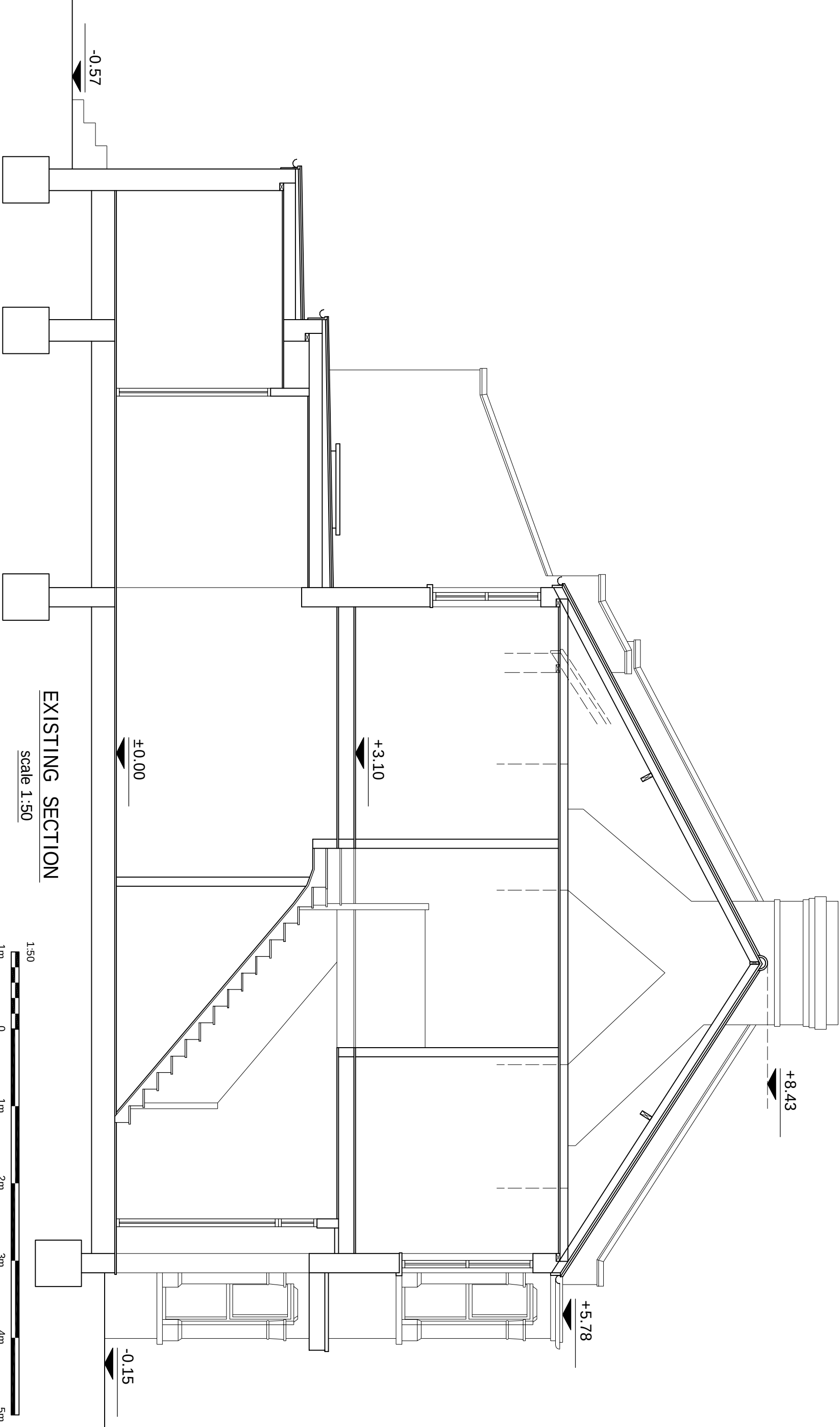




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ALL STRUCTURAL ELEMENTS (such as beams, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

DRAWING STATUS	CONSTRUCTION	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 Engineers' calculations and any specialist supplier drawings. 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, electricity, water, drainage, and other services. Ensure that all services are correctly positioned and connected. Homeowner is 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 architect/engineer before 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)
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REV.	DATE	NAME	DESCRIPTION

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

Architectural Design Studio

GENERAL NOTES:

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/owner risk. (All DPL drawings must be approved before works commence) DPL are not responsible for any structural failure or collapse of any structure or services or any other damage or injury to persons or property arising from the works.
9. Any discrepancies, either between written and site dimensions or between this 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. Homeowner is responsible for ensuring that all services are correctly positioned and connected. Homeowner is 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.
10. All of DPL structural drawings are subject to building being in place. If the existing structure is found to be in poor condition, the contractor will need to advise on a different method of construction. If required by an engineer to be on additional work being implemented on site, the contractor will need to be approved by building control either a not or piled foundation. This will need to be agreed by building control before any works commence.
11. All work to be carried out by building control for load bearing or non-load bearing status before by 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/moderis charged for these steel/s.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights and windows to be installed in accordance with the Building Regulations. All new proposed 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 former designed on this drawing is set back from the street 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 in good condition. If any drainage connections are assumed & it is subject for checking by builder, Thomas will & building control, then the contractor will need to be approved by building control before any works commence.
12. All drawings connections is assumed & it is subject for checking by builder, Thomas will & building control, then the contractor will need to be approved by building control before any works commence.

PRINT @ A3 SHEET SIZE

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SITE ADDRESS

73 LYNDHURST 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.

DPL. 05

REVISION

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