reviewer:	3D ARCHITECTURE
Project Approver:	3D ARCHITECTURE