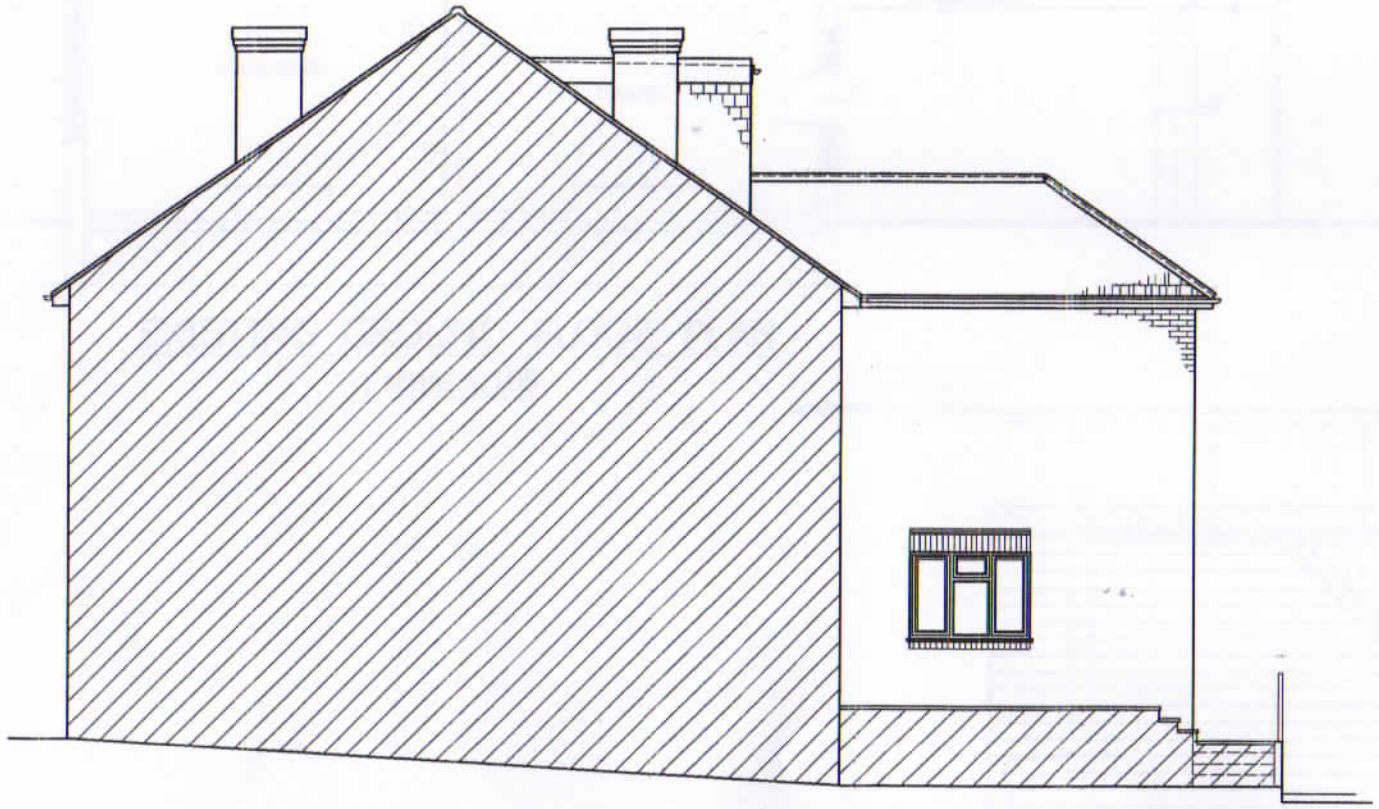
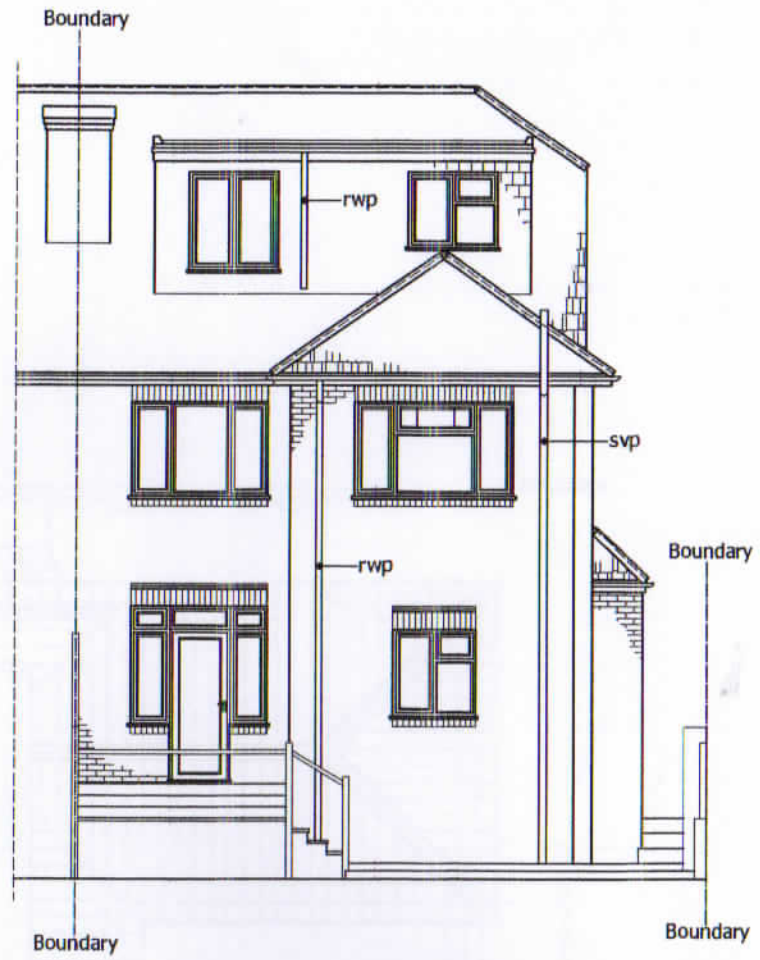
Drawings to be read in conjunction with the architectural drawings. All the dimensions shown in these drawings are scaled from the Architect's drawings or other information. They are not to be used for setting-out, or for other work on site. These dimensions are to be agreed by the client or architect and/or agreed/checked on site. As a result they may vary slightly from those indicated.



