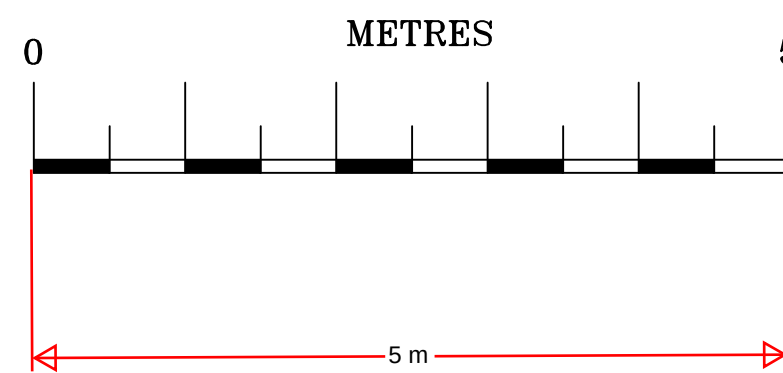
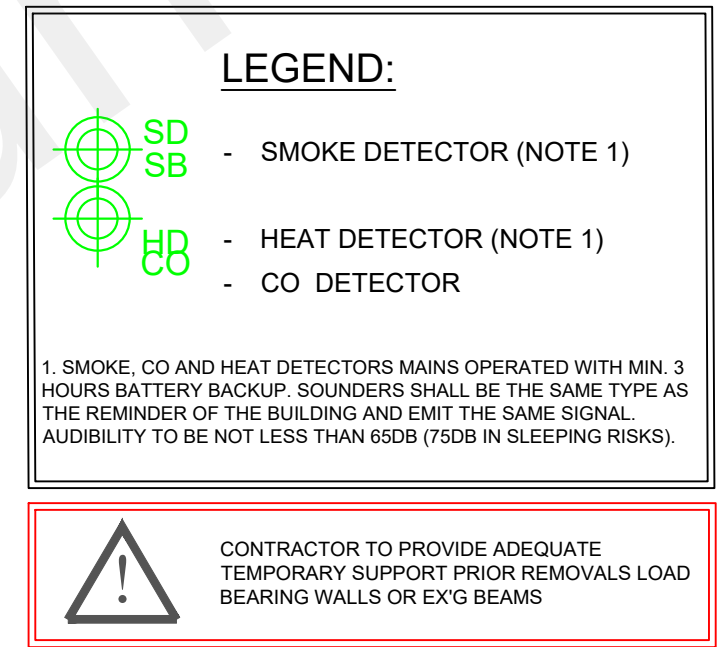
