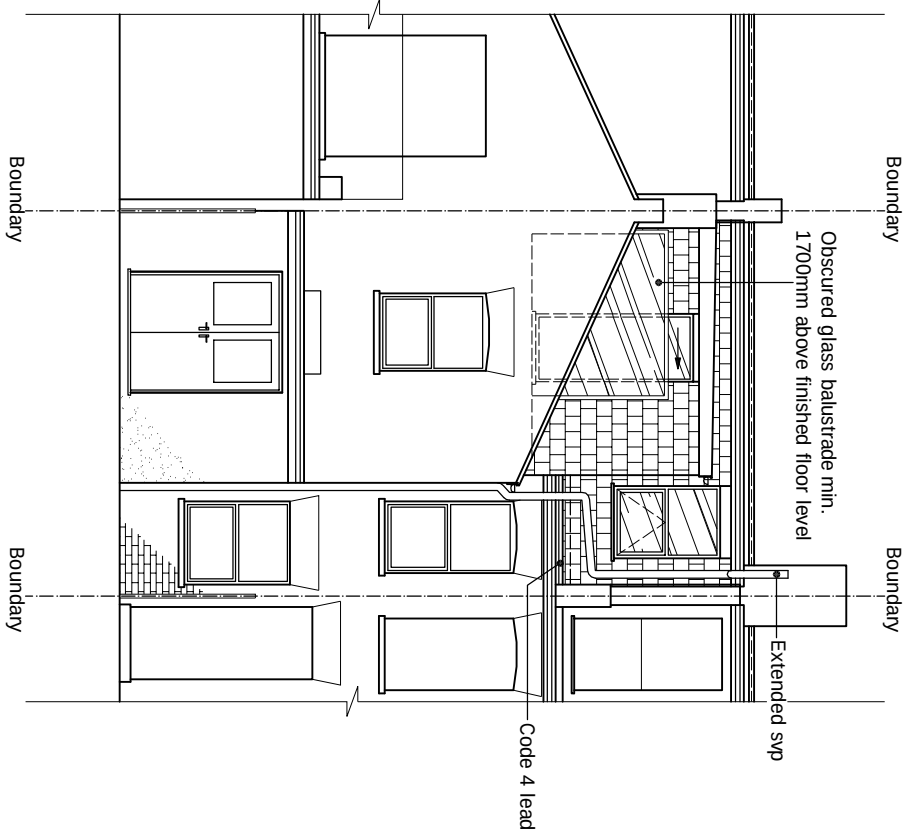
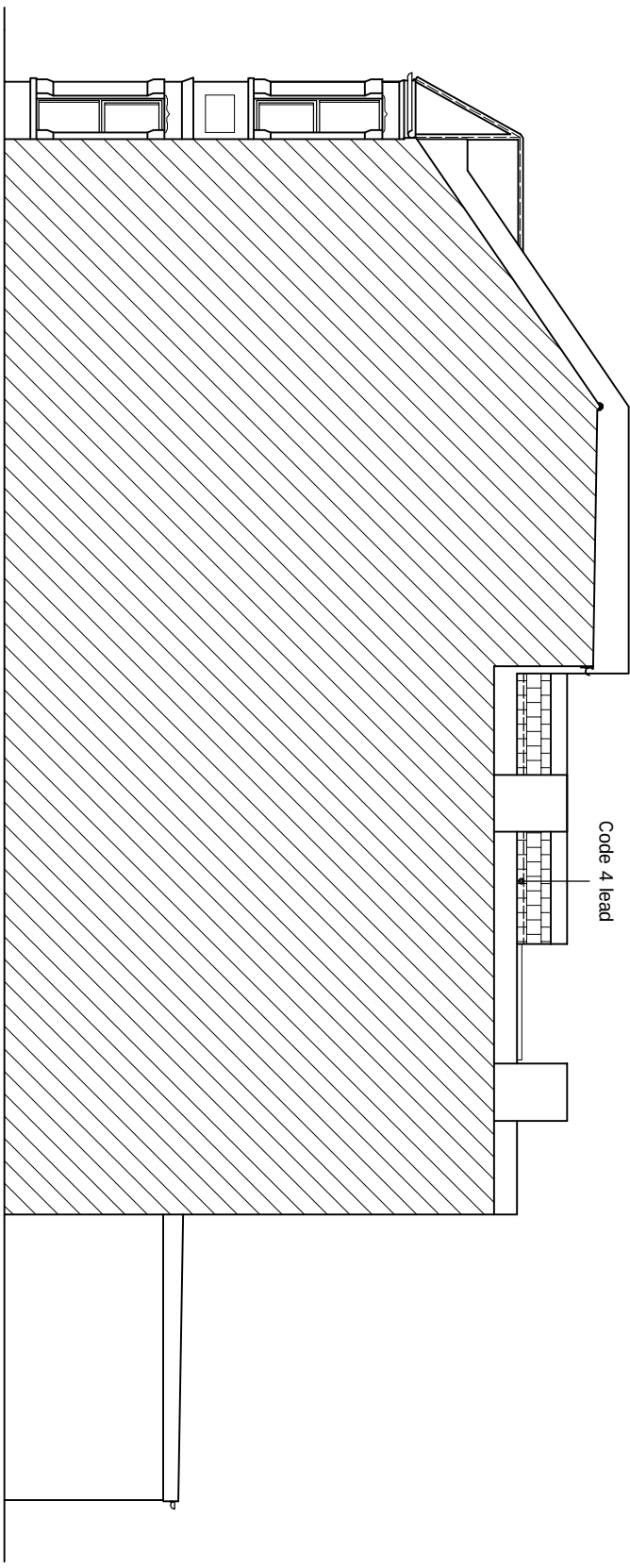




