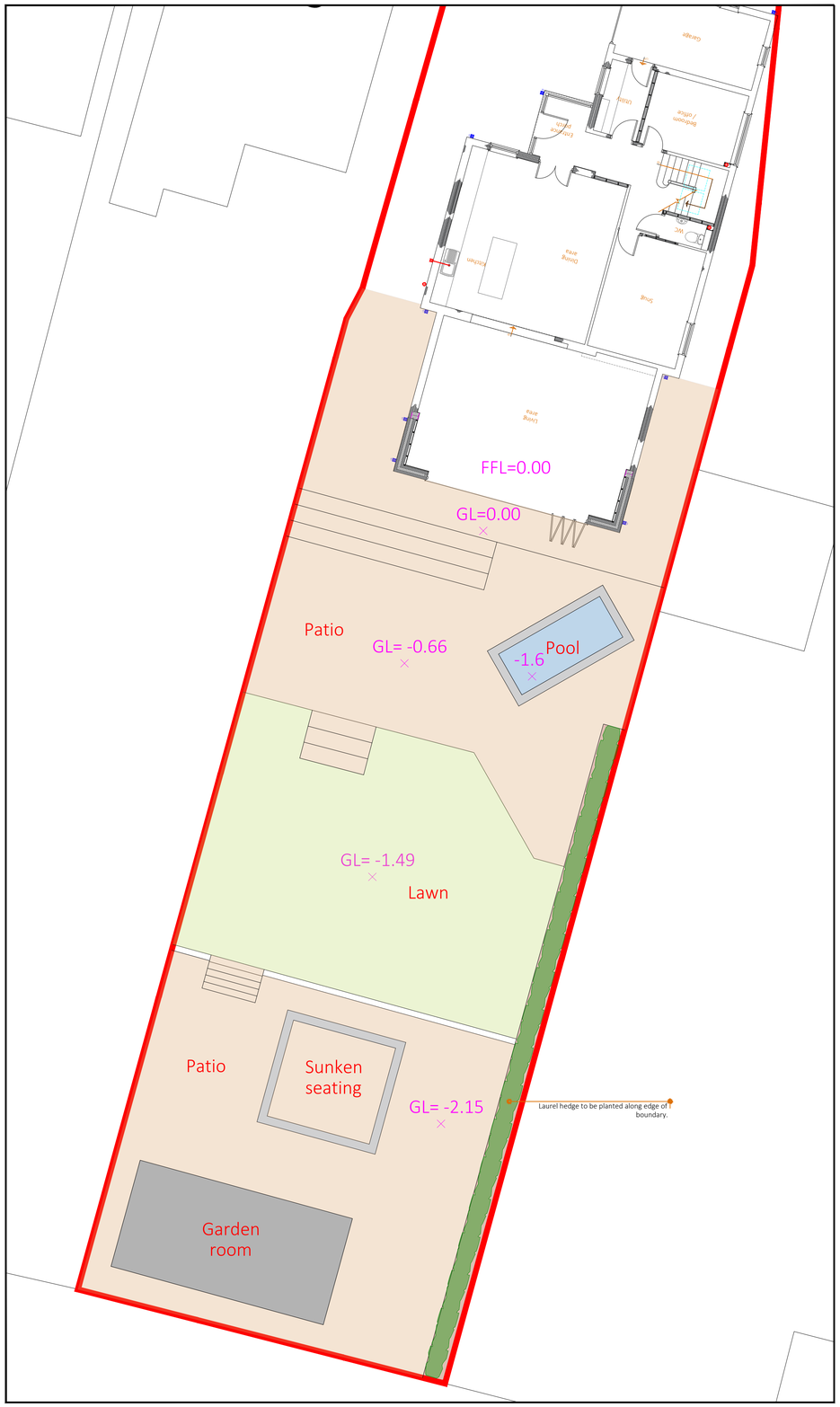
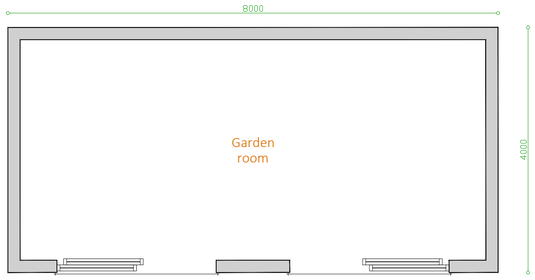




