

BUILDING GUIDELINES

- Elevation layout and materials of all proposed roofs and walls, fascias, gutters and rain water pipes (RWP's) as well as doors and windows to be similar in appearance to these of an existing house - **U.N.O.**
- Maximum heights of **ROOF EAVES** and **RIDGE** for proposed extension to match existing house.
- The **OVERHANGS** of proposed **ROOF EAVES** to match existing house.
- ROOF PITCH** of proposed extension to match existing house (**35°**).
- ROOF SKYLIGHTS** must not protrude past the roof slope by more than **150mm**.
- All **NEW WINDOWS** and **DOORS** to match existing, dimensionally & by levels.
- WC** windows to be obscure glazed.
- ROOF STRUCTURE** of proposed extension to match modified existing roof - subject of an **STRUCTURAL ENGINEER's** design development.
- FLOORS STRUCTURE** of proposed extension and loft conversion to match existing floor (**50x180mm C24 FLOOR JOISTS @ 400 c/c**) - subject of an **STRUCTURAL ENGINEER's** design development.

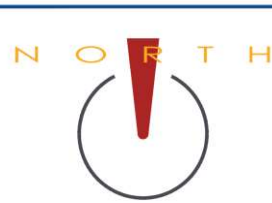
HEALTH & SAFETY

In addition to the hazard / risks normally associated with the types of work detailed on this drawing it is assumed that all works will be carried out by a competent **Building Contractor** working, where appropriate, to an appropriate method statement.

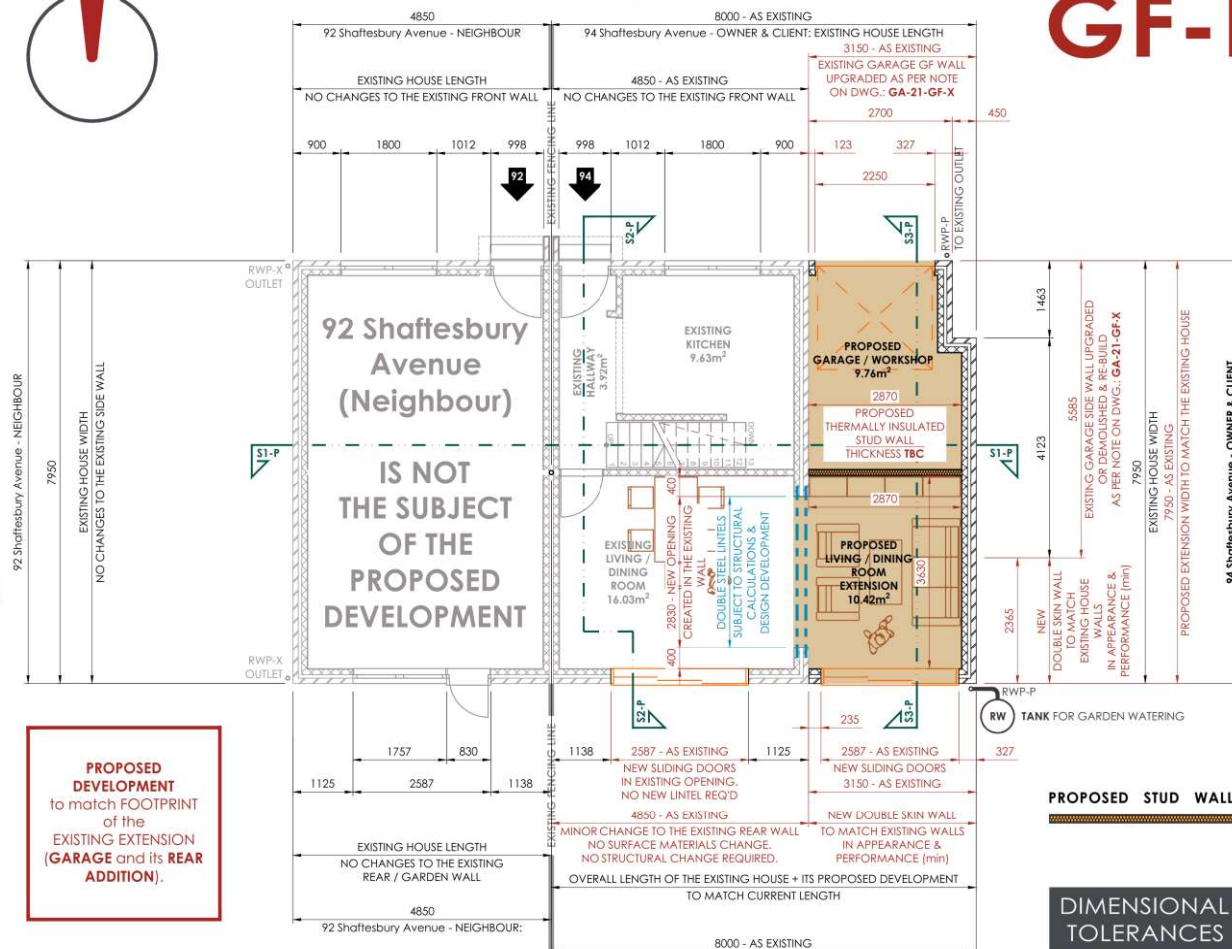
CONSTRUCTION NOTES

- All works to be carried out in accordance with the current edition of the **Building Regulations 2010** (including newest amendments) and all relevant British standards / codes of practice.
- All dimensions must be checked and verified on site by the **Building Contractor** prior to commencing any work or producing any shop drawings.
- The **Building Contractor** is responsible for the correct setting out of the works on site.
- The **Building Contractor** shall visually inspect structural integrity of external cavity walls before commencing any construction works.
- All brick works to be carried out using bricks and mortar matching existing ones as close as possible.

SCALE BAR



E1-P | FRONT ELEVATION - NORTH: ENTRANCE



PROPOSED DEVELOPMENT to match FOOTPRINT of the EXISTING EXTENSION (GARAGE and its REAR ADDITION).

NOTE: EXISTING BUILDING HAS BEEN GRAYED OUT

NEW RAIN WATER GOODS

New GUTTER and RAIN WATER down PIPE (RWP) to the back, SOUTH (garden) side of proposed 2-STOREY SIDE EXTENSION will discharge to the RW TANK prepared as additional source for garden watering.

New GUTTER and RAIN WATER down PIPE (RWP) to the front, NORTH side of proposed 2-STOREY SIDE EXTENSION will discharge to the EXISTING RW SEWAGE SYSTEM.

PROPOSED STUD WALLS

DIMENSIONAL TOLERANCES

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

± 100 mm
for all dimensions
taken of
site boundaries.

E3-P | REAR ELEVATION - SOUTH: GARDEN

GF-P

E2-P | SIDE ELEVATION - WEST: 92 SHAFTESBURY AVENUE NEIGHBOUR
E4-P | SIDE ELEVATION - EAST: 94 SHAFTESBURY AVENUE OWNER / 2-STOREY SIDE EXTENSIONK A N O N . 3 D S
DESIGN | DRAFTING | DETAILING
S E R V I C E S

FREE FOR FAMILY & FRIENDS

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-21-GF-P
TITLE:	GROUND FLOOR - proposed
SCALE:	1:100
PAPER SIZE:	A3
DATE CREATED:	04.2021