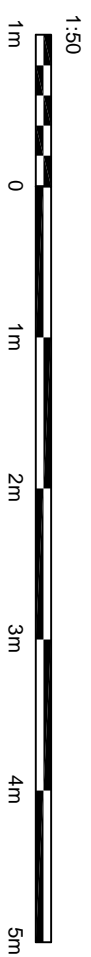
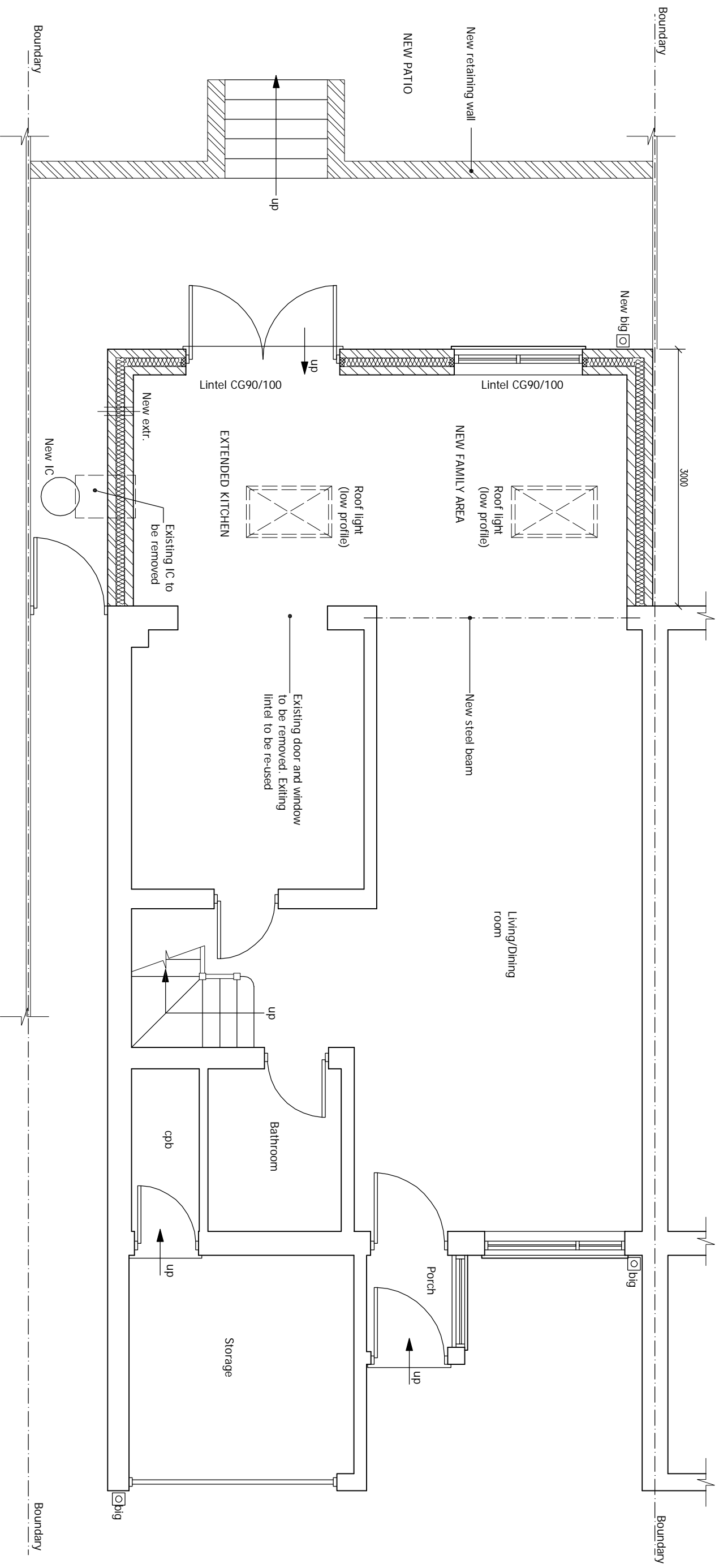


An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results.
THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.

New internal doors to have 10mm air gap to underside.



PROPOSED GROUND FLOOR PLAN

Scale 1:50

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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.

DRAWING STATUS	CONSTRUCTION
REV.	DATE
NAME	DESCRIPTION

GENERAL NOTES:
 All 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 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 building changing design methods from proposed works. The client is responsible for any additional structural design changes on site from the start to end of building works requested by building control or any other third party's instruction during building works.
 5. Over 1m is responsible for checking conditions on site for any additional structural design changes 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. (Clients responsibility)

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. 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 at the contractor's/owner's risk. (All DPL drawings must be approved before works commence).
 9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or supplier 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 purchase of materials be made so an alternative design can be recommended and approved by building control or the engineer before works commence.
 10. All DPL structural drawings are subject to building being in place. If however the existing foundation type and building control will need to advise on a different method of construction. If required by an engineer with an additional cost being independent on site.
 11. All steelwork to be hot-dip galvanized or non-load bearing steel should be ordered. No reinforcement or claim can be given against DPL on the design/materials changed for these steel/s.

OTHER NOTES:
 All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes to be completed before any other works commence. All new proposed proposed windows shown on this drawing which overlook other property's are designed to be not opening and of obscure glazing. For a permitted development design 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.
 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.
 TERMS - this drawing has been created for 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-writing hours for this drawing has been made. No refund will be offered or claim made of drawing and any other drawings relating to this project for whatever reason can be made. The drawing is the property of discount plans ltd and will be subject to right of compensation 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 drainage connections is assumed & is subject for checking by builder, thomas water & building control, thomas water & building control, approved by thomas water before works commence.

SITE ADDRESS	25A BENDYSH ROAD, BUSHEY, HERTS, WD23 2HZ
DRAWING TITLE	PROPOSED DRAWINGS
DRAWN AT	HEAD OFFICE
SCALE	AS SHOWN @ A3
DRAWING NO.	05, JANUARY, 2021
DPL .04 .	REVISION
	DRAWN BY



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