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This drawing is copyright reserved and remains the property of the architect any changes to the internal or external structure by any other design party will not be permitted without first confirming with the architect. No part of this drawing may be copied or used by any other party or other designer without permission from the architect. All materials to be UK building regulations or agreement board approved. All work to comply with the UK National Building Regulations the applicable UK building codes & building society regulations.

General notes:

The architects specification, instructions, larger scaled details drawings etc. shall take preference to these drawings. The architectural drawing set are to be read in conjunction with engineers &

consultants drawings where applicable. Any errors, discrepancies or omissions to be reported to the architect immediately These drawings are not to be scaled, use figured dimensions only.

All material and workmanship to be the best of their respective kinds and to conform with the UK National building regulations codes, standards, practice, specifications & local by-laws. All levels, dimensions, positions & number of steps to be checked & confirmed on

site before commencing of any work. All work to be carried out in strict accordance with architects instructions. Materials used & applied must be referred to using manufactures printed instructions.

All foundations on or against boundary lines must not encroach. Contractor to arrange and ensure that all required inspections are carried out by the local building inspectorate.

Approved lintels are to be used over all openings and should be installed in accordance with manufactures instructions & specifications. Brick-force reinforcing to be installed in sub-structure brickwork every 5 courses. Provide an approved damp proof course to walls at slab level & under sills.

Provide vertical damp proof courses to all changes in floor level and in all external walls where the ground level is higher than the internal floor level. On completion of contract, all rubbish and rubble is to be removed from the site, and may not be used as fill, unless otherwise directed.

Provide and erect in approved position, standard architects notice board. All habitable rooms to be provided with natural light and ventilation as set out in UK building regulations

The architect will not be held responsible for the quality of the workmanship. The construction of the building may not commence without approval of the building plans through council.

Disclaimer:

The architect will not be held responsible for any discrepancies which may arise as a result of unapproved plans by local authority and owner. Please note that the signed approval of this plan by owner must be obtained before

construction can commence. The architect must be informed in writing of any changes to these plans. Sewer and water connection to be confirmed with engineer before building commences.

The contractor shall provide all assistance & everything necessary to enable the accuracy of the setting out to be checked. Checking of the setting out shall not relieve the contractor of his responsibility for correctness thereof & the contractor shall rectify any errors in the works that may arise from incorrect setting out without any adjustment to the contract sum. The contractor/client may not claim against the architect as a result of discrepancies or errors not reported to the architect before construction

SEE DRAWING PEN-003 FOR FULL NOTES				
05	19/02/2024	skylights over utility & wc removed & replaced with new windows		
04	05/09/2023	floor levels adjusted, heat pump position & weather step down onto patio		
03	23/08/2023	screen wall on balcony repositioned		
02	27/07/2023	screen wall height adjusted, obscure window adjusted & heat exchanger removed		
01	20/05/2023	first set of proposed planning		
REV	DATE	DESCRIPTION		

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PROJECT

proposed new additions & alterations for Mrs. P. Twemlow On Erf 22 Ellis avenue GU1 2QH

DRAWING

ground & first floor plans

DRAWINGNO	JOBNO	DEV	
PEN-001	23.13.02-PTW	KEV	
DATE	SCALE	5	
25.04.2023	1:50)]	