GENERAL NOTES:
Do not scale from this drawing, 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, Structual calculations and any specialist supplier's drawings. Prior to commencement of building works the contractor/owner should:-
1. Ensure that all working drawings and calculations are 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 work are about to commence on site after receiving and 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 ect. Within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as TLC are not responsible for excavations. Owner is responsible for establishing own boundary lines as TLC are not responsible for checking land ownership even if uncertain a land search should be carried out by the homeowner/contractor.
4. TLC are not responsible for builders changing design methods from proposed works, The client is responsible for works being carried out on a building notice.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to the 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.
7. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, could and surface connections should be approved by Thames water before commence.
8. 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.
9. Works carried out under a building notice or prior to approval of drawings are at the contractors/ owners risk. (all TLC drawings must be approved before works commence). Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works. 10. Any discrepancies, either between written and site dimensions or between this drawings and other consultant's or suppliers drawings, should be brought to the immediate attention of TLC before executing the structural, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to TLC attention straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.

11. All of TLC structural designs are subject to footings being 1m deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control either a raft or ripped foundation, this will need to be designed by an engineer with an additional cost being implemented.
12. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load being then steel's should not be ordered. No refund of claim can be given against TLC on the design/materials 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 shown on this drawing will be designed not to protrude more than 150mm from the existing roof profile. All new proposed windows shown on the drawings which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building control regulations.
TERMS- This drawing has been created by The Loft converter (City) Limited 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-working hours for this drawings 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 against TLC. The Loft Converter (city) Limited had full copyright of this material and have the full right to control the use of these works, any company, department or person that infringes these rights will be subject to legal compensation brought against them. Client accepting these terms has agreed on all the above by signing the contract between both party's and understands that no refund can be given.

TLC

THE LOFT CONVERTER

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Drawing Title
NOTES

Scale	Date	Checked	Drawn By
NTS	03/10/2025	AZ	AZ

Drawing Number	Revision
D12	