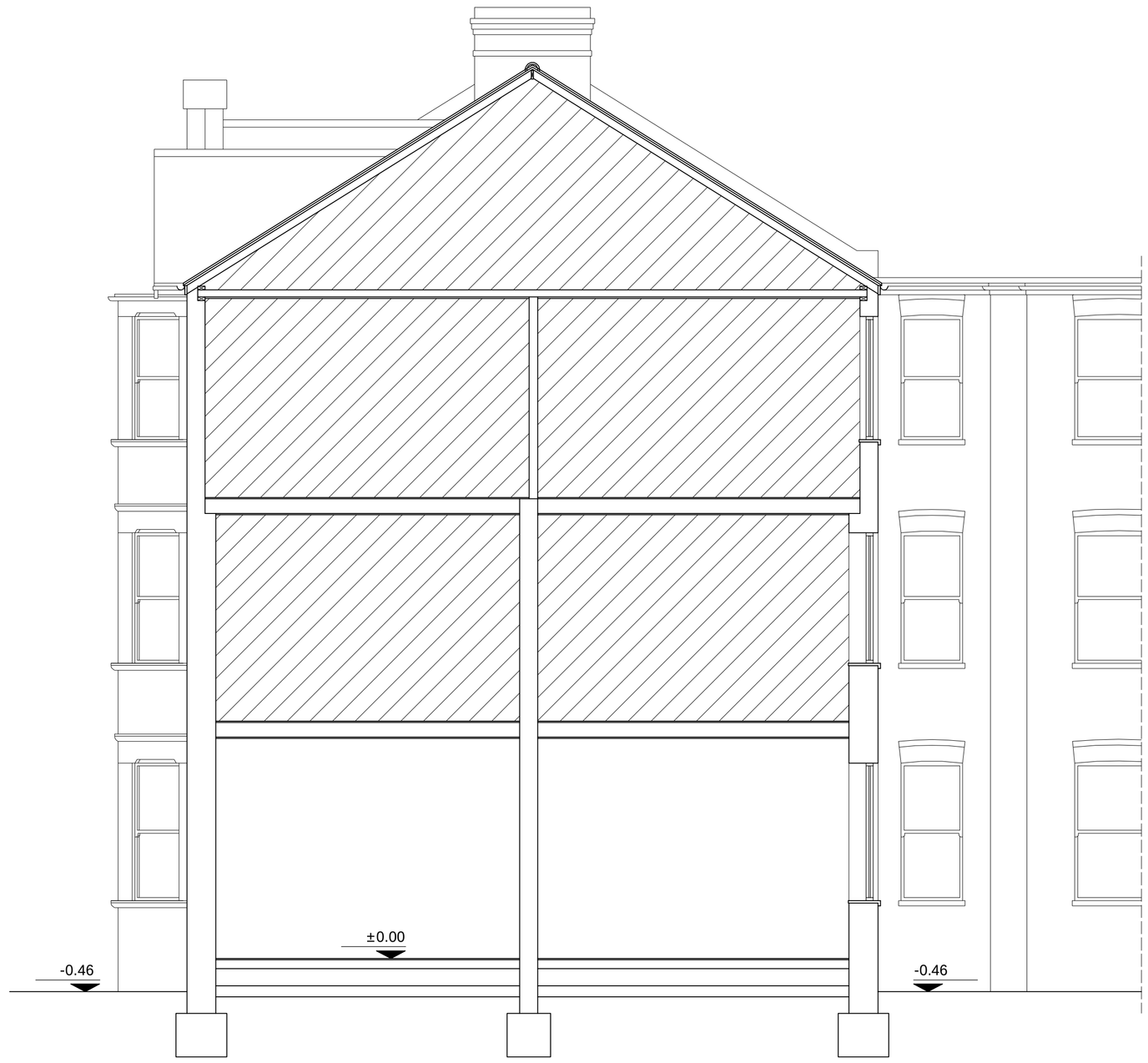
PROPOSED REAR ELEVATION

scale 1:50



PROPOSED SECTION

(No chages)

scale 1:50

1:50

1m 0 1m 2m 3m 4m 5m

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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:

1.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's drawings.

NOTE: Commencement of works on site implies the homeowner is responsible and obligated to:

1.Have all relevant working drawings and specifications approved by the 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; electrical; water; drainage and other services before any work or ordering of materials and any excavations. Owner is responsible for establishing own boundary lines as DPL are not 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.

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 costs.

5.Owner is responsible for purchasing additional materials and covering extra engineering design costs if unforeseen circumstances arise during the course of the works on site or if any 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 neighbouring buildings remain stable and safe throughout the duration of the works. 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 contractors/owners risk. (all DPL drawings must be approved before works commence) Builders building without plans being approved by planning & building control departments risk demolition of their work if it does not comply with building regs.

9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought 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 specified by the client. DPL are not responsible for any costs incurred if clarification of works commence and purchases of materials be made on an alternative design can be rechecked and approved by building control or the engineer before works cost commence.

10.All of DPL structural designs are subject to findings being 1m deep, if however the excavation reveals a deeper foundation than 1m deep, it may be necessary to change the existing foundation type and building control will need to be informed. If a different method of construction, if repeated 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.Owner is responsible for purchasing additional materials and covering extra engineering design costs 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 rainwater goods to be black uPVC unless stated otherwise. Where a new roof is being added to an existing or alterations plotting for a permitted development loft design the dormer designed on this drawing is set back from the eaves by 300mm, 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 before commencement of works and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TITLE – this drawing has been created for discount plans ltd for the "client" only, a bound contract has been made between both party's to attain 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 against DPL. Discount plans ltd has full copyright of the drawing and reserves the right to withhold use of drawings until full payment has been made. Drawings are to be used for one-off use for client only, client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12.All drainage connections is assumed & is subject for checking by builder, Thames water & building control, it is the responsibility of contractor to get approved by thames water before works commence.

PRINT @ A3 SHEET SIZE

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

SITE ADDRESS

Flats 41 & 42, Antrim Mansions, Antrim Road, Hampstead, London, NW3 4XU

DRAWING TITLE

PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE	DRAWN BY
SCALE as shown @ A3	29. NOVEMBER. 2022
DRAWING No. DPL.04.	REVISION -

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