



**EXISTING REAR ELEVATION**

scale 1:100



**EXISTING SIDE ELEVATION**

scale 1:100

1:100  
2m 0 2m 4m 6m 8m 10m

© This drawing and the works shown are the copyright of DISCOUNT PLANS LTD and may not be reproduced except by written permission.

ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE, THEY ARE SUBJECT TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

| DRAWING STATUS |      | PLANNING |             |  | GENERAL NOTES:   |  | OTHER NOTES:  |  | SITE ADDRESS   |  |  |  |
|----------------|------|----------|-------------|--|--|--|---|--|--|--|--|--|
| REV.           | DATE | NAME     | DESCRIPTION |  | 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 Engineers calculations and any specialist supplier's drawings. Prior to commencement of building works the contractor or homeowner is responsible and should:-<br>1. 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.<br>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.<br>3. Verify boundary lines & ground conditions including changes positioned and new connections of all gas; electricity, water & other services on site and the ability to withdraw access to the site for the duration of 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 survey should be carried out by the homeowner/contractor.<br>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 calc's.<br>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 end of building works requested by building control or any other third party's instruction during building works.<br>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. (client's 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. "do not scale off this drawing as the scaling may be off"<br>8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk (all DPL 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.<br>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 the contractor executing the site works. Drainage connections and affected 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 DPL attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.<br>10. All of DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a trial-hole will need to be dug to establish the existing foundation type and building control will need to carry out a different method of investigation. This is to be carried out by Building control, either a trial or a full investigation, this will need to be designed by an engineer with an additional cost being implemented.<br>11. All wall/s which have been designed to be removed on site 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 bearing then steel's should not be ordered. No refund or claim can be given against DPL on the design/materials charged for these steel/s. |  | 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. |  | 45 ZEALAND AVENUE,<br>WEST DRAYTON, MIDDLESEX, UB7 0BW |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |
|                |      |          |             |  |  |  |   |  |  |  |  |  |