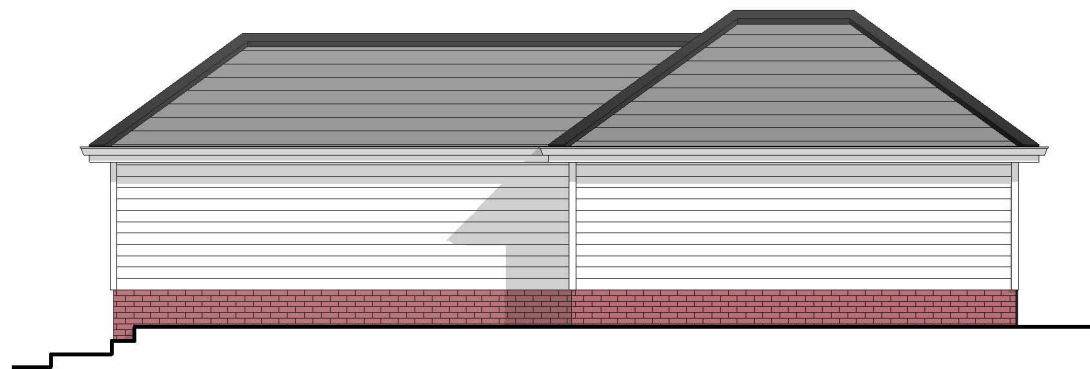
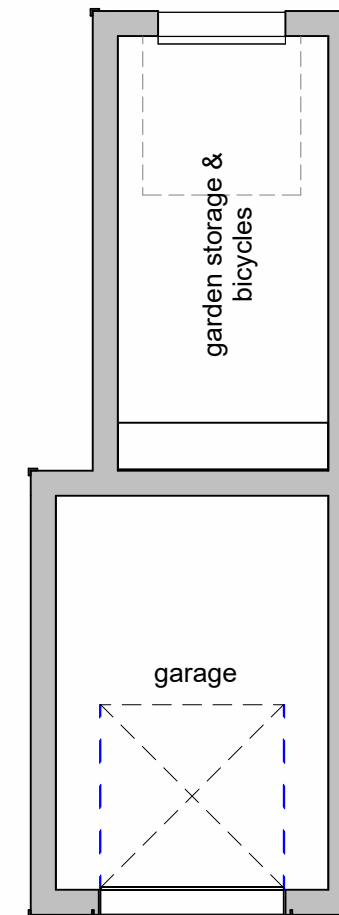


**23** **G1 North Existing**  
1 : 100



**24** **G1 East Existing**  
1 : 100



**25** **G1 South Existing**  
1 : 100



**26** **G1 West Existing**  
1 : 100

**1** **G1 GFL**  
1 : 100

**Notes:**

1. The Contractor is to be responsible for verifying all dimensions and levels onsite before commencing work
2. All figured dimensions must be taken in preference to and scaled dimensions
3. Any discrepancies are to be reported to Woods Architecture before proceeding with the work
4. All works are to comply fully with current building regulations, codes of practice, British standards and the principals of protection and prevention in line with the requirements of CDM regulations
5. All specialist details are to be checked and approved by building control, prior to commencement of such work.

The Construction (Design and Management) Regulations 2007:-

1. In compliance with the CDM regulations, the designer has a statutory responsibility to inform their client of their necessary obligations.
2. It is the client's responsibility to appoint a CDM co-ordinator and a principle contractor for the project when the regulations apply
3. The client should contact Woods Architecture to ascertain whether the regulations are applicable for this project
4. The CDM regulations are a statutory requirement, and failure to comply with the regulations is a criminal offence.

The Party Wall Act 1996:-

1. If you intend to carry out building work which involves one of the following categories:-

- \*work on an existing wall or structure shared with another property
- \*building a free standing wall or a wall of a building, up to or astride the boundary with a neighbouring property,
- \*excavating near a neighbouring building

It is essential you seek professional advice at an early stage of the project, to identify whether the work falls within the scope of the Act. If the Act applies it is the law that you must notify all affected neighbours.

2. If you start work without having first given notice in the proper way, adjoining owners may seek to stop your work through a court injunction or seek other legal redress.

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DRAWING REVISION NOTES:

STATUS: **Planning Issue**



24 Wilton Park Road, Shanklin, Isle of Wight. e. dwood834@aol.com

CLIENT:  
**Mr & Mrs D D Wood**

PROJECT DESCRIPTION:  
**alterations and extensions, detached garage and garden store**

SITE ADDRESS:  
**10 Landguard Manor Road, Shanklin**

TITLE:  
**Existing approved Garage plan**

SCALE AT A3: 1 : 100	DATE: 07/04/21	DRAWN: DW	CHECKED: DW
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PROJECT NO: 834	DRAWING NO: A109	REVISION:
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Proposed Materials: - Lower exterior walls matching red brick, Upper exterior Walls James Hardieplank artic white cladding, Windows/ doors double glazed UPVC - colour matt black, Roof slate to match existing with black hips and ridges, open rafter soffit with upvc fascia & bargeboards. Hunter heritage cast iron rainwater - colour matt black