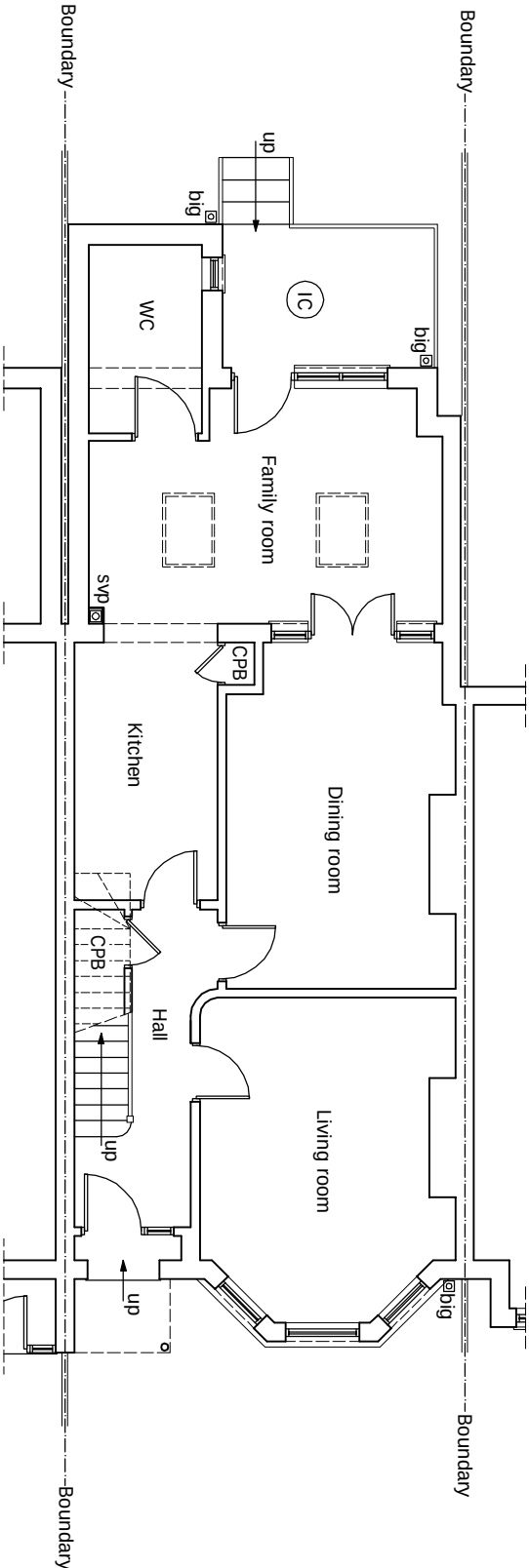
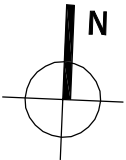
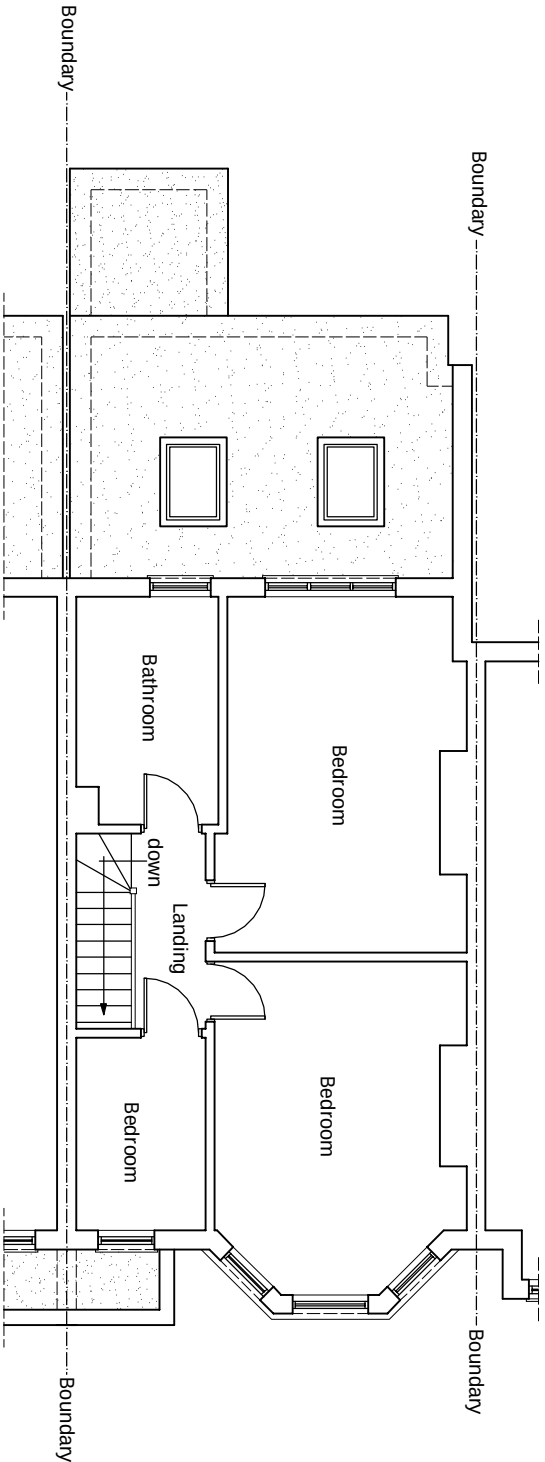




