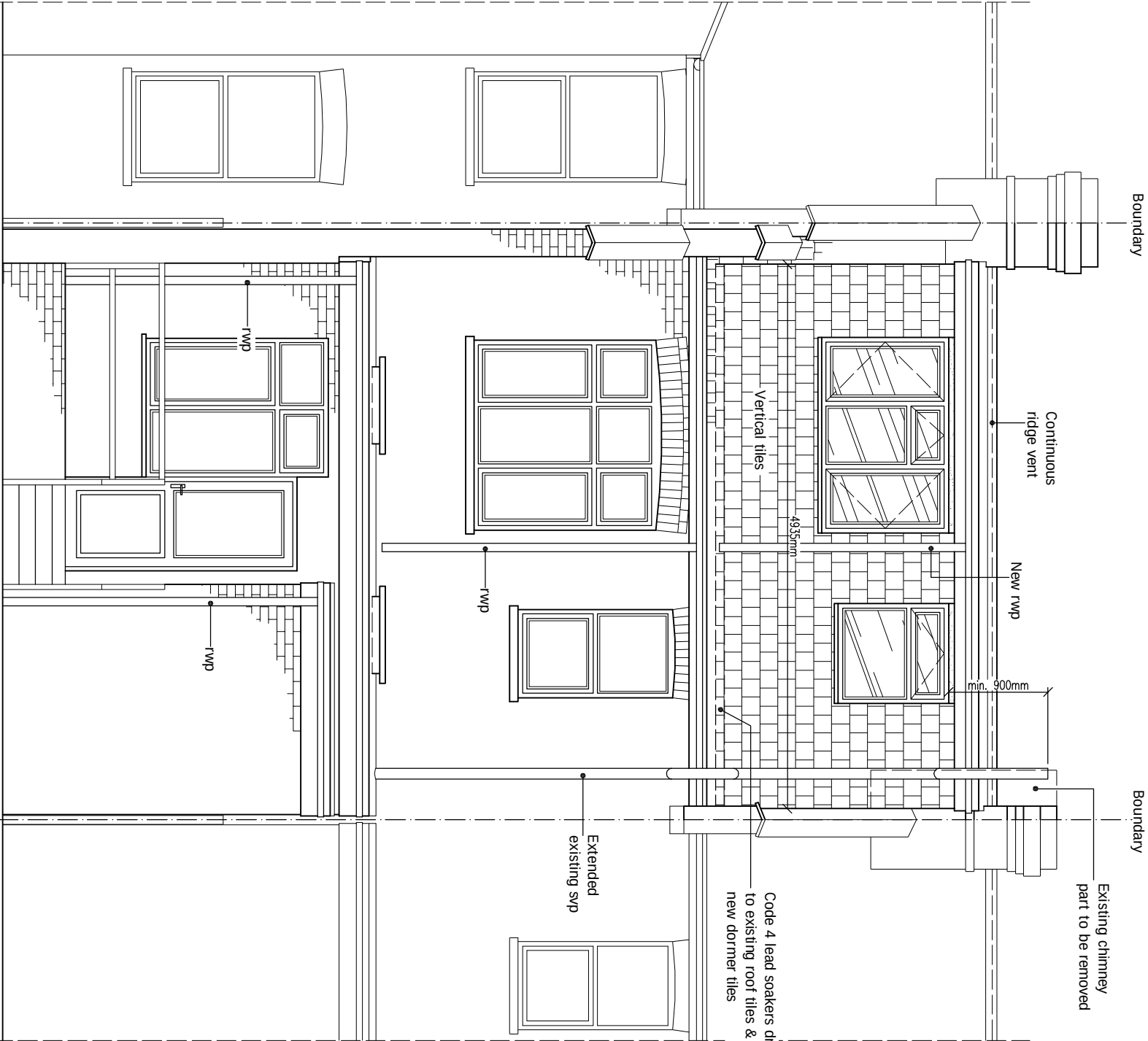




PROPOSED REAR ELEVATION

scale 1:50

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.

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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 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. 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 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. If necessary, arrange for a specialist to check and record existing conditions. 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 DPL.
5. Owner is responsible for arranging suitable and adequate access for the project and ensuring that the building is safe 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 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)
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 DPL attention straight away before 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 checking being in place, if not in place the design will be subject to building control approval. If not in place, the design will be subject to building control approval. If not in place, the design will be subject to building control approval.
11. All work to be carried out on a structural steel beam being implemented on site 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/modifiers charged 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 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 not in good condition, the contractor should arrange for a specialist to inspect and rectify the drainage system. All drainage shown is ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
12. All drainage connections is assumed & is subject for checking by builder, Thomas will & building control, if not in good condition, the contractor should arrange for a specialist to inspect and rectify the drainage system. All drainage shown is ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
13. This drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-writing hours for this drawing has been made. No refund will be allowed or claim made of drawing and any other drawing's relating to this project for whatever reason, can be made. If the client is not satisfied with the drawing, they will be subject to a full compensation brought against them, client occupying these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.
14. All drawings connections is assumed & is subject for checking by builder, Thomas will & building control, if not in good condition, the contractor should arrange for a specialist to inspect and rectify the drainage system. All drainage shown is ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
15. This drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-writing hours for this drawing has been made. No refund will be allowed or claim made of drawing and any other drawing's relating to this project for whatever reason, can be made. If the client is not satisfied with the drawing, they will be subject to a full compensation brought against them, client occupying these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

SITE ADDRESS

73 LYNDHURST 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 . 12 .

REVISION

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