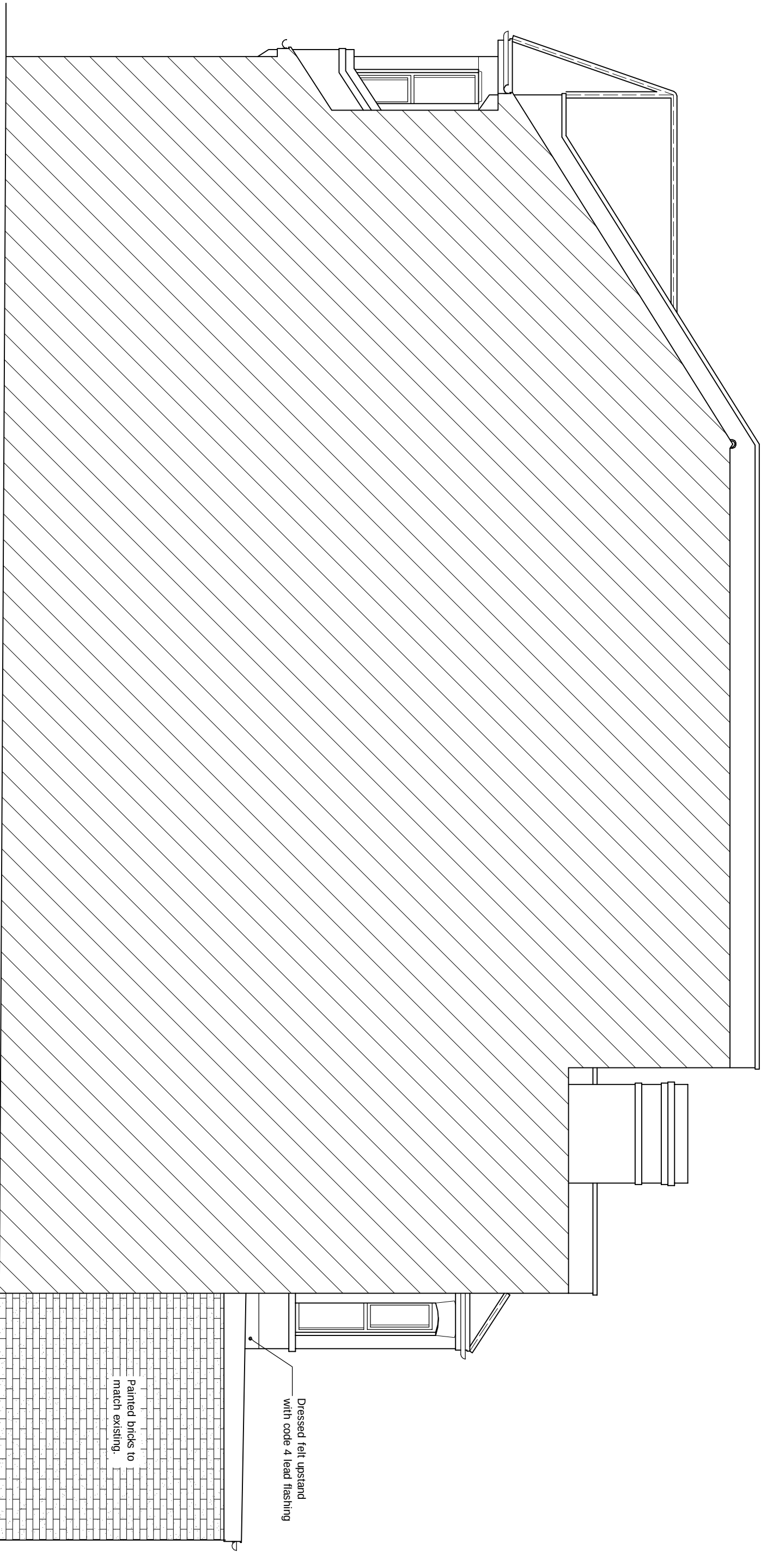




PROPOSED Adj. SIDE ELEVATION

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 +44 07838 135 957		
GENERAL NOTES: Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, construct and build all work in accordance with the drawings and prior to setting out on site. The drawings to be used in construction shall be those of the Architect's design. Structural steelwork to be made in accordance with the specifications of the relevant standards. Engineers calculations and any specialist supplier's drawings, prior to commencement of building works the contractor or homeowner is responsible and should ensure that all working drawings and calculations are completed, approved by Building Control and signed off by the architect before commencing work. 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, electrical, water & other services (drainage etc.) within the site prior to the commencement of building works. Check that existing services are correctly located and do not conflict with the proposed works. If uncertain a land search should be carried out by the homeowner/contractor. 4. DPL are not responsible for builders changing design methods. No project should start without co-ordination between the client and the contractor. 5. Owner is responsible for purchasing additional materials and covering extra engineering design costs if required. This includes the cost of any additional materials and labour required for building works. 6. Requires a copy of the Party Wall Award where works effect party wall or involve excavations within 3 metres of adjoining buildings or building over a public street. (Client 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 of the contractors/homeowner risk. (all DPL drawings must be approved before works commence) Builders building without plans being approved by planning & building control are liable responsible for the likelihood of condemned works. 8. The framing and structural steelwork drawings should be provided to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match those specified in the contract documents. All materials must be approved by DPL before works commence and purchases of materials be made no on alternative design can be requested and approved by building control or the engineer before works can commence. 9. All of DPL structural designs are subject to footing being 1m deep, if however the foundation is deeper than 1m, the contractor will need to take additional method of construction, if requested by building control either a full or piled foundation, this will need to be designed by an engineer with an additional cost being implemented. 