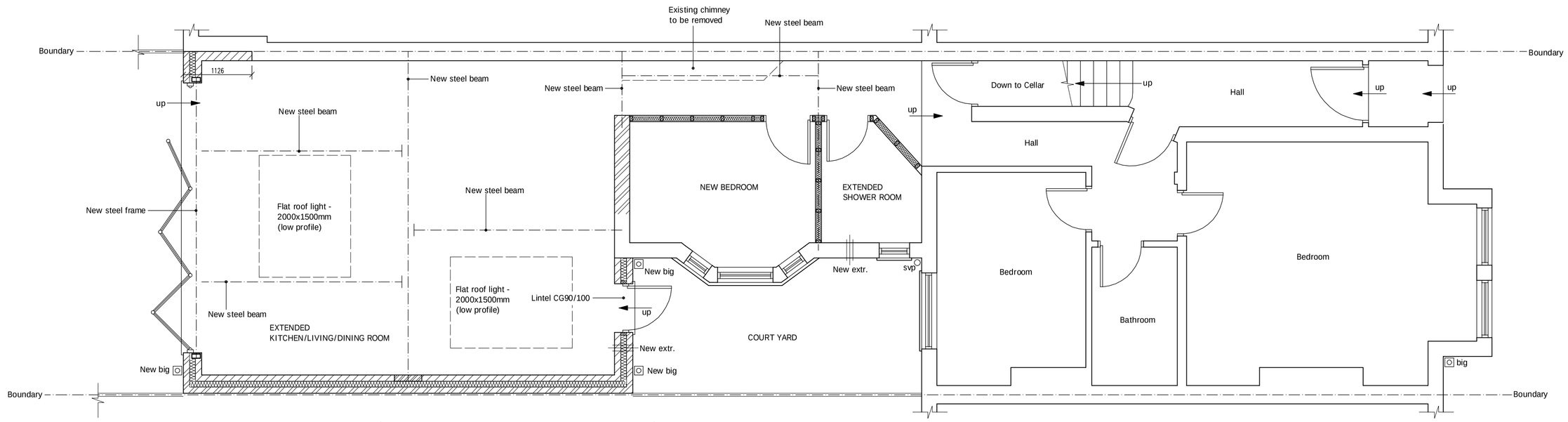
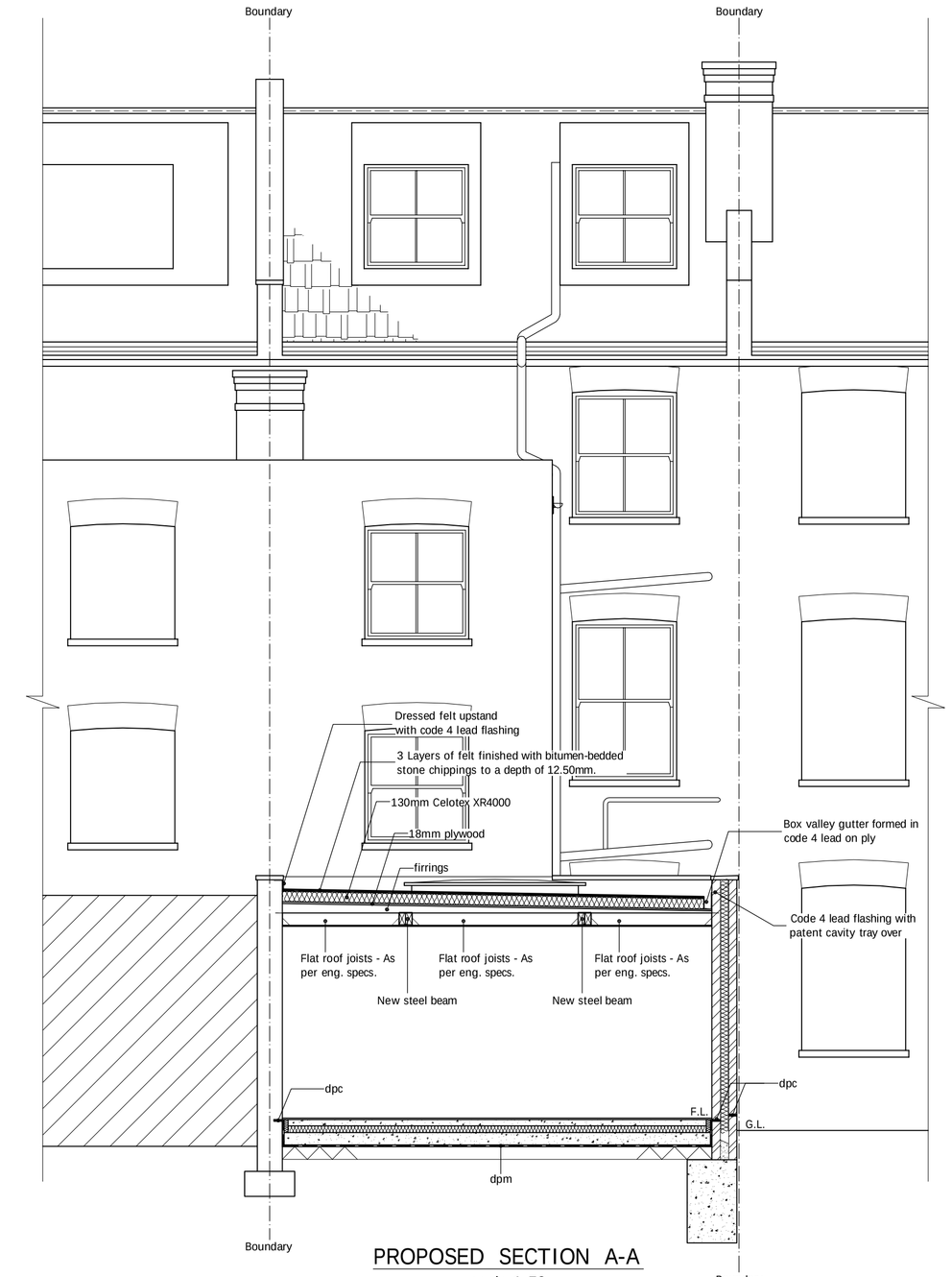
New internal doors to have 10mm air gap to underside.

