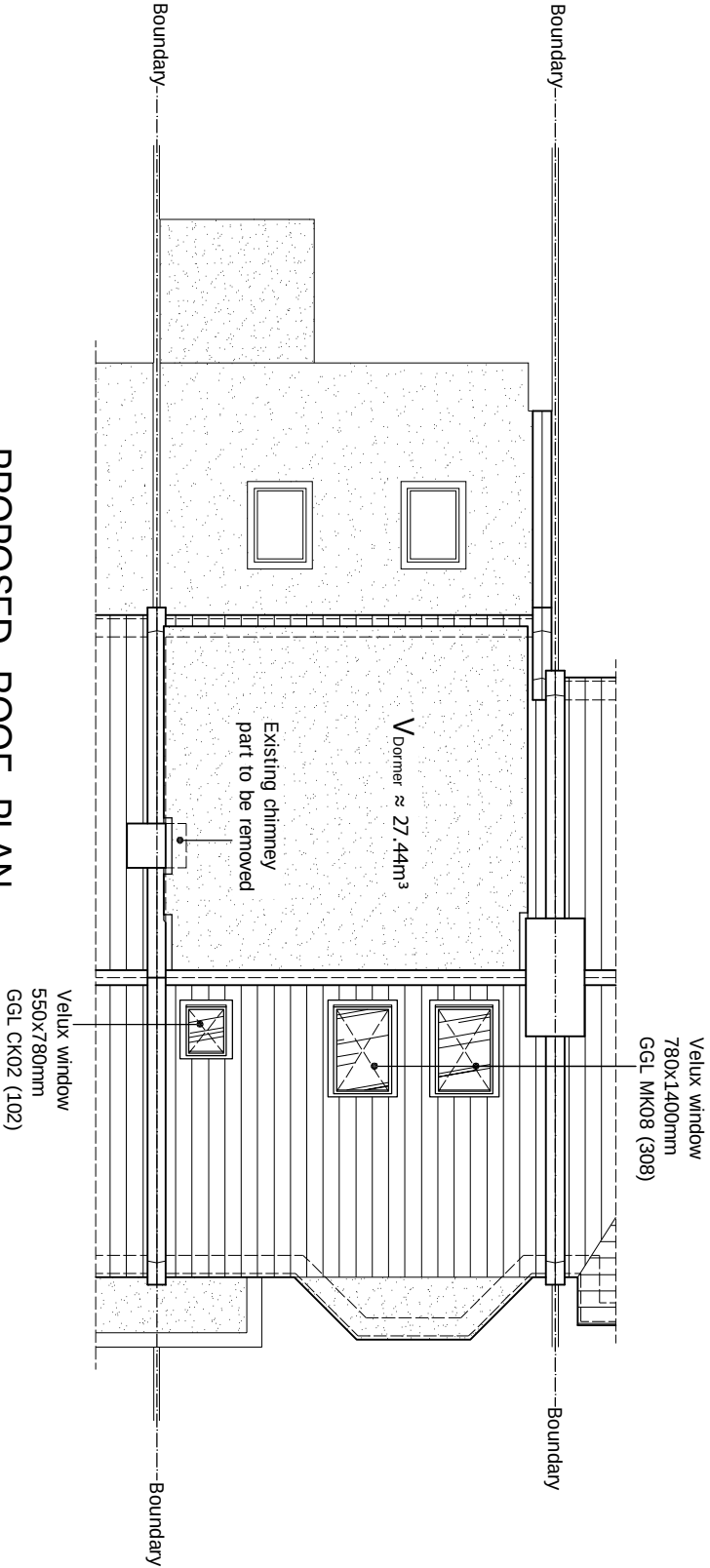
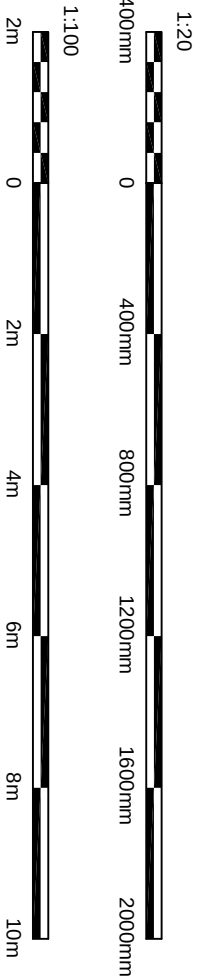




PROPOSED ROOF PLAN

Scale 1:100



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DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION



