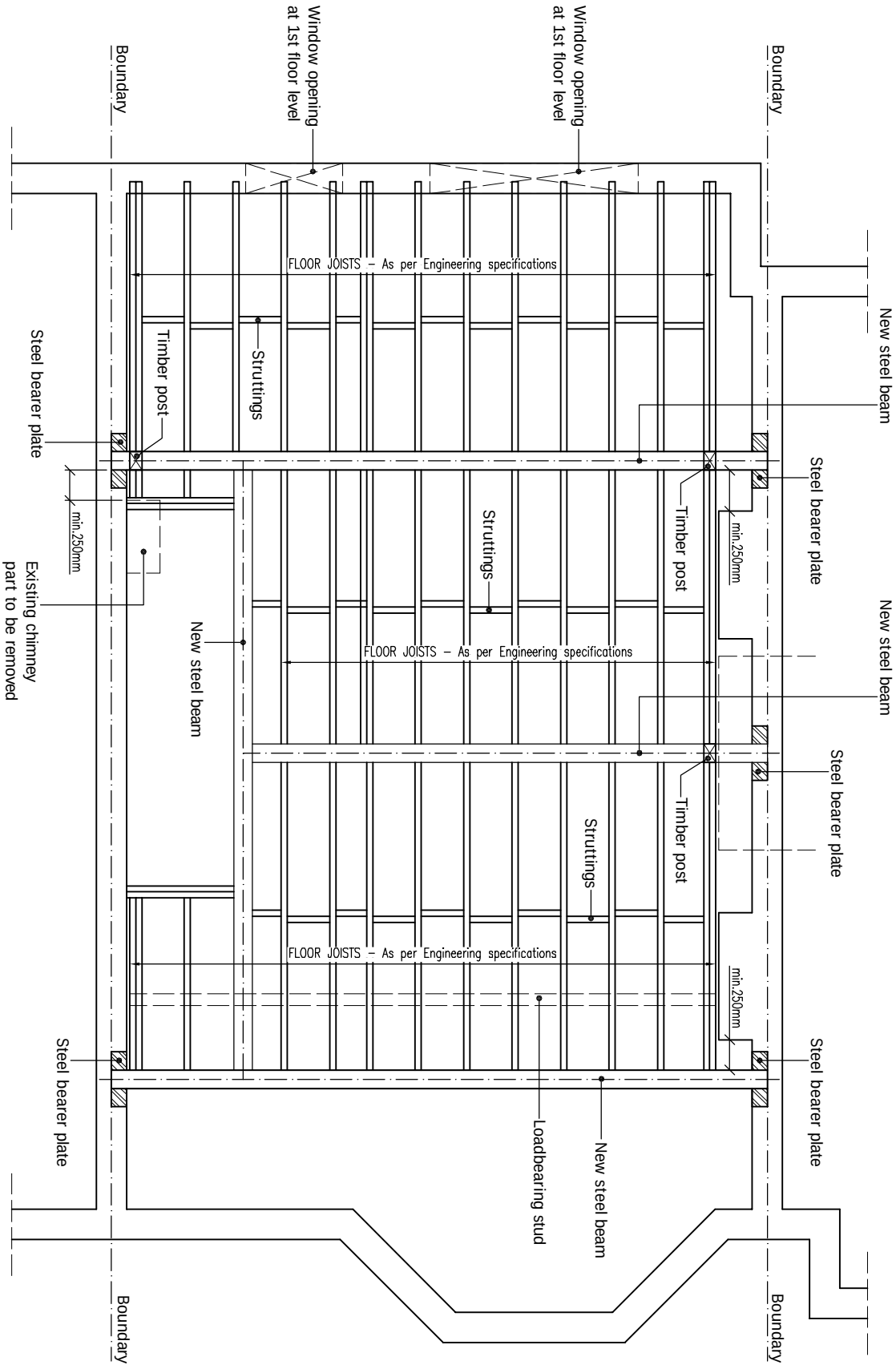




STEELWORK and JOISTS LAYOUT

Scale 1:50



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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. However, 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.

1. 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, electrical, water & other services drainage set, within the site prior to the commencement of works. The Engineer is responsible for establishing the correct 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 commencement of works.

5. Owner is responsible for purchasing additional materials and covering extra engineering design costs 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/owner's risk. (All DPL drawings must be approved before works commence) and the Engineer is responsible for ensuring that all necessary permissions are obtained from the relevant departments are fully responsible for the likelihood of condemned works.

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 commence and purchase of materials be made so an alternative design can be rectified and approved by building control or the engineer before works can commence.

10. All of DPL structural designs are subject to building control in writing. If the drawing is not approved by building control, the drawing will be void and the contractor is responsible for the existing foundation type and building control either a not or piled foundation, this will need to be agreed by an engineer before any foundation work is commenced.

11. All work to be carried out on site must be supervised by a competent person, approved 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 changed for these steel/s.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes must be completed before the building is handed over to the client. All 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 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 in good condition. If any drainage is found to be defective, it should be repaired before the building is handed over to the client. All drainage connections must be made in accordance with the latest appropriate codes of practice and to comply with current building regulations.

12. All drainage connections are assumed & is subject for checking by builder. Thomas water & building control, and the Engineer is responsible for ensuring that all necessary permissions are obtained from the relevant departments are fully responsible for the likelihood of condemned works.

13. All work to be carried out on site must be supervised by a competent person, approved 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 changed for these steel/s.

PRINT @ A3 SHEET SIZE

www.discountplansltd.com

SITE ADDRESS

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

DRAWING TITLE

PROPOSED DRAWINGS

DRAWN AT

HEAD OFFICE

DRAWN BY

SCALE

as shown

@ A3 | 10. NOVEMBER. 2022

DRAWING NO.

DPL . 09 .

REVISION -

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

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