Garden Room Layout

Scale = 1:50

Garden Room Elevations

Scale = 1:100

PLEASE NOTE

- DO NOT SCALE OFF DRAWINGS.
- ALL DRAWINGS TO BE PRINTED IN COLOUR
- THIS DRAWING IS TO OBTAIN THE APPROVAL OF BUILDING REGULATIONS ONLY AND ALL NOTES STATED COMPLY ONLY TO THE APPROVED REGULATIONS SET OUT BY THE LA ONCE INSPECTED AND PASSED. SHOULD PERSONS CARRYING OUT WORKS WISH TO CHANGE SPEC THEN DO SO AT OWN RISK.
- BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CHOSEN CONTRACTOR; ANY ANOMALIES / DISCREPANCIES ARE TO BE REPORTED TO GREEN 2K DESIGN LTD AND DIRECTION OR APPROVAL IS TO BE SOUGHT BEFORE THE IMPLEMENTATION OF THE DETAIL.
- ALL MATERIALS SPECIFIED ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND CODES OF PRACTICE.
- WHERE PLANNING PERMISSION IS SOUGHT; ALL EXTERNAL MATERIALS ARE TO BE SUBMITTED TO, AND APPROVED IN WRITING BY THE LOCAL AUTHORITY PLANNING SECTION PRIOR TO WORK COMMENCING ON SITE.
- BLOCK AND SITE PLANS ARE REPRODUCED UNDER LICENSE FROM THE ORDNANCE SURVEY.
- INFORMATION GIVEN ON THIS DRAWING REGARDING THE POSITION OF ANY SERVICES ARE GIVEN FOR YOUR ASSISTANCE AND GUIDANCE ONLY. WHERE THE WORKS APPROACH THE POSITION OF SERVICES IT WILL BE NECESSARY TO USE LOCATING APPARATUS OR HAND EXCAVATED TRIAL HOLES TO LOCATE THEM.
- ALL WORKS UNDERTAKEN TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS & CALCULATIONS. DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS.
- SHOULD PERSONS CARRYING OUT WORKS WISH TO CHANGE SPECIFICATION, THEN THEY DO SO AT THEIR OWN RISK.
- ALL ITEMS AND DETAILS WHICH ARE TO MATCH OR LINE UP ARE TO BE SITE MEASURED PRIOR TO SETTING OUT OR MANUFACTURE.
- WE WILL NOT CONSIDER LAND OWNERSHIP OR LEGAL MATTERS SUCH AS EASEMENTS OF LIGHT OR AIR UNLESS SPECIFICALLY REQUESTED TO DO SO
- PLEASE NOTE IF ANY SEWER BELOW OR WITHIN 3 METERS OF THE PROPOSAL IS FOUND TO BE A PUBLIC SEWER PERMISSION MUST BE SOUGHT BY WAY OF A BUILDING OVER AGREEMENT FROM SEVERN TRENT WATER PRIOR TO BUILDING ON SITE.
- WHERE POSSIBLE ALL STEELS TO BE LOCATED WITHIN FLOOR / CEILING VOID. ADVICE TO BE SOUGHT FROM GREEN 2K DESIGN / APPOINTED STRUCTURAL ENGINEER.
- WHEN SETTING OUT PROPOSED WORK, CONTRACTOR TO ENSURE THAT ABOVE AND BELOW GROUND STRUCTURES ARE CONTAINED SOLELY WITHIN APPLICANT LAND OWNERSHIP.
- ⊠ = MEANS OF ESCAPE WINDOW

Rev	Date	Int	Details
'B'	29/10/21	RTJ	Revised garden room
'A'	08/09/21	RTJ	Revised levels

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Proposed Work
Ground and first floor extensions along with associated internal and external alterations

Drawing Title
Garden layout, garden room layout & elevations

Drawn: - RTJ / TRW
Date: - Sept 2021

Job Status: -
'Construction tender'

Job No: - 1599

Sheet No: - 206
Rev . 'B'

Scale: - 1:50, 1:100 @ A1

0 5
Scale: - 1:50 Metres

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