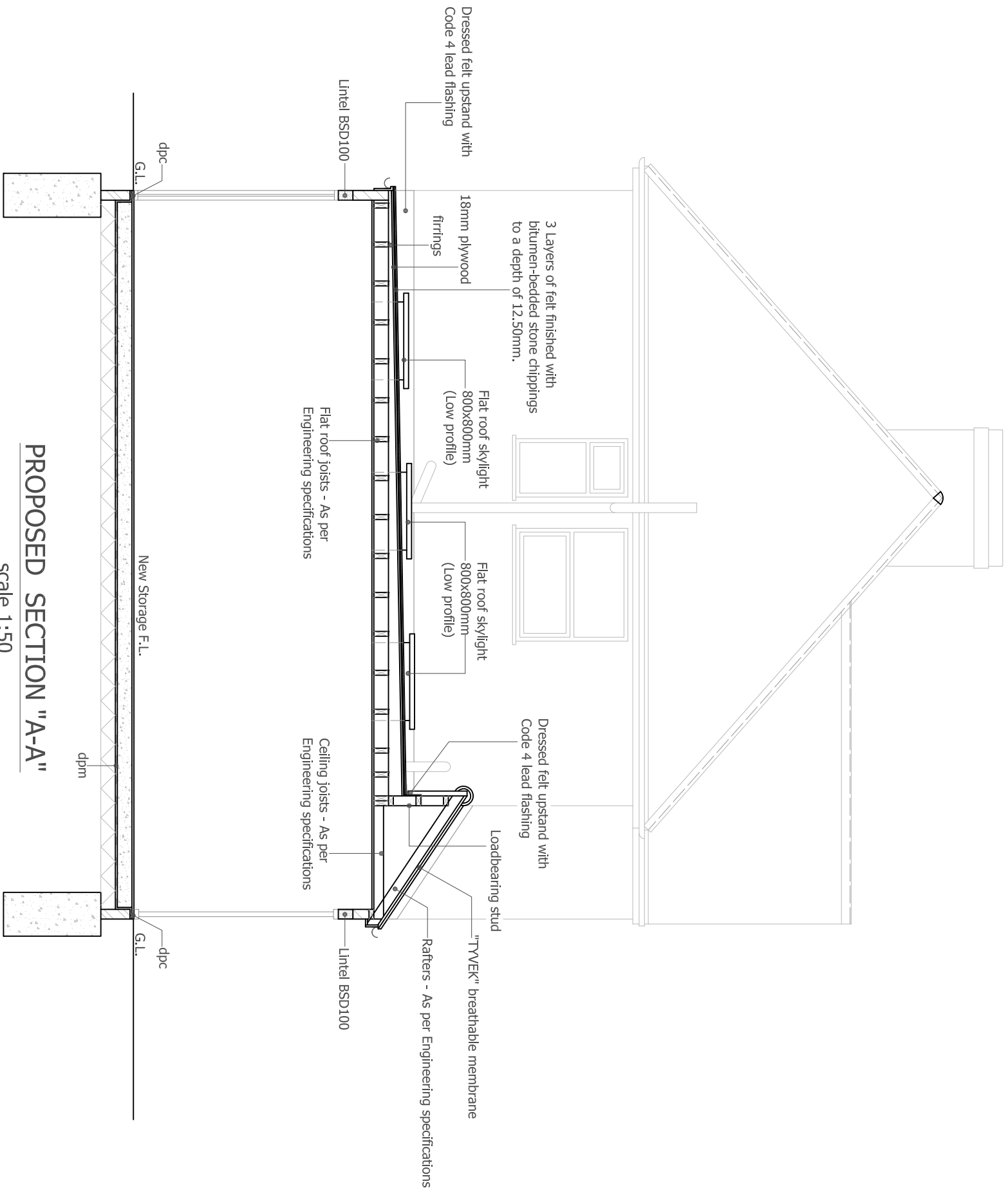




PROPOSED SECTION "A-A"
scale 1:50

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION



Architectural Design Studio
4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG
+44 07838 135 957

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- Any drawings, specifications, and/or details shall be subject to verification on site. The contractor to call on the architect 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 Engineers calculations and any specialist supplier's drawings.
- It shall be the responsibility of the contractor to ensure that all drawings, specifications and details are correct. That all existing buildings and structures are correctly detailed, supported by Building Control or Planning Department, and 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 drawing 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 etc; within the site prior to the commencement of works. The contractor shall be responsible for ensuring that the drawings are correct and liable for checking and ownership when it 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 works being carried out on a building notice. No project should start without a contract.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs if the design is changed after the building notice has been issued.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 metres 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 surrounding structure are removed, the contractor shall be responsible for the safe removal of any works in place. To not scale of this drawing as this activity may be off.
8. Works carried out under a building notice or prior to approval of drawings are all of the contractor/owner risk. (all PFI drawings may be approved before works commenced)
9. Builders building without plans being approved by planning & building control
10. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of PFI, before executing the structural, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match those specified in the contract documents. If the contractor is in doubt, they should refer to the works commences and purchases of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
11. All of PFI structural designs are subject to loading being in deep, if however the existing foundation type and building control will need to adopt an different method of construction, if repeated by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
12. All steel works which have been designed to be removed on points are to be checked on site before any work commences. If the contractor is in doubt, they should refer to the purchase of steel/s, if non-load bearing then steel/s should not be ordered. No refund or claim can be given against PFI on the design/materials changed for these steel/s

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 provide more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which over-roof other property's are designed to be not opening and of obscure glazing. For a permitted development lot 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.

[illegible]

PRINT @ A3 SHEET SIZE

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

63 HILLINGDON ROAD,
UXBRIDGE, MIDDLESEX, UB10 0AE

DRAWN AT HEAD OFFICE | **DRAWN BY**

DRAWING No.

REVISION

DPL-11

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