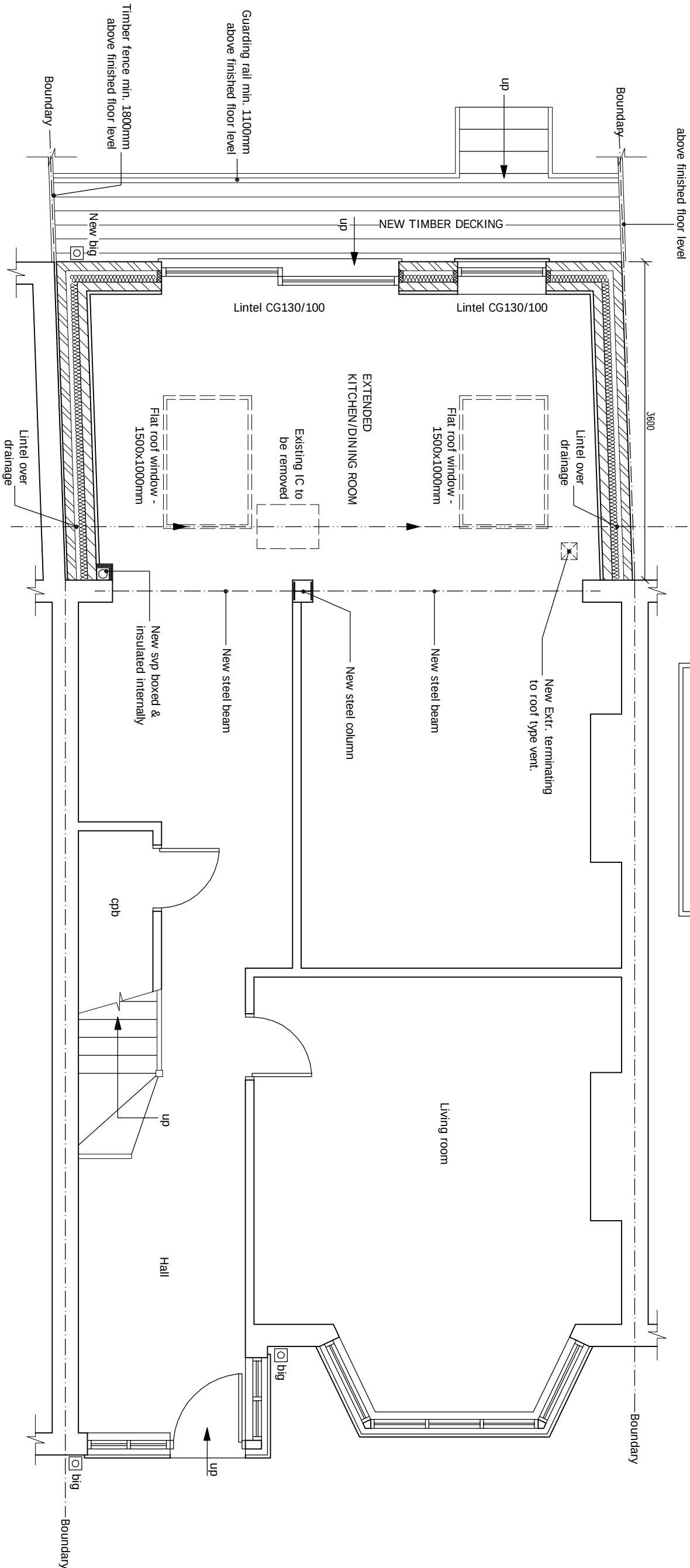


Timber fence min. 1800mm
above finished floor level

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results.

New internal doors to have 10mm air gap to underside.



PROPOSED GROUND FLOOR PLAN

scale 1:50

DRAWING STATUS		PLANNING	GENERAL NOTES:
REV.	DATE		
			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 dimensions to be confirmed on site. Prior to commencement of building works the contractor or homeowner is responsible and should:- 1. Ensure that all working drawings and calculations are completed, approved by Building Control and 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

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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.

GENERAL NOTES:

3. Engineers' calculations and any specialist supplier's drawings. Prior to commencement of building works the contractor or homeowner is responsible and should—
 1. Ensure that all working drawings and calculations are completed, approved by Building Control or the Building Authority, and that they are the current revised drawings before any work starts on the building.
 2. Inform the Building Authority of the building control department. The contract is signed for commencement of the work and the building control department issues a building control order.
 3. Verify boundary lines, and conduct calculations including checking existing and proposed connections of all gas, electrical, water & other services discharge etc., within the title prior to the commencement of construction. Owner is responsible for establishing own boundary lines as PPL 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 (non proposed methods) on site. It is the responsibility of the contractor to ensure that the design is followed on site.
 5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change that arise 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 existing structures are accounted for and that all necessary services and temporary

7. Any discrepancies, either between written and site dimensions or between the drawings and the actual work, should be noted and the discrepancy resolved by the contractor.
8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk, (all plan drawings must be approved before works commenced). Builders building without plan being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between the drawings and the actual work, should be noted and the discrepancy resolved by the contractor.
10. All of DPL structural steelwork is subject to loading and the design of the commercial building is different to a two-storey house. In order to establish the existing foundation type and building control will need to carry on a different method of construction, if requested by building control engineer a raft or piled foundation, this will need to be designed by an engineer with an additional raft design statement.
11. All building control inspector/builder for load bearing or non-load bearing systems, by building control inspector/builder for load bearing or non-load bearing systems, purchase of steel/s, if non-load bearing then steel should not be ordered. No refund or claim can be given against DPL on the design/materials changed 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 protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property are designed to be non opening and 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.

An inspection of the underground drainage was not possible on survey, Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS - This contract has been created by discount pants Rd for the Client; only a bound contract has been made between both parties in which a signed contract for creation of works involving personal working hours for this drawing has been made. No refund will be allowed or claim mode of drawing and any other intellectual or creative work for whatever reason if the client does not agree to the terms and conditions of this contract. The full right to control the use of the work against DPL Discount pants Rd hold full copyright of this material and no third party can make any copy without the permission of the client occupying these terms and conditions on all the above by signing connection between both party's and understandings that no refunds can be given.

12.1 All drawings connections are assumed & it subject

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

SITE ADDRESS

16 FARRER ROAD,
HORNSEY, LONDON, N8 9LE

DRAWING TITLE
PROPOSED DRAWINGS - rear extension

DRAWN AT	HEAD OFFICE	DRAWN BY
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DRAWING NO.	REVISION
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