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DESIGN | DRAFTING | DETAILING
SERVICES

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GENERAL NOTES

- This document shall be read in conjunction with all other associated and relevant project information including: models, drawings and sketches, specifications, schedules and all related consultant documents as well as building codes.
- Do not scale this document (except for planning purposes) - use dimensions given.
- All dimensions shown are in mm - U.N.O.
- All dimensions to be checked & verified on site.
- Immediately report any discrepancies, errors and / or omissions on this document to the Originator.
- If in any doubt - please ASK.

REVISION

No.:	P1
DATE:	05.2021
DESCRIPTION:	ISSUED FOR APPROVAL
REFERENCE:	GEN/20/01045
DRAWN by:	RH
CHECKED/APPROVED by PLANNING OFFICER:	

ISSUE | STATUS

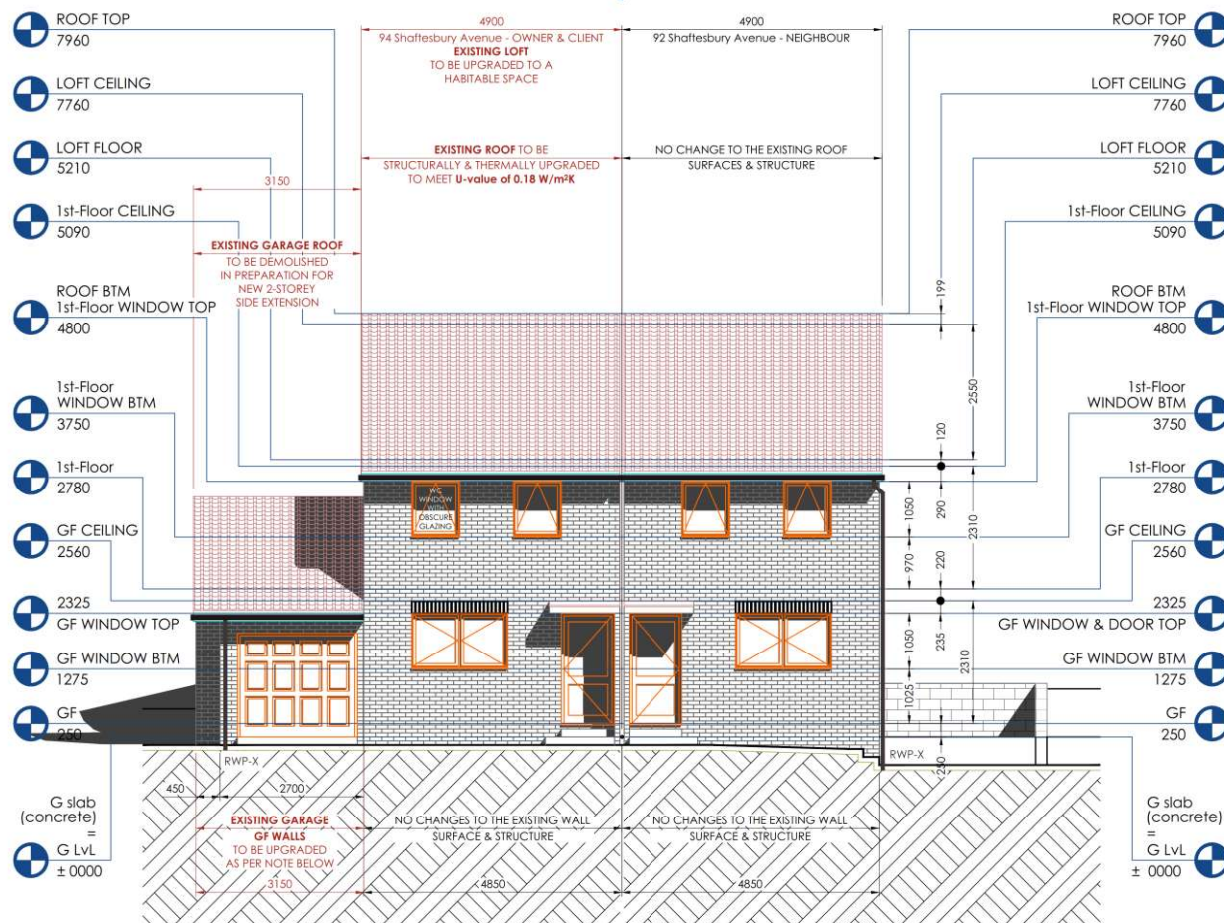
FOR PLANNING

DRAWING

No.:	GA-41-E1-X
TITLE:	NORTH ELEVATION - existing
SCALE:	1:100
PAPER SIZE:	A3
DATE CREATED:	03.2021

E4-X | SIDE ELEVATION - EAST: 94 SHAFTESBURY AVENUE OWNER / GARAGE + SIDE EXTENSION

E3-X | REAR ELEVATION - SOUTH: GARDEN

EXISTING GARAGE
GF STRUCTURE UPGRADE

NOTE: The following description based on document 31900_LA is subject to further site investigation and design development as well as approval of Structural Engineer and / or Building Regulation Inspector.

If structurally possible, **EXISTING GARAGE GROUND FLOOR (GF) STRUCTURE** shall be reclaimed and upgraded as follows - please compare with attached sketches SK-01 through to SK-06:

- EXISTING GARAGE FOUNDATIONS:** D=305mm x W=610mm CONCRETE, B.O.F @ 1m below GROUND LEVEL (T.B.C) will be used for proposed 2-STORY SIDE EXTENSION with NO or with SOME structural modifications (such as UNDERPINNING) if required.
- EXISTING GARAGE GF SLAB:** min 100mm THK CONCRETE on 150mm THK hardcore (T.B.C) will be upgraded thermally, where newly created GF Living Room Extension, to meet at least min U-value of 0.22 W/m²K. Depending on the option chosen for WALL UPGRADE it may also require structural upgrade. FFL of the proposed / upgraded slab to finish flush with the FFL of existing building.
- EXISTING GARAGE GF WALL (FRONT AND SIDE ONLY):** SINGLE SKIN - 1 brick / 100mm THK will be modified from INSIDE and / or from OUTSIDE and turned into DOUBLE SKIN WALL with the thickness and thermal performance equivalent to or better than the existing house walls.
- WORST CASE SCENARIO SOLUTION:** the whole garage will be demolished and new foundations, GF-slab and walls matching these of the existing house structurally, dimensionally and by level will be constructed - please see document 28523.

E1-X | FRONT ELEVATION - NORTH: ENTRANCE | SCALE 1:100 @ A3

EXISTING STATE
DRAWINGS

Drawings of the existing state are coordinated work based on site survey carried out by RH compiled with scanned drawings and other documents of the original building and its further developments provided on the request of the **CLIENT** in the form of PDF's by the **Planning Services** of the **HAVANT BOROUGH COUNCIL** listed below:

- 28523 1
- 28523 2
- 28523 3
- 28523 4
- 28523 5
- 28523
- 28523_1_DN
- 31900_DN
- 31900_LA

EXISTING GARAGE
GF STRUCTURE UPGRADE
- SKETCHES

Sketches listed below show **potential solutions** for how to reclaim (with some modifications) existing garage structure: foundations, GF concrete slab and wall, and use it for the proposed house extension.

- SK-01
- SK-02
- SK-03
- SK-04
- SK-05
- SK-06

DIMENSIONAL
TOLERANCES

± 25 mm for all dimensions taken of existing building / structure.

± 100 mm for all dimensions taken of site boundaries.

SCALE BAR



E2-X | SIDE ELEVATION - WEST: 92 SHAFTESBURY AVENUE NEIGHBOUR