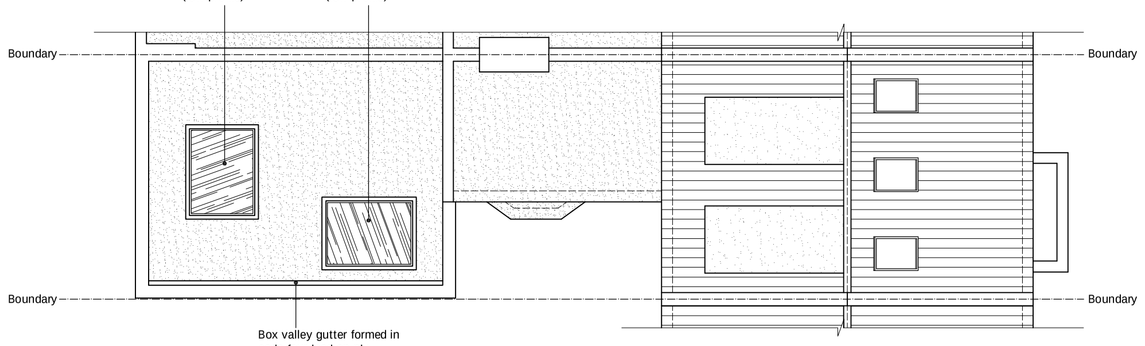
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results.
THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.



