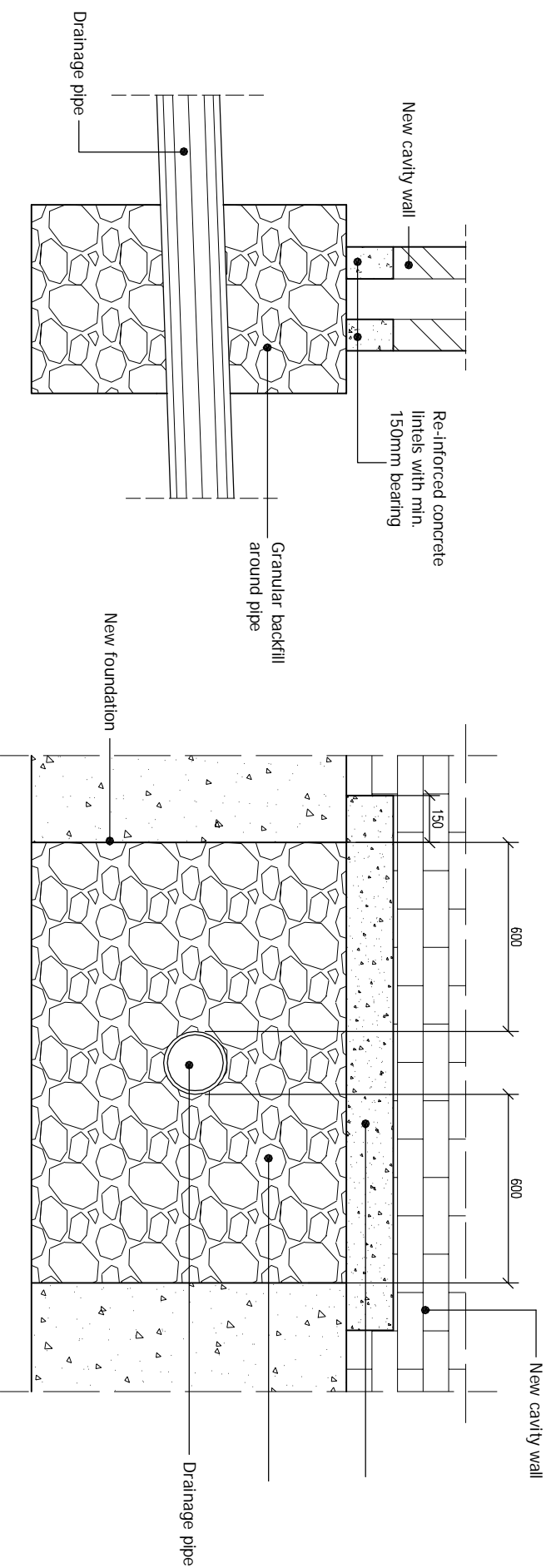
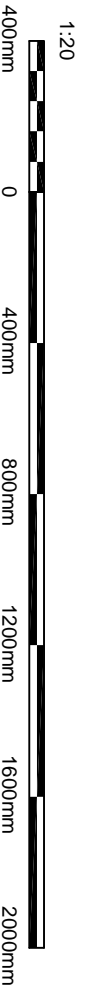


The invert levels of existing drains to be confirmed on site. Bottom of new foundations to be below the invert level of any adjacent drains onto a suitable sub-soil.



DETAIL - DRAINAGE PIPE THRU FOUNDATION
Scale 1:20



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DRAWING STATUS	CONSTRUCTION		
REV.	DATE	NAME	DESCRIPTION

Architectural Design Studio
4 ST ANNES, DORIC WAY,
EUSTON, LONDON NW1 1LG
+44 07838 135 957

DPL

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 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, electricity, water, drainage, etc. before commencing works. If any discrepancies are identified, the contractor should inform the Architect immediately.
4. DPL are not responsible for building changing design methods from proposed works. The client is responsible 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.
5. Owner is responsible for providing suitable and safe working conditions including suitable access to the site 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 supporting 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 contractor's/owner's risk. (All DPL drawings must be approved before works commence) and the contractor 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 drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. If the contractor is in any doubt, they should contact DPL immediately.
10. All DPL structural designs are subject to loading being in place. If concrete is poured before the design load is applied, the contractor is responsible for the safety of the existing foundation type and building control will need to advise on a different method of construction, if required 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/s, if non-load bearing then steel/s should not be ordered. No railing or column 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 finishes to be in accordance with the Building Regulations. All new proposed windows 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 200mm, 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 drawings runs and invert levels and confirm with the relevant authorities. ALL DRAWINGS SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, if any discrepancies are identified, the contractor should inform the Architect immediately.
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ALL STRUCTURAL ELEMENTS (such as beams, inlets, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECT TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

SITE ADDRESS	27 GEORGE STREET, HERTFORD, HERTS, SG14 3AD		
DRAWING TITLE	PROPOSED DRAWINGS		
DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown	@ A3	15. NOV. 2023
DRAWING NO.	DPL. 15.	REVISION	2
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