An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

EXISTING GROUND FLOOR PLAN

scale 1:100



EXISTING FIRST FLOOR PLAN

scale 1:100

1:100

2m

0

2m

4m

6m

8m

10m

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DRAWING STATUS

CONSTRUCTION

REV.

DATE

NAME

DESCRIPTION

Architectural Design Studio

4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG
+44 07838 135 957

DPL

GENERAL NOTES:

Any 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 site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings, Structural Engineer's calculations and any specialist supplier's drawings. The homeowner is responsible and should 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 positions and new connections of all gas, electric, water, and drainage services. The contractor to ensure that all services are correctly installed and that the building is safe to occupy. Owner is responsible for establishing own boundary lines as 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 ensuring that the design is correct and that the building is safe to occupy.

5. Owner is responsible for ensuring that the building is safe to occupy and for ensuring that the building is safe to occupy.

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 excavation to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. No scale off this drawing as the scaling may be off.

8. Works carried out under a building notice or prior to approval of drawings are of the contractor/owner's risk. (All DPL drawings must be approved before works commence) and the contractor/owner is responsible for ensuring that the building is safe to occupy.

9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. The contractor is responsible for ensuring that the building is safe to occupy.

10. All of DPL structural drawings are subject to building control approval. If the building is not approved by building control, the contractor is responsible for ensuring that the building is safe to occupy.

11. All work is to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

12. All drawings connections is assumed & is subject for checking by builder, Thomas will be building control, and approved by building control or any other third party's instruction during building works.

13. 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)

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.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed windows and doors to be installed in accordance with the latest appropriate codes of practice and to comply with current building regulations. For a permitted development, left 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.

No 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.

THIS DRAWING HAS BEEN CREATED BY DISCOUNT PLANS LTD FOR THE "CLIENT" ONLY. A BUILDING CONTRACT HAS BEEN MADE BETWEEN BOTH PARTY'S IN WHICH A SIGNED CONTRACT FOR CREATION OF WORKS INVOLVING PERSON-WRITING HOURS FOR THE DRAWING HAS BEEN MADE. NO REFUND WILL BE OFFERED OR CLAIM MADE OF DRAWING AND ANY OTHER DRAWING'S RELATING TO THIS PROJECT FOR WHICHEVER REASON COMES TO LIGHT. DISCOUNT PLANS LTD WILL BE RESPONSIBLE FOR THE DESIGN AND DRAWING OF THE WORKS. ANY OTHER PARTY'S RESPONSIBILITY WILL BE SUBJECT TO LEGAL COMPENSATION BROUGHT AGAINST THEM. CLIENT OCCUPYING THESE TERMS HAS AGREED ON ALL THE ABOVE BY SIGNING CONTRACT BETWEEN BOTH PARTY'S AND ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

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SITE ADDRESS

73 LYNDBURST ROAD,
WOOD GREEN, LONDON, N22 5AX

DRAWING TITLE

EXISTING DRAWINGS

DRAWN AT

HEAD OFFICE

DRAWN BY

SCALE

AS SHOWN

@ A3

10. NOVEMBER. 2022

DRAWING NO.

REVISION

DPL. 01.

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