EXISTING Adj. SIDE ELEVATION

scale 1:100




EXISTING REAR ELEVATION

scale 1:100

5m 1:50
10m1:100

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| DRAWING STATUS | CONSTRUCTION | | |
|---|---|---|---|
| REV. | DATE | NAME | DESCRIPTION |

UK Smart Build LTD
9 Cheapside
North Circular Road
London
N13 5ED
020 888 44 11 5

GENERAL NOTES:

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 conjuction 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/owner should:-

1. 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.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from building control in writing.
3. Verify boundary lines & ground conditions including checking positions and connections of all gas; electrical, water & other services drainage act, within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as UKSB 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. UKSB are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice.
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.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings.

6a. 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.

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.
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all UKSB 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 UKSB 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 UKSB attention straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.
10. All of UKSB 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.
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 or claim can be given against UKSB on the design/materials charged for these steel/s.

PLANNING NOTES:

1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile.
3. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing.
4. 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.
5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

**PRINT @ A3 SHEET SIZE**

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SITE ADDRESS
64 MINSTER ROAD,
CRICKLEWOOD, LONDON, NW2 3RG

DRAWING TITLE
EXISTING DRAWINGS

| | | | |
|---|---|---|---|
| DRAWN AT | HEAD OFFICE | DRAWN BY | |
| SCALE | as shown @ A3 | DATE | 22. AUGUST. 2018 |
| DRAWING No. | 02. | REVISION | A - |