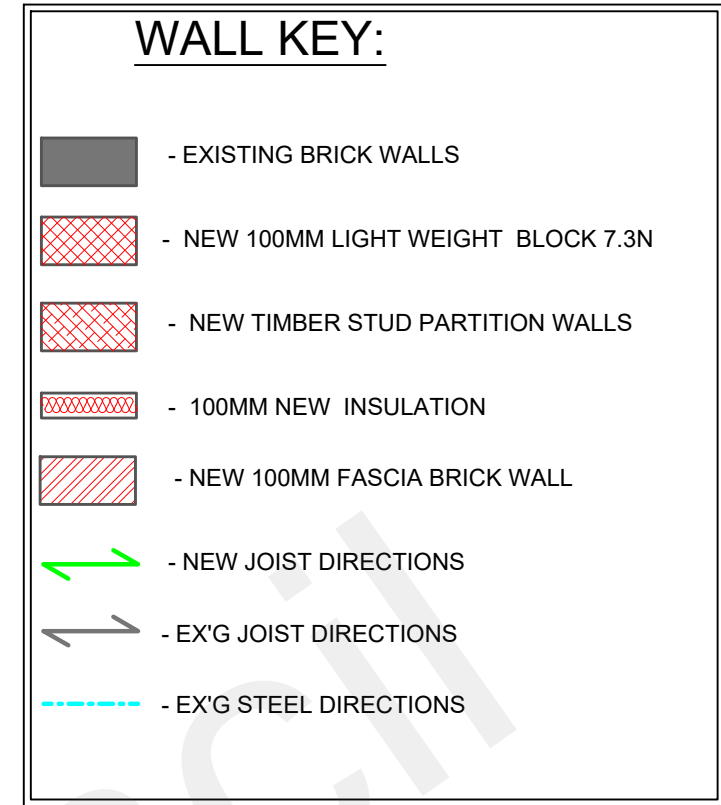
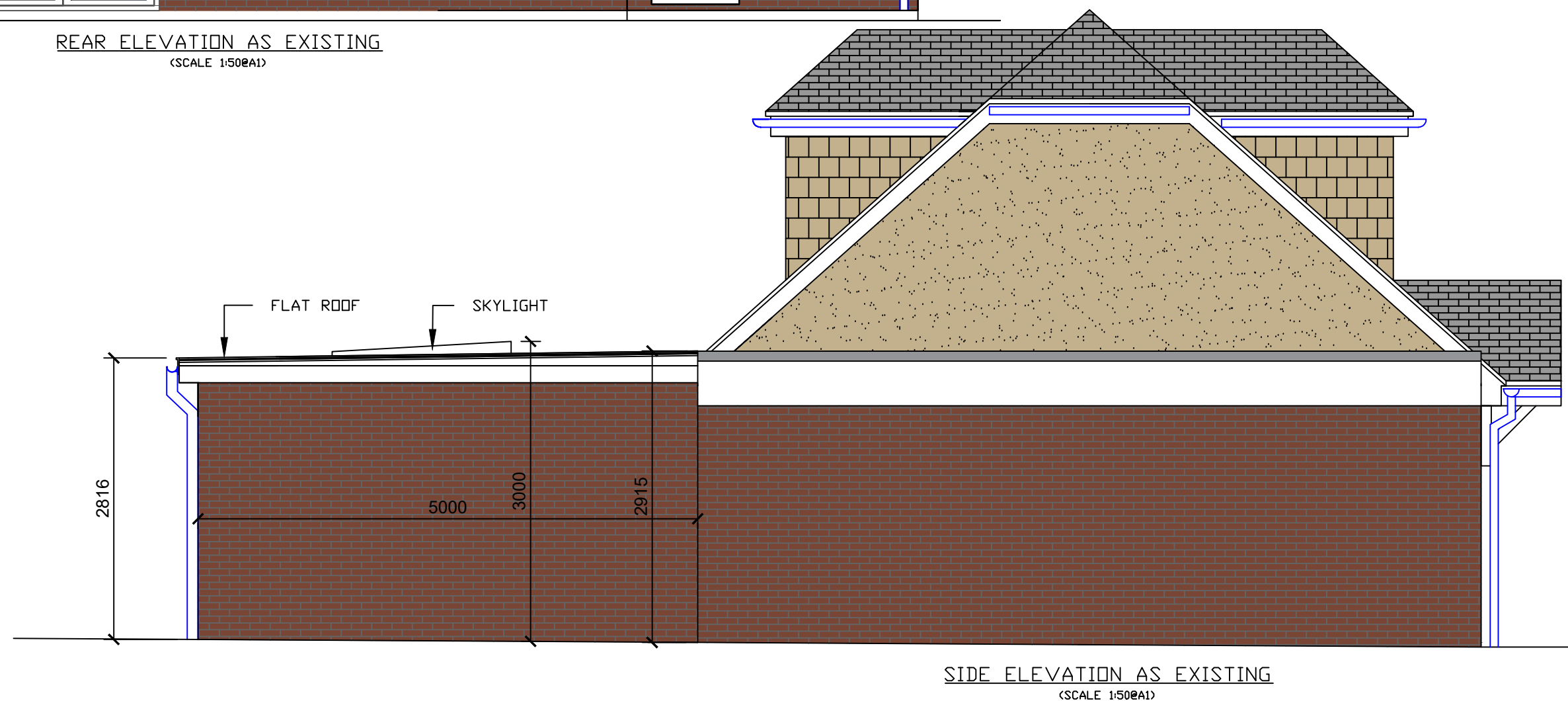