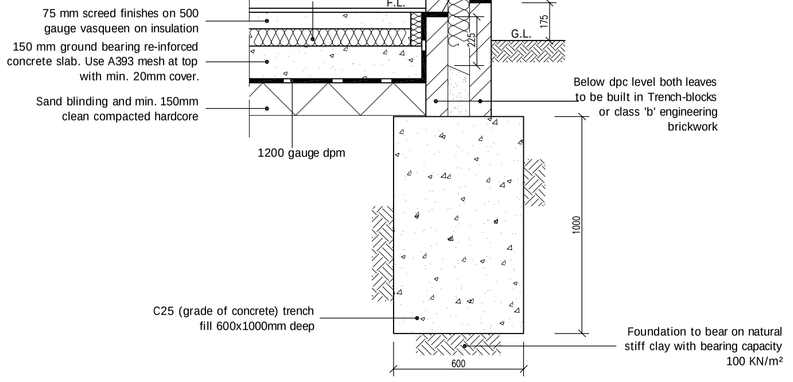

## PROPOSED GROUND FLOOR PLAN
scale 1:50




## PROPOSED SECTION A-A
scale 1:50

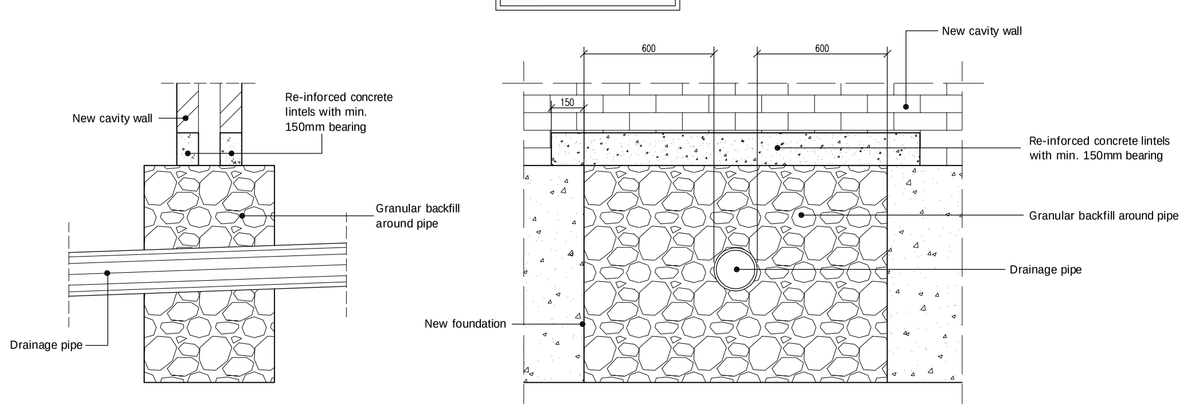



## PROPOSED ROOF PLAN
scale 1:100

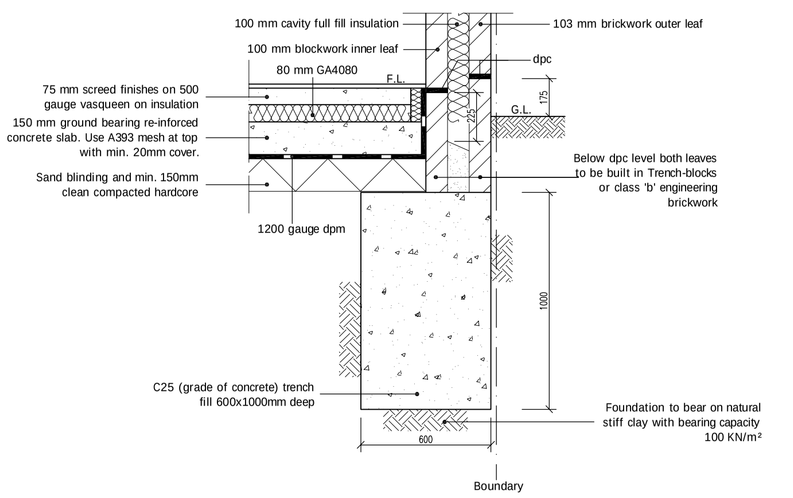



## TYPICAL FOUNDATION DETAIL
scale 1:20

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




## FOUNDATION DETAIL ON BOUNDARY
scale 1:20

1:20
400mm 0 400mm 800mm 1200mm 1600mm 2000mm

1:50
1m 0 1m 2m 3m 4m 5m

1:100
2m 0 2m 4m 6m 8m 10m

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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 |

DPL
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, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. Any discrepancies are to be reported immediately to either Architect's and Engineer's drawings. Structural drawings have calculations and specialist engineer's details to follow.
Prior to commencement of building works the contractor or homeowner is responsible and should:—
1. Ensure that all working drawings and calculations are completed, approved by Building Control or, if Planning Departmental, that they are the current, revised drawings before any works start on site.
2. Ensure that all necessary permissions, consents and approvals are obtained and in writing, prior 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 & other services drainage act, within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as DPL are not responsible for incorrectly scaled boundary lines. Any Party Wall Awards are to be obtained prior to any Building Control departments. If uncertain a land search should be carried out by the homeowner/contractor.
4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without notice.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs due to any discrepancies between existing and proposed. Owner to inform all trades and building works requested for cutting current or any other brief work is undertaken during the works.
6. Present 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. Any discrepancies, either between written and site dimensions or between this drawing and the contractors/owners risk. (all DPL drawings must be approved before works commence)
9. Any discrepancies, either between written and site dimensions or between this drawing and the contractors/owners risk. (all DPL drawings must be approved before works commence)
10. All of DPL structural designs are subject to tendings taking 1no. days, if however the existing foundation is different a trial-hole will need to be dug to establish the foundation depth/width. This will need to be carried out by the builder prior to start of construction. If required by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
11. All wall's which have been designed to be removed on plans are to be checked 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 refund or claim can be given against DPL on the design/materials charged for these steel's.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights 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 non opening and of obscure glazing. For a planning development can begin the approved drawings on this drawing is set back from the boundary by 1m. Any new proposed drainage shown on this drawing is to be designed 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 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 work drawing person wanting issues for this drawing has been made, this is to protect the client and DPL from any disputes that may arise during the project. DPL will not be held responsible for claims to be made against DPL. Discount plans ltd hold full copyright of this material and have the full right to control the use of these works, any company, department or person that infringes these rights will be subject to legal compensation brought against them. Discount plans ltd will not be held liable for any costs incurred during the project that DPL have not undertaken that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connections should be approved by thames water before works commence.

THIS DRAWING IS CONSTRUCTION NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & DISCOUNT PLANS LTD

PRINT @ A3 SHEET SIZE
www.discountplansltd.com

SITE ADDRESS
71 GOLDHURST TERRACE,
KILBURN, LONDON, NW6 3HA

DRAWING TITLE
PROPOSED DRAWINGS

| DRAWN AT | HEAD OFFICE | DRAWN BY | |
|---|---|---|---|
| SCALE | as shown | @ A3 | 28. JUNE. 2022 |
| DRAWING No. | DPL . 02 . | REVISION | b |

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