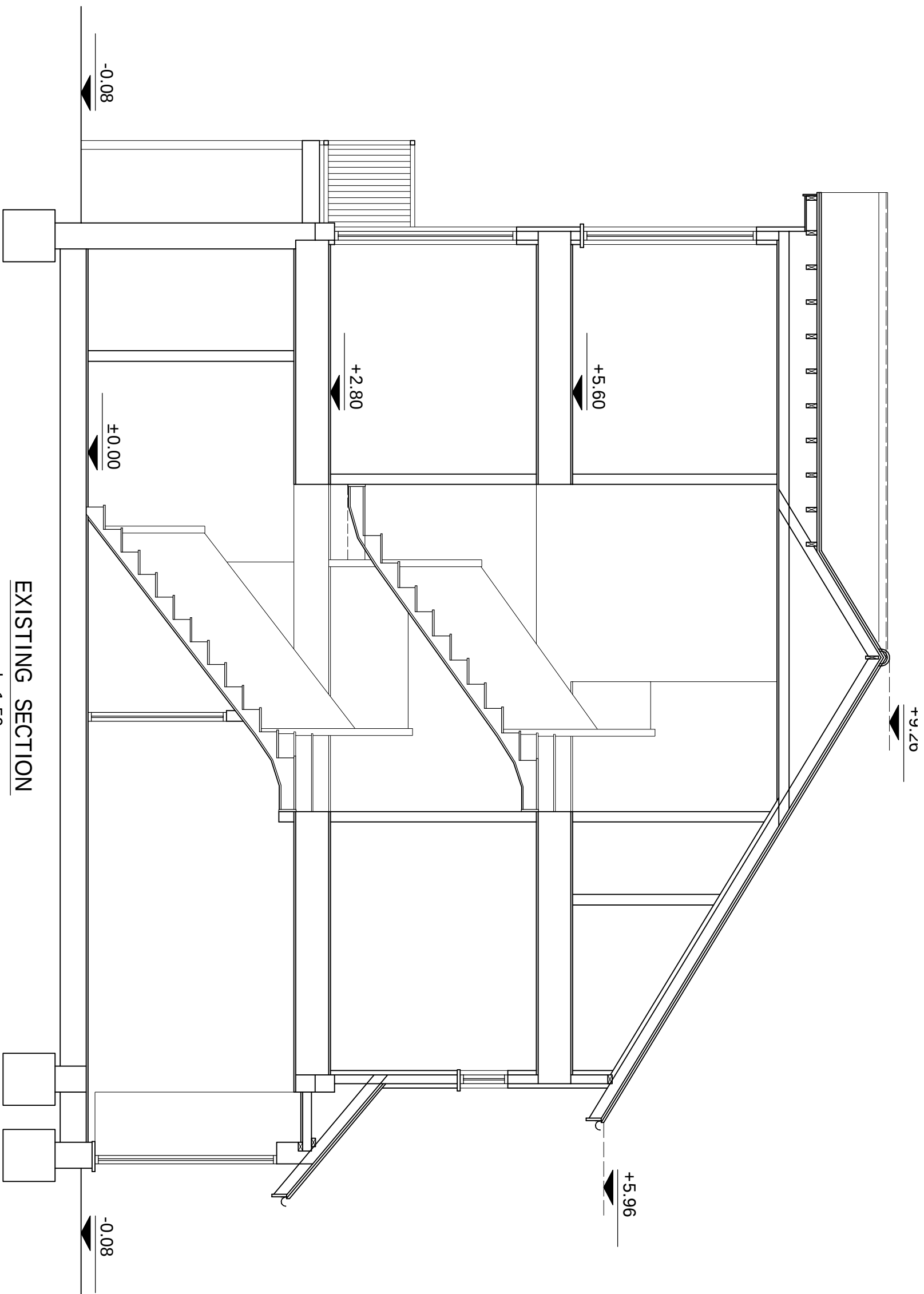




1:50



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DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION

GENERAL NOTES:

- Any dimensions shown are indicative only and are subject to verification on site. The contractor to sat on the ground and co-ordinate all dimensions on site during the course of the works and prior to setting out on the ground.
- Engineers calculations and any specialist supplier's drawings, specifications and Engineers drawings. Structural Prior to commencement of building works the contractor or houseowner 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 work 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. Identify, mark & stake ground conditions including the position and connection of all gas; electricity, water, drainage, sewerage, and other services in the ground.
- Excavations. Owner is responsible for establishing on boundary lines on P/L are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertainty a land search should be carried out by the houseowner/contractor.
- P/L are not responsible for builders changing design methods from proposed works. The client is responsible for providing the correct design methods. No project should start without clients approval. A 5.0% variation is acceptable for the cost of building works. No project should start without clients approval 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.
- Reques 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)

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.

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

8. Works carried out under a building notice or prior to approval of drawings are at the contractor's/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.

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. This includes those of 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.

10. All or U-L structural designs are subject to footings being 1 m 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 advise on a different method of construction. If requested by building control either a raft or piled foundation, this

11. All wall/s which have been designed to be removed on plans 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

OTHER NOTES:

According to the latest *normas* codes of practice and to comply with current building regulations, all new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights and windows on this drawing will be designed not provide more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and do not have to be glazed. For a permitted development, left design the dormer designed on this drawing is set back from the existing glazing. This note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest *normas* 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 drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving percent-working hours for this drawing has been made. no refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason cause.

12. All drainage connections is assumed & is subject to the client's responsibility to ensure that the drainage system is installed in accordance with the relevant standards and regulations. The contractor shall not be responsible for any damage to the drainage system or any other part of the building caused by the client's failure to maintain the drainage system in good working order. The contractor shall not be responsible for any damage to the drainage system or any other part of the building caused by the client's failure to maintain the drainage system in good working order. The contractor shall not be responsible for any damage to the drainage system or any other part of the building caused by the client's failure to maintain the drainage system in good working order.

PRINT @ A3 SHEET SIZE

SITE ADDRESS

19 MILL DRIVE,
RUISLIP, MIDDLESEX, HA4 7GL

DRAWING TITLE	EXISTING DRAWINGS

DRAWN AT	HEAD OFFICE	DRAWN BY
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SCHL	AS	02: AUGUST 1: 2023
AS		

DPL.03. www.discountplansld.com