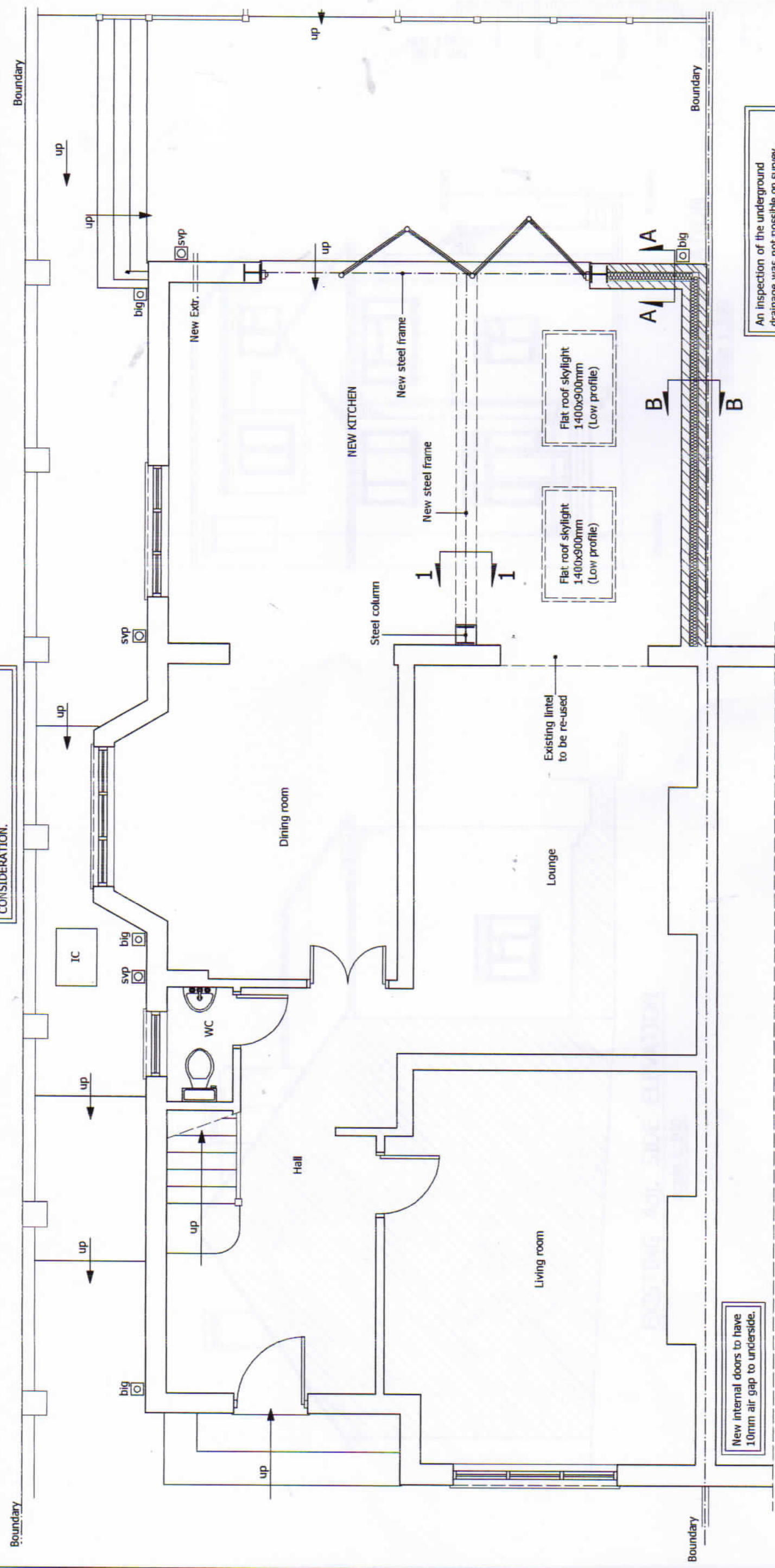




ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE, THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

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.



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.

PROPOSED GROUND FLOOR PLAN
scale 1:50

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REV.	DATE	NAME	DESCRIPTION
<p>CONSTRUCTION</p> <p>UK Smart Build LTD</p> <p>9 Chesbridge North Circular Road London N13 5ED</p> <p>020 888 44 11 5</p>			

- 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 re-verify all dimensions on site during the course of the works and prior to setting out on site. This drawing is to be used in conjunction with all other drawings and specifications. The contractor shall be responsible for any specialist supplier's drawings. Please refer to the specifications and any specialist supplier's drawings.
1. Ensure that all working drawings and calculations are approved by Building Control or Planning Department before any work starts on site.
 2. Inform the Building Control Department that the works are about to commence on site after receiving electrical, water & other services drawings and within the site prior to the commencement of works.
 3. Verify boundary lines & ground conditions including 'shaking positions and connections of all gas for existing land assemblies even if drawings have been approved by the planner and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
 4. USB are not responsible for builders changing design methods from proposed works. The client is responsible for providing additional materials and covering costs engineering design costs.
 5. Check in responsible for providing additional materials and covering costs 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. All drainage connections to be confirmed & subject for checking by builder. Thorough water & building means of adjoining buildings. If not noted there shall affect party wall or private excavations within 3 metres.
 7. All soil and surface connections should be approved by Thames water before works commence.

- PLANNING NOTES:**
1. All new proposed roof and wall finishes on this drawing to match existing materials.
 2. All new proposed alterations shown on this drawing shall be more than 150mm from the existing structure.
 3. All new proposed windows shown on this drawing shall be set back other property's are designed to be non opening and of obscure glazing.
 4. All new proposed windows shall be set back by 200mm, this shall be a confirmation that it is not opening and of obscure glazing.
 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

<p>SITE ADDRESS 64 MINSTER ROAD, CRICKLEWOOD, LONDON, NW2 3RG</p>	
<p>DRAWING TITLE PROPOSED DRAWINGS</p>	
<p>DRAWN AT HEAD OFFICE</p>	<p>DRAWN BY</p>
<p>SCALE AS SHOWN @ A3</p>	<p>DATE 22. AUGUST. 2018</p>
<p>DRAWING NO.</p>	<p>REVISION</p>
<p>03. A</p>	

PRINT @ A3 SHEET SIZE
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