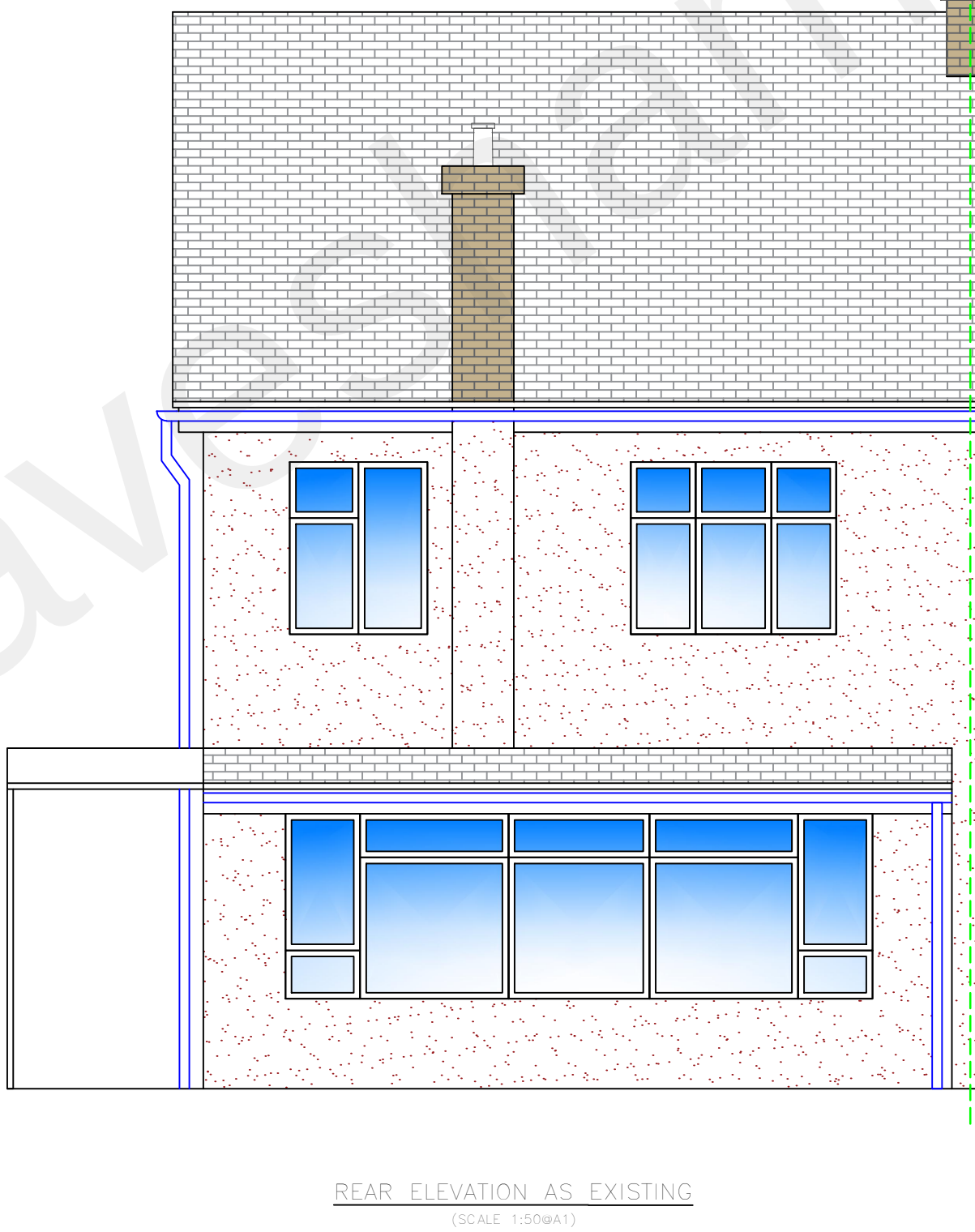
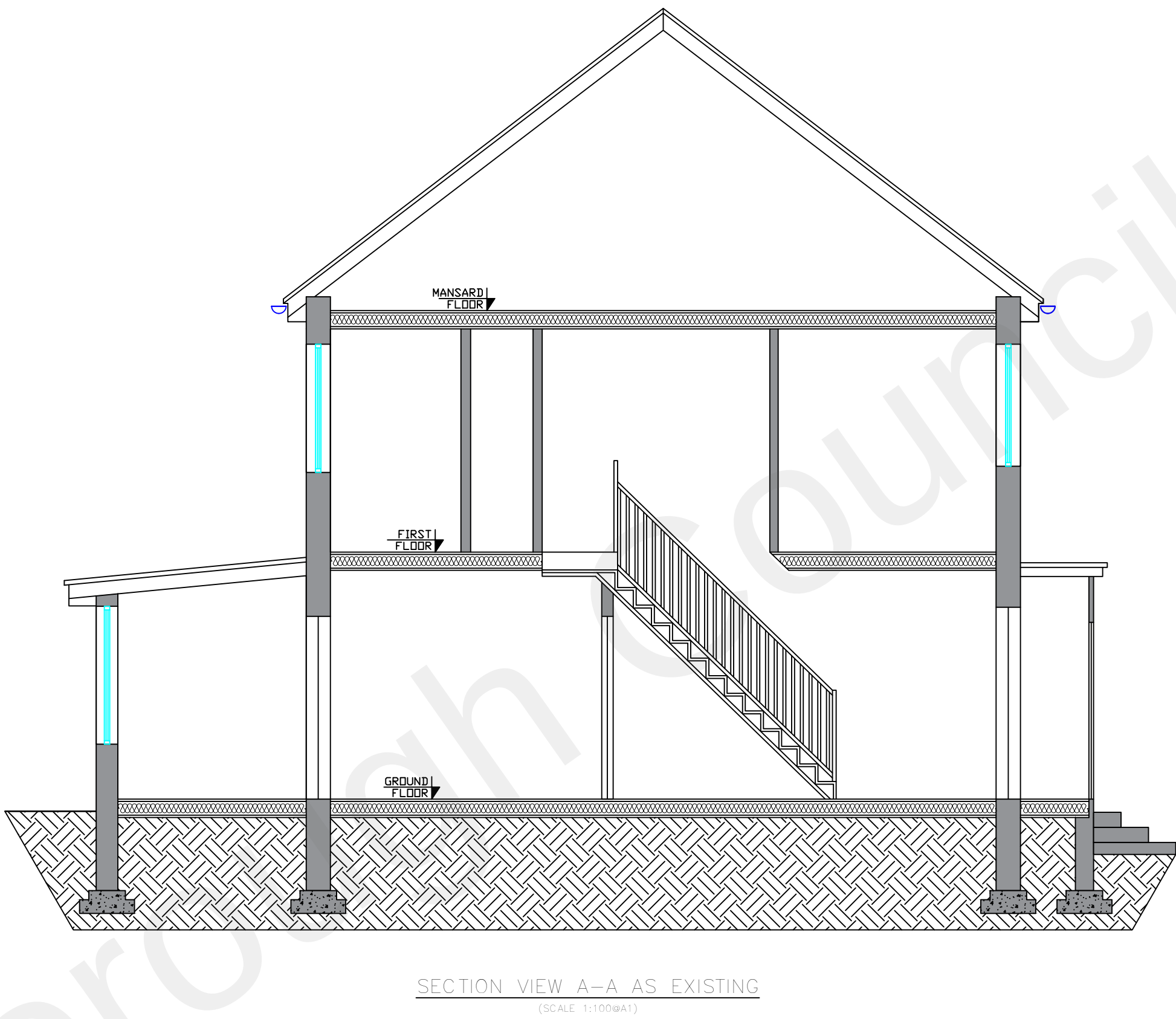
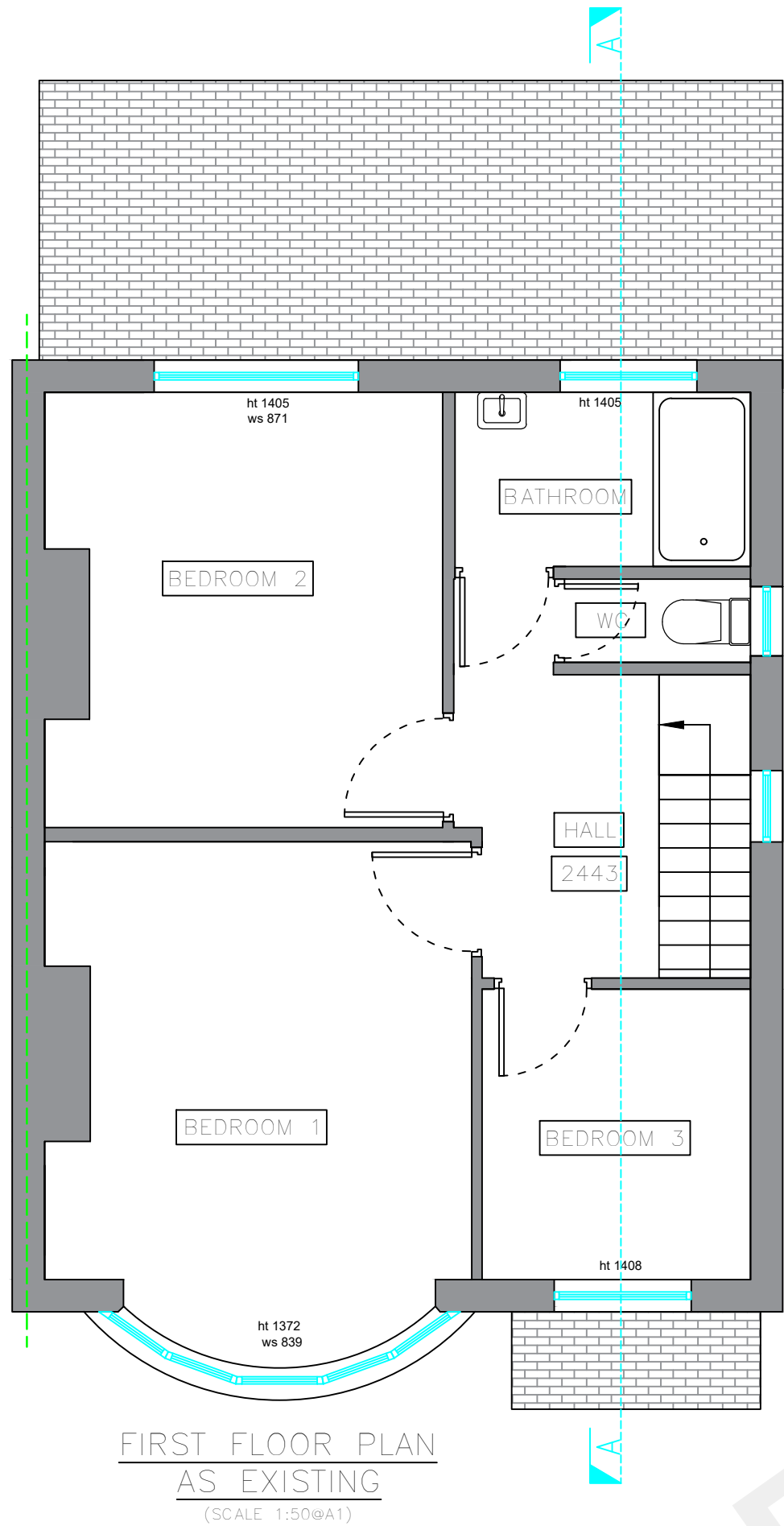
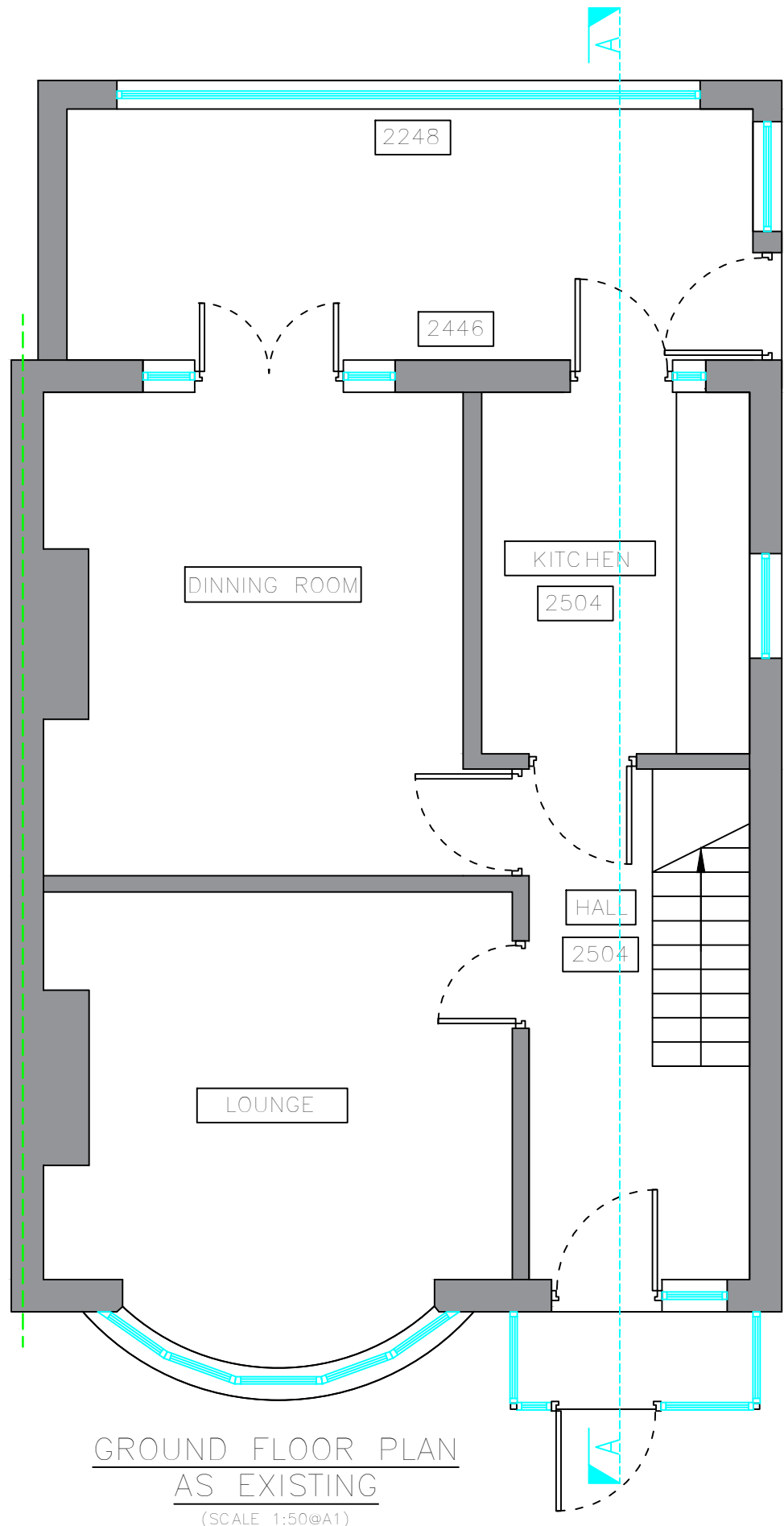
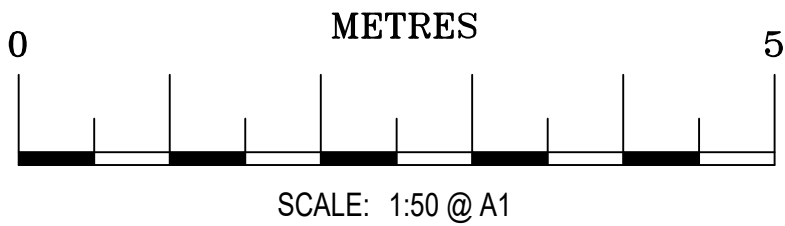




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AR. DESIGN
AND MUST NOT BE COPIED OR REPRODUCED EXCEPT
WITH THEIR EXPRESS PERMISSION, NOR MAY THE DESIGN
OR ANY INFORMATION SHOWN THEREON
BE DISCLOSED TO ANY THIRD PARTY.
WE WILL NOT BE RESPONSIBLE FOR OTHER CONTRACTUAL
DIMENSIONS.
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Do 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
proposed 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 proposed 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 consultants 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 proposed roof and wall finishes on this drawing to
match existing materials. All new proposed skylights shown on
this drawing will be designed not protrude 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 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:
TITLE: GROUND, FIRST FLOOR PLANS, FRONT, REAR AND SIDE ELEVATIONS AS EXISTING			
SITE ADDRESS: 46 WHITEHILL LANE, GRAVESAND ,DA125LZ			
JOB No. 20101	CLIENT: AUSRA GRIGALIUNIENE		
SCALE: 1:50 @ A1	DWG SHEET: A01		
DWG No. A01	REV: A		
DRAWN BY: AR	DATE: 14/05/2021		
APPROVED BY: ***	DATE: **/**/****		

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