10. All of DPL structural designs are subject to a full or piled foundation, this will need to be designed by an engineer with an additional cost being implemented. 11. By building control inspector/builder for load bearing or non-load bearing walls before purchase of steel/a, if non-load bearing then steel's should not be ordered. No refund or claim can be given against DPL on the design/materials charged for these steel/a. OTHER NOTES: All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed eights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be not opening and closing. By 30mm, 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. 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. TBMS - The drawing has been created by TBMS Ltd for the Client only, a bound contract has been made between TBMS Ltd and the Client. It is the Client's responsibility to ensure that the drawing is used for the intended purpose and that the Client is aware of the limitations of the drawing. The drawing is not to be relied upon for legal purposes and the Client agrees to indemnify TBMS Ltd from and against all claims, damages, losses and expenses arising from the use of the drawing. The Client agrees to pay the fee for the drawing and to keep the drawing confidential and not to disclose its contents to any third party without the written consent of TBMS Ltd. The Client agrees to return the drawing to TBMS Ltd upon completion of the project or at any time thereafter. The Client agrees to acknowledge TBMS Ltd as the sole author of the drawing and to protect its intellectual property rights in the drawing. The Client agrees to indemnify TBMS Ltd from and against all claims, damages, losses and expenses arising from the use of the drawing. The Client agrees to pay the fee for the drawing and to keep the drawing confidential and not to disclose its contents to any third party without the written consent of TBMS Ltd. The Client agrees to return the drawing to TBMS Ltd upon completion of the project or at any time thereafter. The Client agrees to acknowledge TBMS Ltd as the sole author of the drawing and to protect its intellectual property rights in the drawing. 12. All drainage connections is assumed & is subject for checking by builder. Thomas water & building control, Thames water before works commence. THIS DRAWING CONTRACT INCLUDING CLIENTS IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD		
SITE ADDRESS	65 WALDECK ROAD, SOUTH TOTTENHAM, LONDON, N15 3E	
DRAWING TITLE	PROPOSED DRAWINGS - rear extension	
DRAWN AT HEAD OFFICE	DRAWN BY	
SCALE AS SHOWN	@ A3	22. MARCH. 2023
DRAWING NO.	REVISION	
DPL. 09 .	a	
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