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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.

DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION

Architectural Design Studio

DPL

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. The 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 an 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. The contractor to be responsible for any necessary alterations, excavations. 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 the architect.
5. Owner is responsible for arranging suitable and adequate access for the delivery of materials and equipment. DPL are not responsible for any additional structural design changes on site from the start to end of 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. No 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's/owner's risk. (all DPL drawings must be approved before works commence) and the contractor is responsible for ensuring that all necessary permissions and consents from the relevant departments are fully responsible for the likelihood of condemned works.
9. 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 DPL before executing the structural, drainage, mechanical and electrical works. If the discrepancy is not brought to the attention of DPL, the contractor is responsible for which is on site then this will need to be brought to DPL attention straight away before work commences 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 drawings are subject to building being in place. If the contractor is to carry out any work on the building before the building is complete, the existing foundation type and building control will need to advise on a different method of construction. If required by an engineer to be carried out on a different method of construction, the contractor is responsible for ensuring that the building is safe and sound.
11. All work / jobs have to be carried out by a competent person. The contractor is responsible for 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/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 windows and doors to be in accordance with the existing materials. All new proposed windows 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 that they are in good condition. If any drainage issues are identified, the contractor is responsible for rectifying them. All drainage connections are assumed & is subject for confirmation by the contractor. All drainage connections are assumed & is subject for confirmation by the contractor.
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DRAWING TITLE		
EXISTING DRAWINGS		
DRAWN AT	HEAD OFFICE	DRAWN BY
SCALE as shown	10. FEBRUARY, 2024	
DRAWING No.	REVISION -	
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