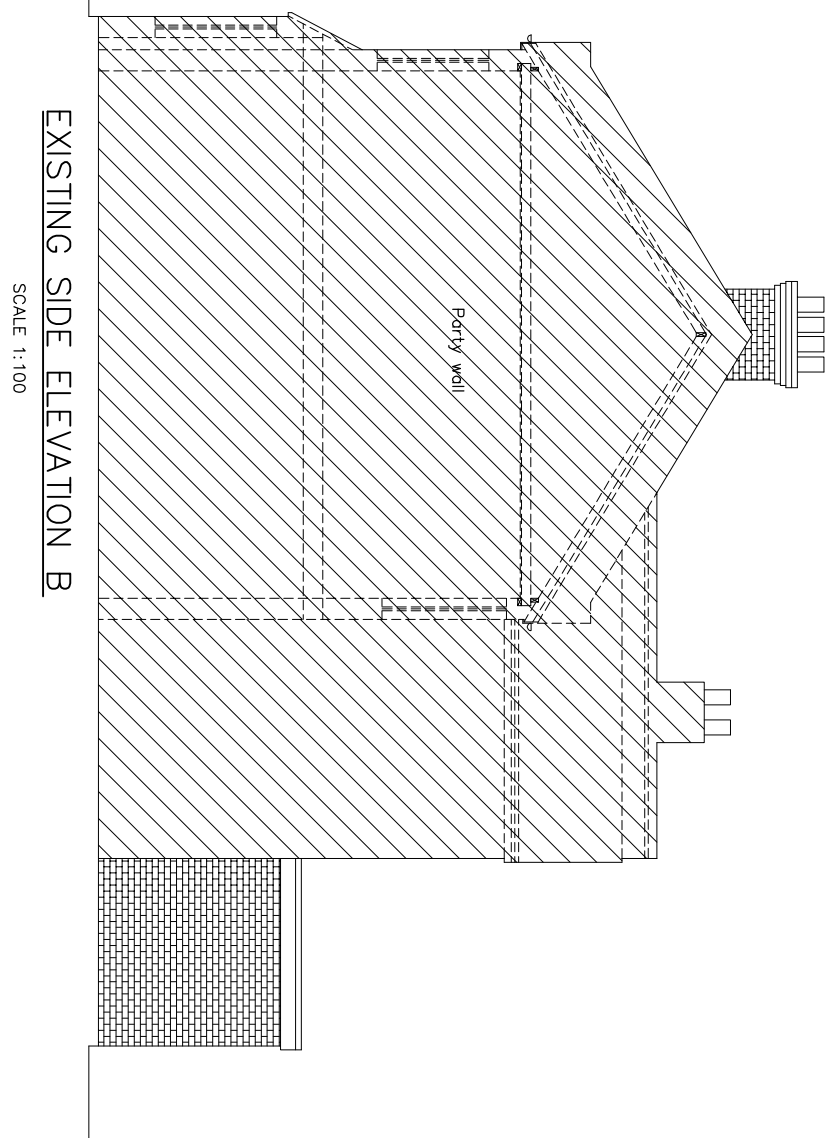
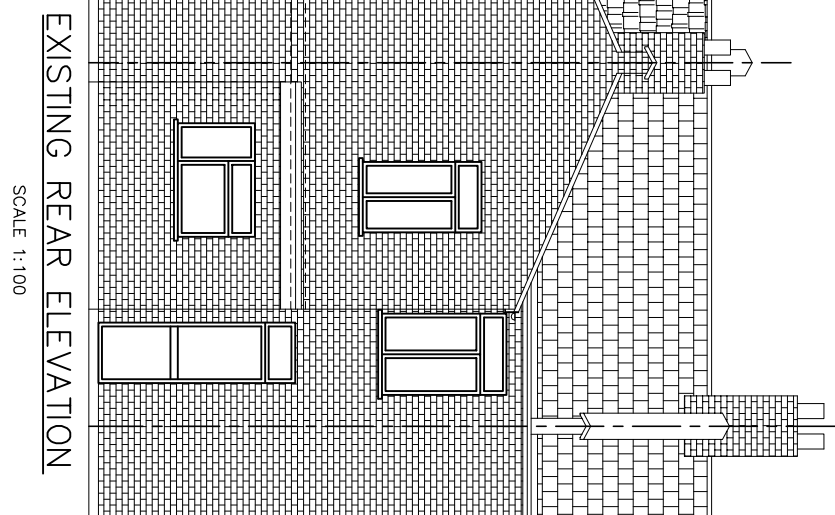
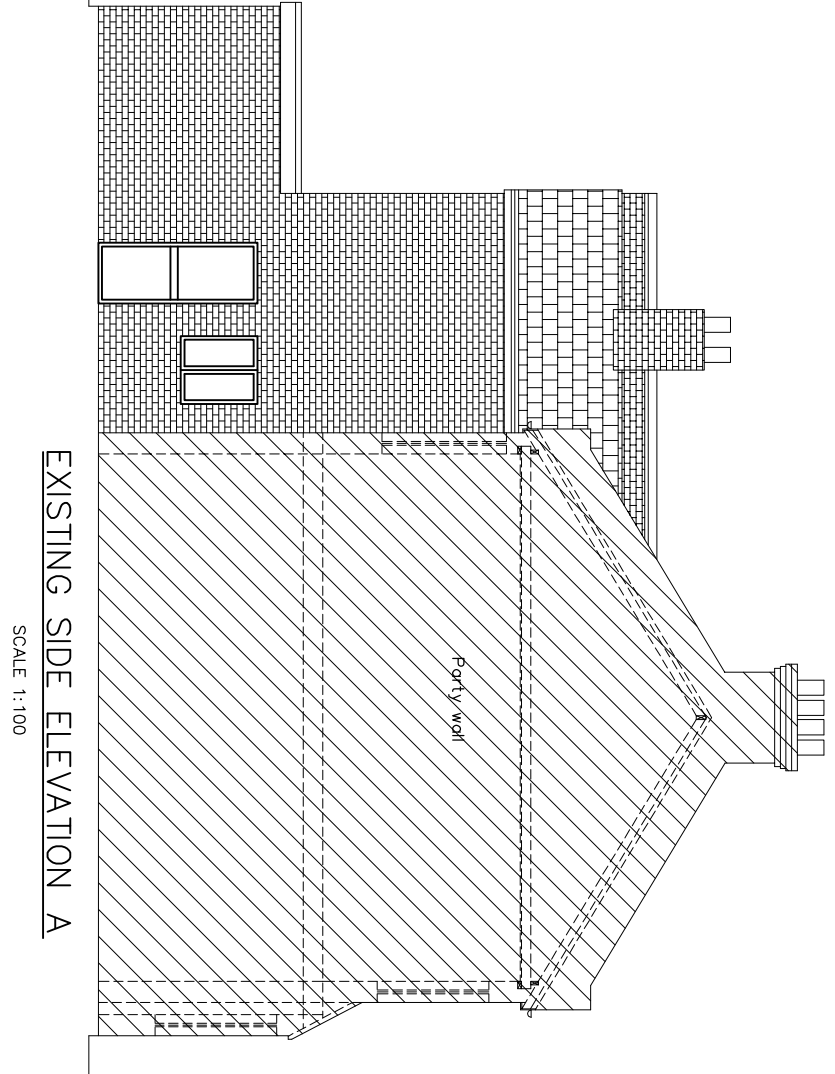
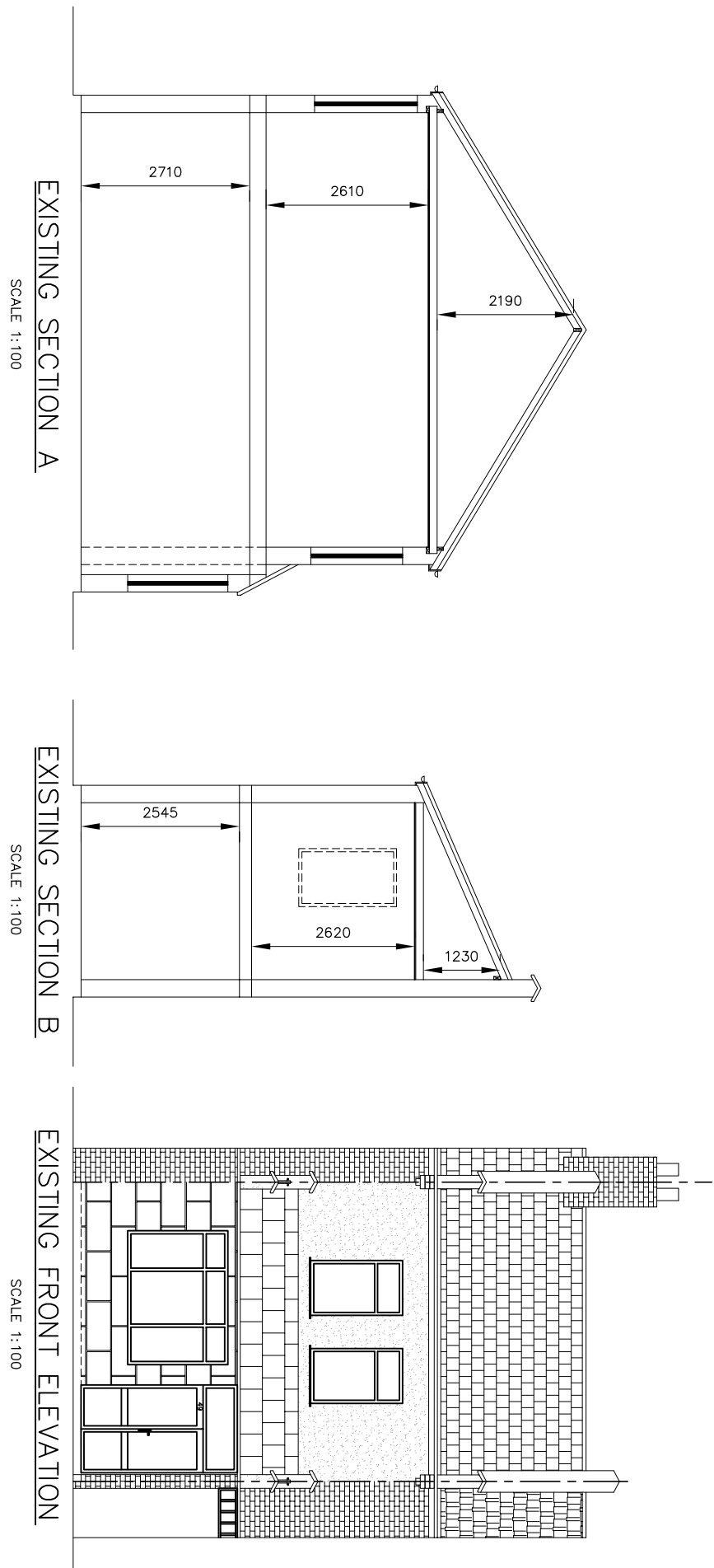
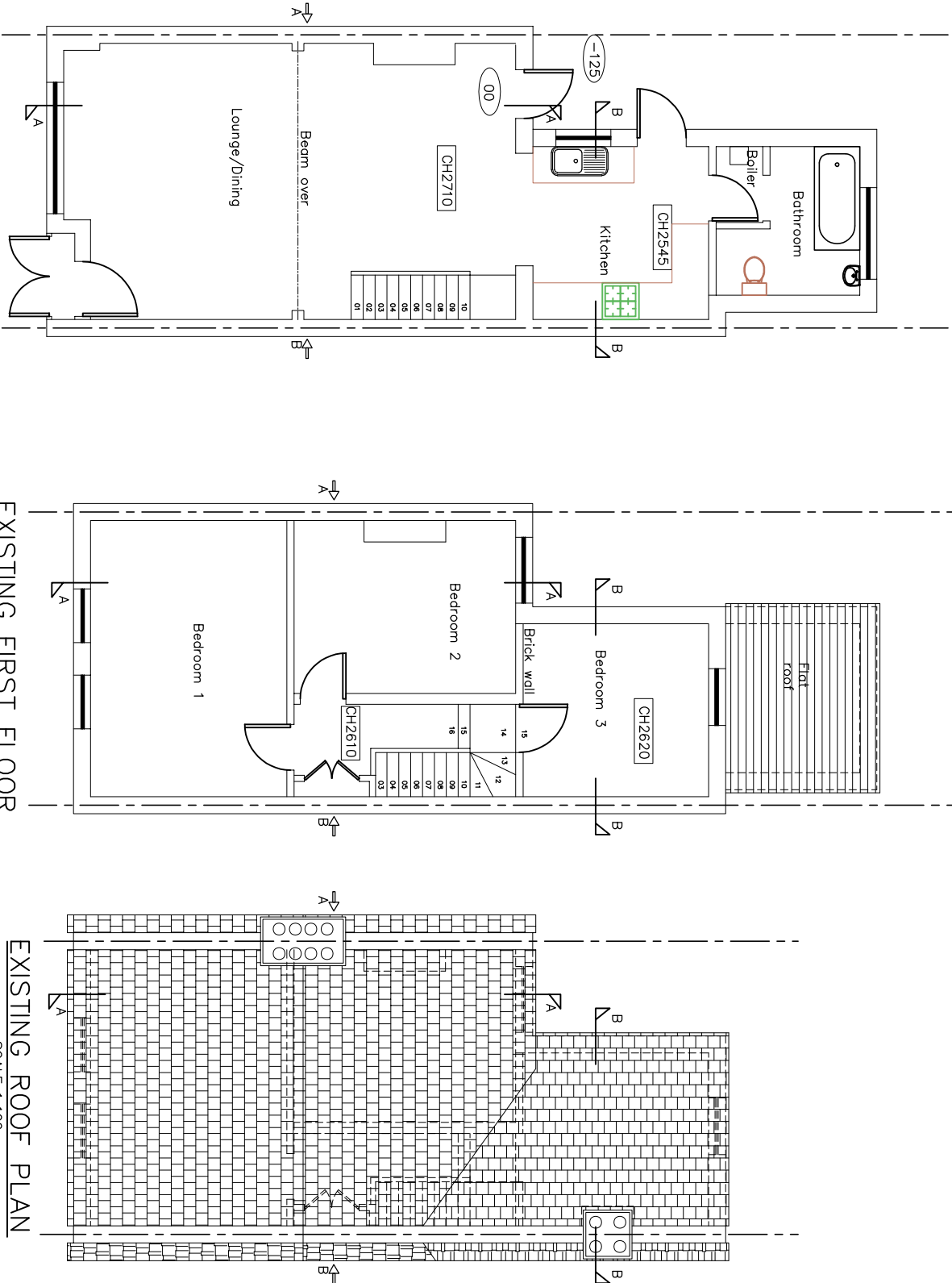
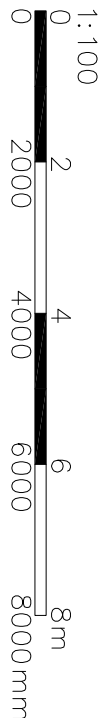




GENERAL NOTES

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the client.
3. Structural details are subject to exposure of existing construction and verification by local authority surveyor and any necessary revised details are to be agreed with the local authority surveyor prior to carrying out the affected works.
4. All works are to be carried out in accordance with the manufacturer's guidelines and all relevant British Standards Codes of Practice & relevant Building Regulations documents.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The proposed works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over any existing sewer.
8. No part of the extension or foundation works to project into adjoining boundary line (unless agreed otherwise).
9. Any discrepancies between drawings of different scales, and between drawings and specification where appropriate to be notified to Engineer for decision.



ONE & STRUCTURAL ENGINEERS	
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Do not scale off the drawings (local only for planning purposes).	
Client: ———	Drawn: KL
Project Title: 49 Throckmerry avenue N17 9DT	Checked: FEB 2026
Drawing Title: EXISTING PLANS, SECTION, ELEVATIONS AND PHOTOGRAPHS	Scale: 1:100
Project No: KKR-1690	Size: A1
Rev: PN-01	Rev: