



01 Proposed Elevation Gloucester Avenue
1:100 @ A1, 1:200 @ A3

<p>Setting out and all G.A. drawings prepared from survey information provided by others.</p> <p>All setting out must be checked on site</p> <p>All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given</p> <p>All fixings and weatherings must be checked on site</p> <p>All dimensions must be checked on site</p> <p>This drawing must not be scaled</p> <p>This drawing must be read in conjunction with the relevant specification clauses</p> <p>This drawing must not be used for land transfer purposes</p> <p>This drawing must not be used on site unless issued for construction</p>		<p>WARNING TO HOME BUYERS</p> <p>Property Misdescriptions Act 1991</p> <p>Buyers are warned that this is a working drawing and not intended to be treated as descriptive material describing in relation to any particular property or development, any of the specified matters prescribed by any order and under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur, during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.</p>		<p>Notes</p> <p>NEW BUILD RESIDENTIAL AND COMMERCIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)</p> <table><tr><td>ROOFS</td><td>0.2</td></tr><tr><td>WALLS</td><td>0.15</td></tr><tr><td>FLOORS</td><td>0.2</td></tr><tr><td>WINDOWS</td><td>1.4</td></tr><tr><td>DOORS</td><td>1.4</td></tr><tr><td>AIR PERMEABILITY</td><td>5</td></tr></table>		ROOFS	0.2	WALLS	0.15	FLOORS	0.2	WINDOWS	1.4	DOORS	1.4	AIR PERMEABILITY	5	<p>REFURBISHMENT RESIDENTIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)</p> <table><tr><td>ROOFS</td><td>0.2</td></tr><tr><td>WALLS</td><td>2.1 Unmodified</td></tr><tr><td>FLOORS</td><td>0.25</td></tr><tr><td>WINDOWS</td><td>2.0</td></tr><tr><td>DOORS</td><td>2.0</td></tr><tr><td>AIR PERMEABILITY</td><td>10</td></tr></table>		ROOFS	0.2	WALLS	2.1 Unmodified	FLOORS	0.25	WINDOWS	2.0	DOORS	2.0	AIR PERMEABILITY	10	<p>P3 Submitted for Planning Application 19.11.19</p> <p>P2 Submitted for Comment. Mansard amended. 31.03.17</p> <p>P1 Submitted for Planning Application - Bike Enclosure made taller - dimensions added. 21.03.17</p> <p>P Submitted for Planning Application 16.12.16</p>				<p>Client Victoria Square Property Company Limited</p> <p>Project 44 Gloucester Avenue London NW1 8JD</p> <p>Drawing Title Proposed Elevation 03 General Arrangement</p>		<p>Twenty First Architecture Ltd, 314 Goswell Road, London, EC1V 7AF Tel: +44(0)20 7952 0252 www.21starchitecture.com</p>	
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<p>Information contained within this drawing is the sole copyright of 21st Architecture Ltd. and is not to be reproduced without express permission. No implied licence exists. This drawing not to be used for land transfer or valuation purposes. Do not scale from this drawing. All dimensions & levels are to be checked on site by the contractor. Issued for purposes indicated only. Drawing errors and omissions to be reported to the architect.</p>		<p>THIS IS A DESIGN INTENT DRAWING. SUB-CONTRACTOR / SUPPLIERS DETAILED DRAWINGS AND SPECIFICATIONS TO BE SUBMITTED FOR DESIGN TEAM INFORMATION AND/OR COMMENT</p>		<p>* Floor finishes in front of the lifts to be "feathered-up" to give FFL+25mm at the lift entrance thresholds.</p>		<p>REFURBISHMENT COMMERCIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)</p> <table><tr><td>ROOFS</td><td>0.2</td></tr><tr><td>WALLS</td><td>0.5</td></tr><tr><td>FLOORS</td><td>0.25</td></tr><tr><td>WINDOWS</td><td>2.0</td></tr><tr><td>DOORS</td><td>2.0</td></tr><tr><td>AIR PERMEABILITY</td><td>10</td></tr></table>		ROOFS	0.2	WALLS	0.5	FLOORS	0.25	WINDOWS	2.0	DOORS	2.0	AIR PERMEABILITY	10																				
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