PROPOSED REAR ELEVATION

scale 1:100



PROPOSED Adj. SIDE ELEVATION

scale 1:100

© This drawing and the works shown are the copyright of DISCOUNT PLANS LTD and may not be reproduced except by written permission.

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION
GENERAL NOTES: 1. General dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on the ground. The contractor to ensure that the drawings are in accordance with the Architect's and Engineer's drawings. Structural Engineers calculations and any specialist supplier's drawings. 2. Approval of building works the contractor or homeowner is responsible and should— 1. ensure that all working drawings and calculations are completed, approved by Building Control or Planning Department; and that they are the current revised drawings before any works start on site. 2. inform the Building Control department that the works are about to commence on site after receiving			

ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE, THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.	SITE ADDRESS
---	--------------

GENERAL NOTES:
Any dimensions shown

- Any dimensions shown are indicative only and are subject to verification on site. The contractor to seek out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings. Structural steelwork to be constructed in accordance with the contract or homeowner is responsible and should not be used for construction of building works.
1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
3. Verify boundary lines & ground conditions including checking planning and new connections of all gas; electricity, water, drainage, sewerage, and other services to the property.
4. Excavations. Owner is responsible for establishing own boundary lines on DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for any changes to the design.
5. Owner is responsible for obtaining additional materials and components with defining design controls for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)

7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary bracing is provided.
8. Works carried out under a building notice or prior to approval of drawings are of the contractor's/owner's risk, (all DPL drawings must be approved before works commence)
9. Builders building without plans being approved by planning & building control departments are fully responsible for the method of condemned works.
10. The drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. This includes types of materials if a notation shown on drawings do not match those specified on drawings.
11. All work commenced after the start of the contract shall be subject to the following conditions:
 - a) Materials and purchases of materials be made so an satisfactory design can be checked and approved by building control or the engineer before works can commence.
 - b) 10 AL of DPL structural designs are subject to footings being 1m deep, if however the existing foundation type and existing building contrals will need to allow for different method of construction, if requested by building control either a trial or piled foundation, this will need to be designed by an engineer with an additional cost bearing stipulated.
12. By building control inspector/builder for load bearing or non-load bearing internal partitions or steel/s, if non-load bearing then steel/s should not be ordered. No refund or claim can be given against DPL on the design/materials changed for these steel/s.

OTHER NOTES:

ADDITIONAL NOTES. The proposed and final finishes on this drawing to match existing materials. All new proposed details shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property/s are designed to be non opening and to obscure glazing. For a permitted development lot design the dormer designed on this drawing is set back from the eaves by 200mm. This note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

AN INSPECTION OF THE UNDERGROUND DRAINAGE WAS NOT POSSIBLE ON SURVEY. CONTRACTOR SHOULD CHECK DRAINAGE RUNS AND INVERT LEVELS PRIOR TO STARTING WORK ON SITE AND NOTIFY BUILDING CONTROL OF RESULTS. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS - This draft has been created by discount prices Rd for the "client" only, a bond contract has been made between both parties in which a signed contract for creation of works involving personal—working hours for this drafting has been made (this is not a method to be followed or claim mode of proving) and any other drawings relating to this project for whatever reason (contract, agreement, or any company, department or person that infringes these rights will be subject to legal compensation brought against them, client confirms these terms has signed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drawings connections is assumed & is subject for

PRINT @ A3 SHEET SIZE

www.discountplansltd.com

THIS DRAWINGS CONTENT INCLUDING NOTES IS BOND TO SIGNED
 AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

SITE ADDRESS

41 RUTLAND GARDENS,

FINSBURY PARK, LONDON, N4 1JN

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE

SCALE as shown @ A3	28. SEPT. 2022
---------------------	----------------

DRAWING NO.	REVISION
-------------	----------

DPL.13. **d** www.discountplansld.com