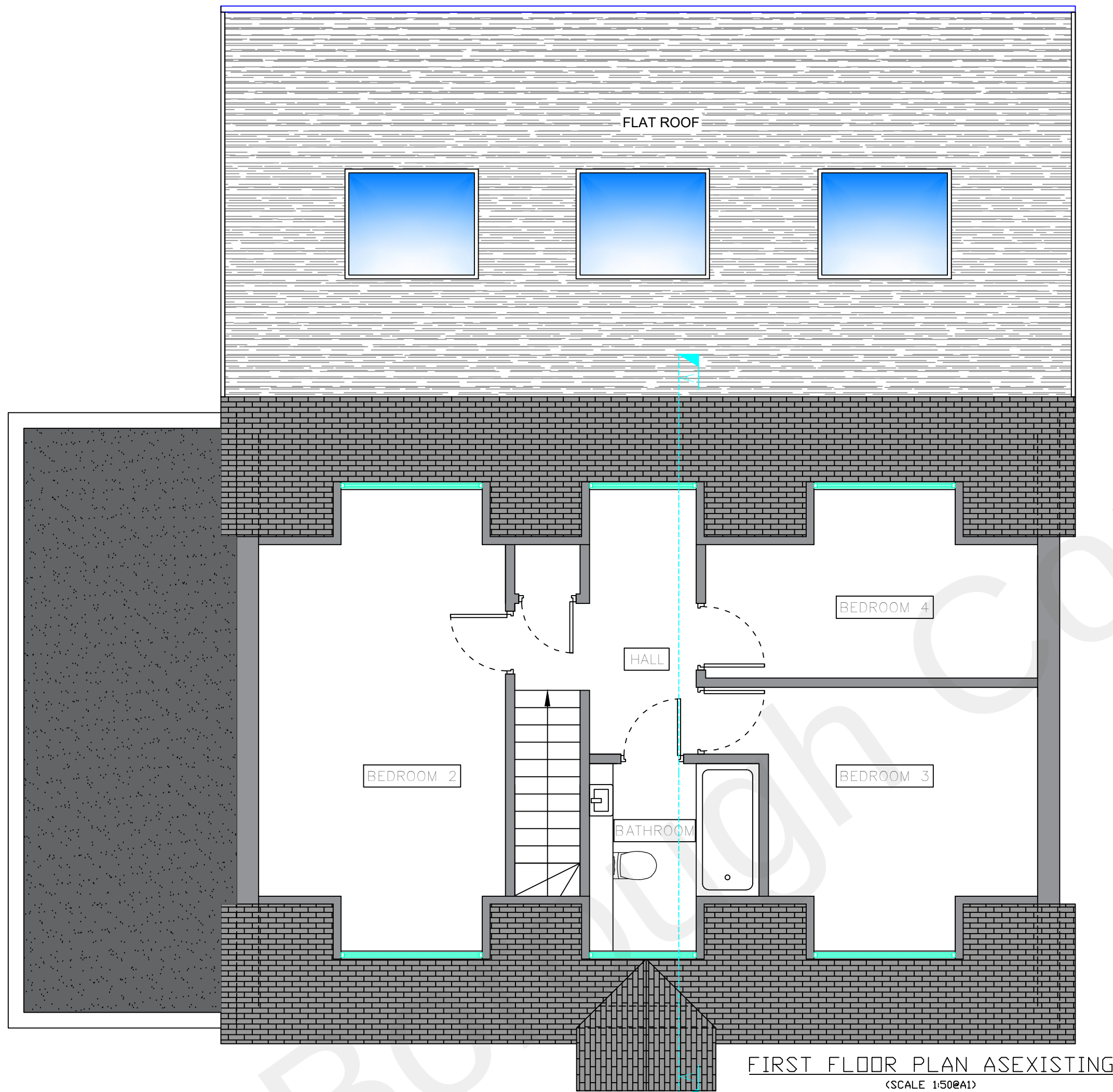
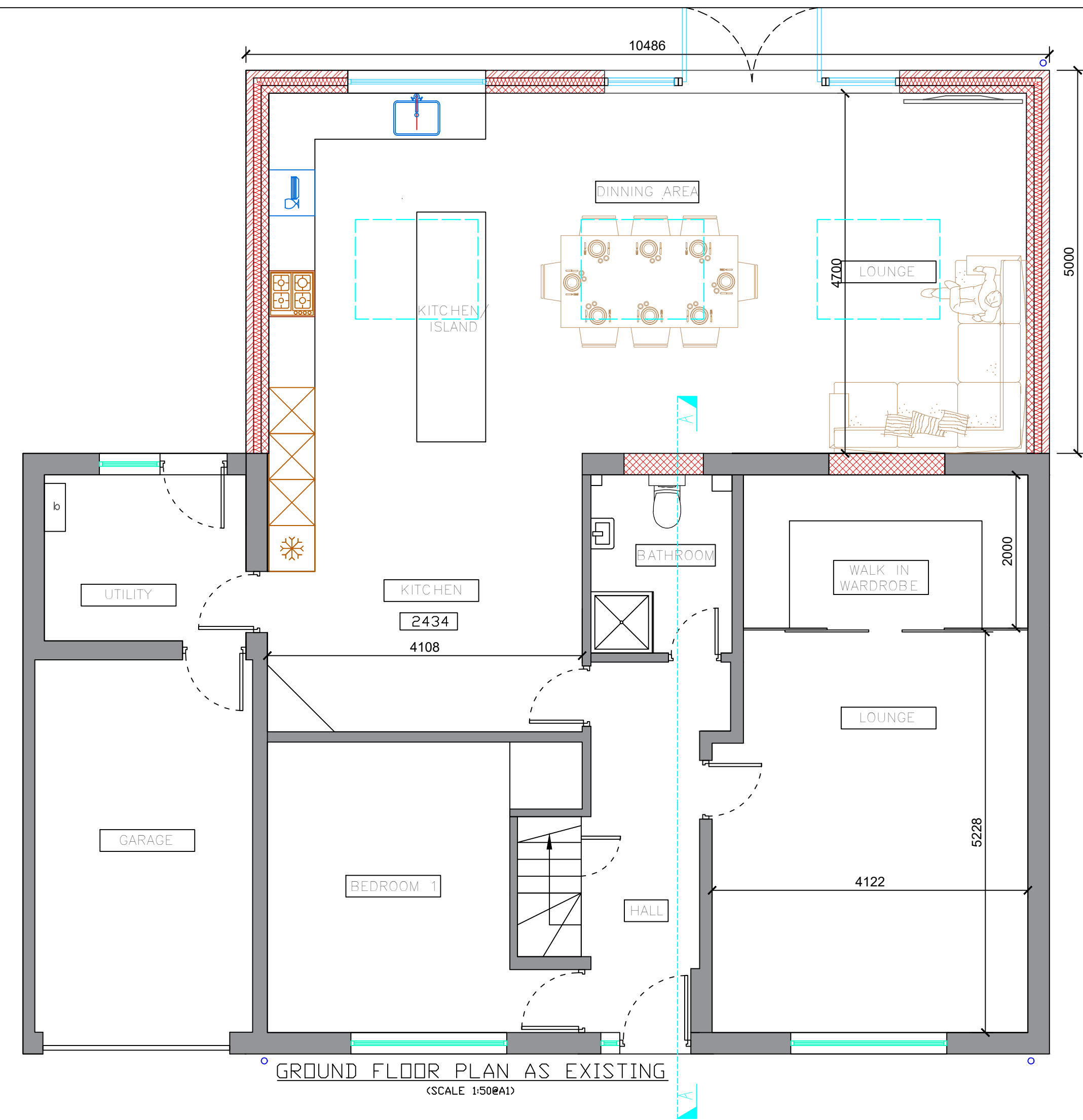