Architectural Design Studio

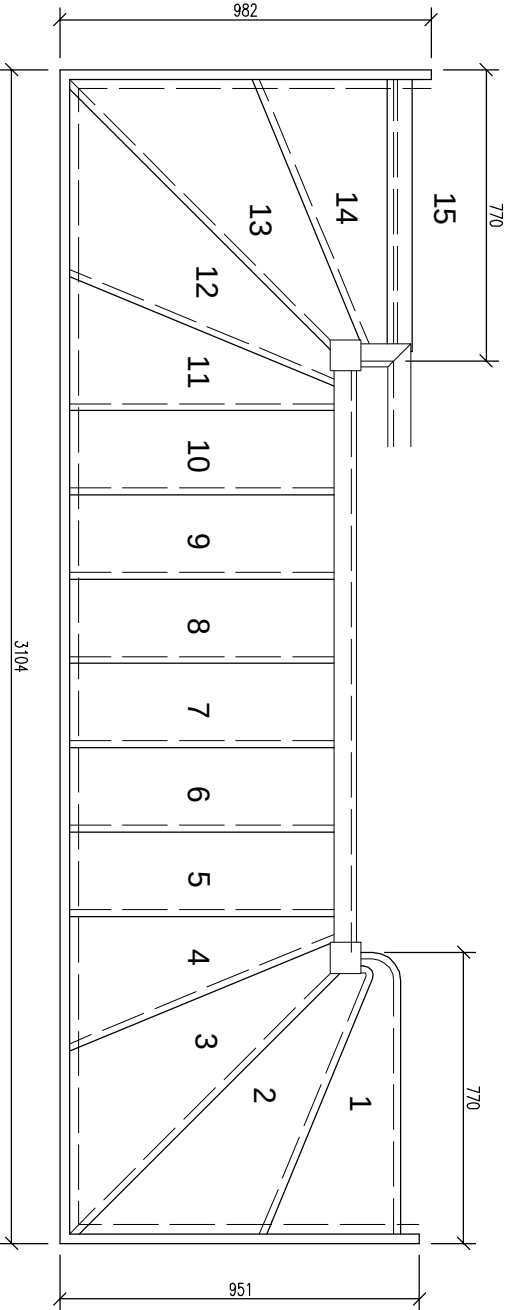
4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG
+44 07838 135 957

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 at the 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 Engineers' calculations and any specialist supplier's drawings. The Engineer 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 on 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, electricity, water, drainage, and other services. The Engineer is responsible for checking the positions and connections. 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 any changes to the design are agreed in writing with the Engineer before any works commence.
5. Owner is responsible for ensuring suitable and adequate access to the site for the proposed works. For any additional structural design changes 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 supports are in place. Do not 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 at the contractor's/owner's risk. (all DPL drawings must be approved before works commence) and the Engineer is responsible for ensuring that all necessary permissions and consents are obtained from the relevant authorities and that the works are carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.
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. If the discrepancy is not brought to the attention of DPL, the Engineer is responsible for the works which is on site then this will need to be brought to DPL attention straight away before works commence and purchase of materials be made so an alternative design can be remedied and approved by building control or the engineer before works can commence.
10. All of DPL structural designs are subject to building being in place. If however the existing foundation type and building control will need to advise on a different method of construction. If required by an engineer to be on a non-load bearing status on site all work / jobs have to be carried out on a non-load bearing status before building control / inspector / builder for load bearing or non-load bearing status before purchase of 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 charged for these steel/s.



STAIR DETAIL

Scale 1:20

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 skylights and windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 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 ensure they are not blocked. If blocked, the contractor should ensure they are cleared and the drainage runs are not blocked. If blocked, the contractor should ensure they are cleared and the drainage runs are not blocked. If blocked, the contractor should ensure they are cleared and the drainage runs are not blocked.

12. All drainage connections is assumed & is subject for checking by builder, Thomas will & building control, approved by building control. If not approved by building control, the contractor should ensure they are cleared and the drainage runs are not blocked. If blocked, the contractor should ensure they are cleared and the drainage runs are not blocked.

PRINT @ A3 SHEET SIZE

www.discountplansltd.com

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

SITE ADDRESS
73 LYNDRHURST ROAD,
WOOD GREEN, LONDON, N22 5AX

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE
SCALE AS SHOWN @ A3
DRAWN BY
DPL . 10 .

REVISION
10. NOVEMBER, 2022
www.discountplansltd.com