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PROJECT • 2021 | 01

• • • AS PROPOSED - PLEASE COMPARE WITH AS EXISTING DRAWING No.: GA-22-1F-X • • •

BUILDING GUIDELINES

A. 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.**
B. Maximum heights of **ROOF EAVES** and **RIDGE** for proposed extension to match existing house.
C. The **OVERHANGS** of proposed **ROOF EAVES** to match existing house.
D. **ROOF PITCH** of proposed extension to match existing house **(35°)**.
E. **ROOF SKYLIGHTS** must not protrude past the roof slope by more than **150mm**.
F. All **NEW WINDOWS** and **DOORS** to match existing, dimensionally & by levels.
G. **WC** windows to be obscure glazed.
H. **ROOF STRUCTURE** of proposed extension to match modified existing roof - subject of an **STRUCTURAL ENGINEER**'s design development.
I. **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.

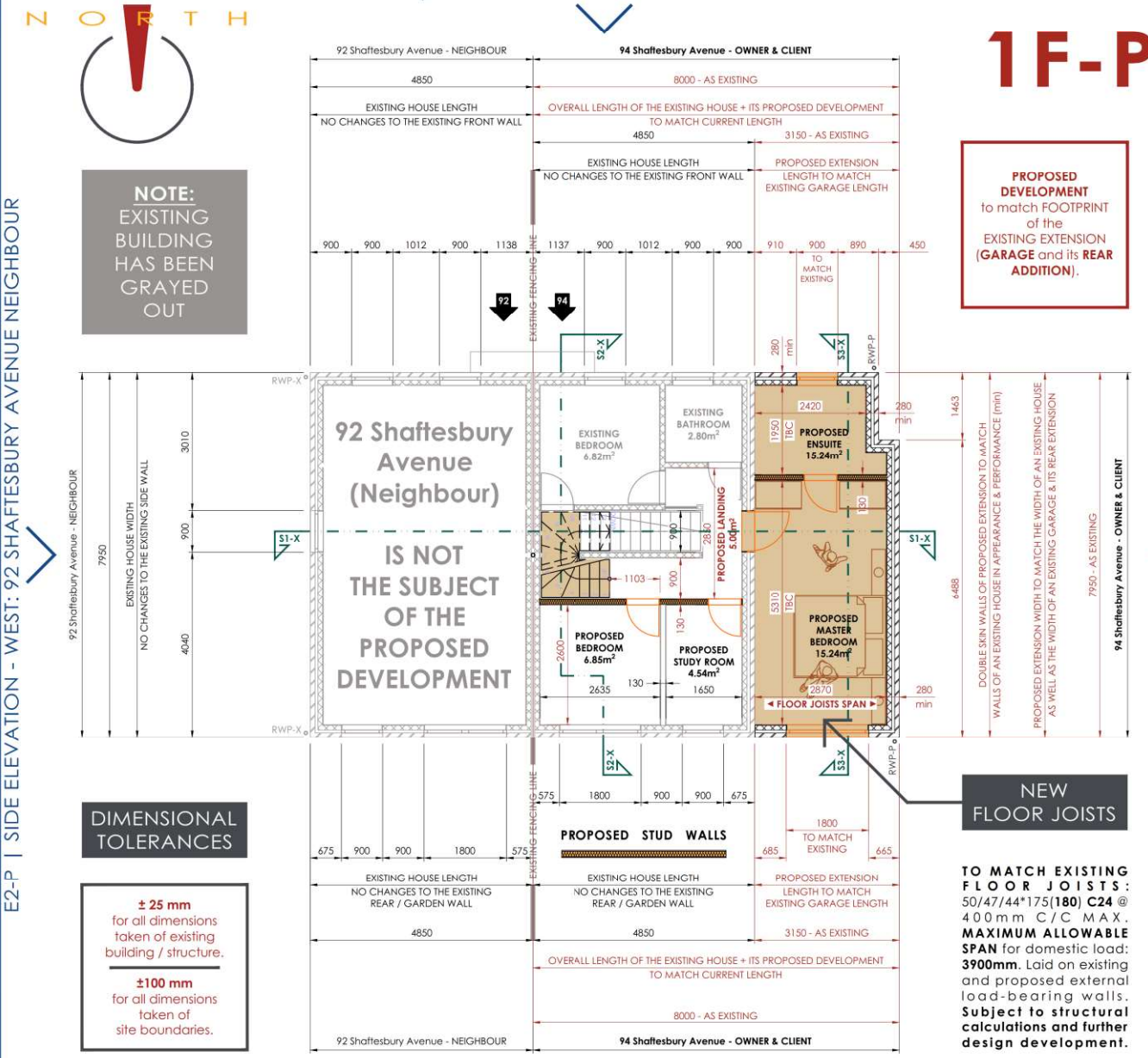
CONSTRUCTION NOTES

1. 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.
2. All dimensions must be checked and verified on site by the **Building Contractor** prior to commencing any work or producing any shop drawings.
3. The **Building Contractor** is responsible for the correct setting out of the works on site.
4. The **Building Contractor** shall visually inspect structural integrity of external cavity walls before commencing any construction works.
5. All brick works to be carried out using bricks and mortar matching existing ones as close as possible.

SCALE BAR

0 1 2m 3 4 5 6

E1-P | FRONT ELEVATION - NORTH: ENTRANCE



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

E4-P | SIDE ELEVATION - EAST: 94 SHAFTESBURY AVENUE OWNER / 2-STOREY SIDE EXTENSION

E3-P | REAR ELEVATION - SOUTH: GARDEN

NOTE: EXISTING BUILDING HAS BEEN GRAYED OUT

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

NEW FLOOR JOISTS

TO MATCH EXISTING FLOOR JOISTS: 50/47/44*175(**180**) **C24** @ 400mm C/C MAX. **MAXIMUM ALLOWABLE SPAN** for domestic load: **3900mm**. Laid on existing and proposed external load-bearing walls. **Subject to structural calculations and further design development.**

DIMENSIONAL TOLERANCES

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

±100 mm for all dimensions taken of site boundaries.

1F-P

GENERAL NOTES

1. 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.
2. Do not scale this document **(except for planning purposes)** - use dimensions given.
3. All dimensions shown are in **mm - U.N.O.**
4. All dimensions to be checked & verified on site.
5. Immediately report any discrepancies, errors and / or omissions on this document to the **Originator**.
6. 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-22-1F-P
TITLE:	1st FLOOR - proposed
SCALE:	1:100
PAPER SIZE:	A3
DATE CREATED:	04.2021

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94SAW-2SE+LC

PROJECT: 2-STOREY SIDE EXTENSION WITH LOFT CONVERSION
CLIENT | SITE ADDRESS: MAGDALENA & WOJCIECH ZACZEK | 94 SHAFTESBURY AVENUE - WATERLOOVILLE - PO7 5UH
STATE: AS PROPOSED

architecture KANON