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Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. 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.

Ensure that all working drawings and calculations are approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site. 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 EXISTING works.

Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, water & other services drainage ect. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as AR. Design 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.

AR. Design are not responsible for builders changing design methods from EXISTING works. The client is responsible for works being carried out on a building notice.

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.

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. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connections should be approved by thames water before works commence.

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.

Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all AR. Design 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.

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 AR. Design before executing the structural, drainage, mechanical and electrical 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 AR. Design attention straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.

All of AR. Design 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 advise on a different method of construction. If requested by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.

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 or claim can be given against AR. Design on the design/materials charged for these steel/s.

OTHER NOTES:
All new EXISTING roof and wall finishes on this drawing to match EXISTING materials. All new EXISTING skylights shown on this drawing will be designed not to protrude more than 150mm from the EXISTING roof profile. All new EXISTING windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft 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.

REV:	AMENDMENT:	BY:	DATE:
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TITLE:
GROUND, FIRST FLOOR PLANS, FRONT, REAR AND SIDE ELEVATIONS AS EXISTING

SITE ADDRESS:
209 LOWER HIGHAM, DA122NP

JOB No. 20101	CLIENT: ARUNAS KULVINSKAS
SCALE: 1:50 @ A1	DWG SHEET: A01
DWG No. A01	REV: -
DRAWN BY: AR	DATE: 01/08/2021
APPROVED BY: ***	DATE: **/**/****

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ENGINEERING
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