



PROPOSED Adj. SIDE ELEVATION

Scale 1:50

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DRAWING STATUS	CONSTRUCTION
REV.	DATE
	NAME
	DESCRIPTION

Architectural Design Studio

4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG

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GENERAL NOTES:
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 Engineer's calculations and any specialist supplier's drawings. Homeowner is responsible and should ensure that all working drawings and calculations are completed, 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 planning / building control in writing for your proposed works.

3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, water, electricity, drainage, etc. before commencing works.

4. DPL are not responsible for builders changing design methods from proposed works. The client is 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.

5. Owner is responsible for providing suitable access for the project. Suitable access should be provided 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 or building over a public sewer. (Client's responsibility)

7. Where works involve excavation 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. Do not scale off this drawing as the scaling may be off.

8. Works carried out under a building notice or prior to approval of drawings are of the contractor's/owner's risk. (All DPL drawings must be approved before works commence) and the contractor/owner is 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 supplier's drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works which is on site then this will need to be brought to DPL attention straight away before works commence and approved by building control or the engineer before works can commence.

10. All of DPL's structural designs are subject to loading being in place. If concrete is poured before the structural design is complete, the contractor/owner must ensure the existing foundation type and building control either a raft or piled foundation, this will need to be approved by an engineer. No additional work being implemented on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/a, if non-load bearing then steel's should not be ordered. No rafting or claim can be given against DPL on the design/materials changed for these steel/a.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes should be detailed in accordance with the relevant building regulations proposed within shown on this drawing which overlook other property's are designed to be non-opening and of obscure glazing. For a permitted development left design the former designed on this drawing is set back from the street by 20mm, 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.

No inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are correctly installed and verified by contractor.

TERMS - this drawing has been created by discount plans ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawing's relating to this project for whatever reason can be made. The contractor/owner is responsible for ensuring that the drawing is used in accordance with the building regulations and that the drawing is not used for any other purpose. The drawing is the property of discount plans ltd and will be subject to copyright protection brought against them, client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refund can be given.

12. All drawings connections is assumed & is subject for checking by builder, Thomas water & building control, and approved by building control before works commence.

PRINT @ A3 SHEET SIZE
THIS DRAWING CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

SITE ADDRESS	
25A BENDYSH ROAD, BUSHEY, HERTS, WD23 2HZ	
DRAWING TITLE	
PROPOSED DRAWINGS	
DRAWN AT	DRAWN BY
HEAD OFFICE	
SCALE AS SHOWN	@ A3 05, JANUARY, 2021
DRAWING NO.	REVISION
DPL.09	-
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