

+7.33

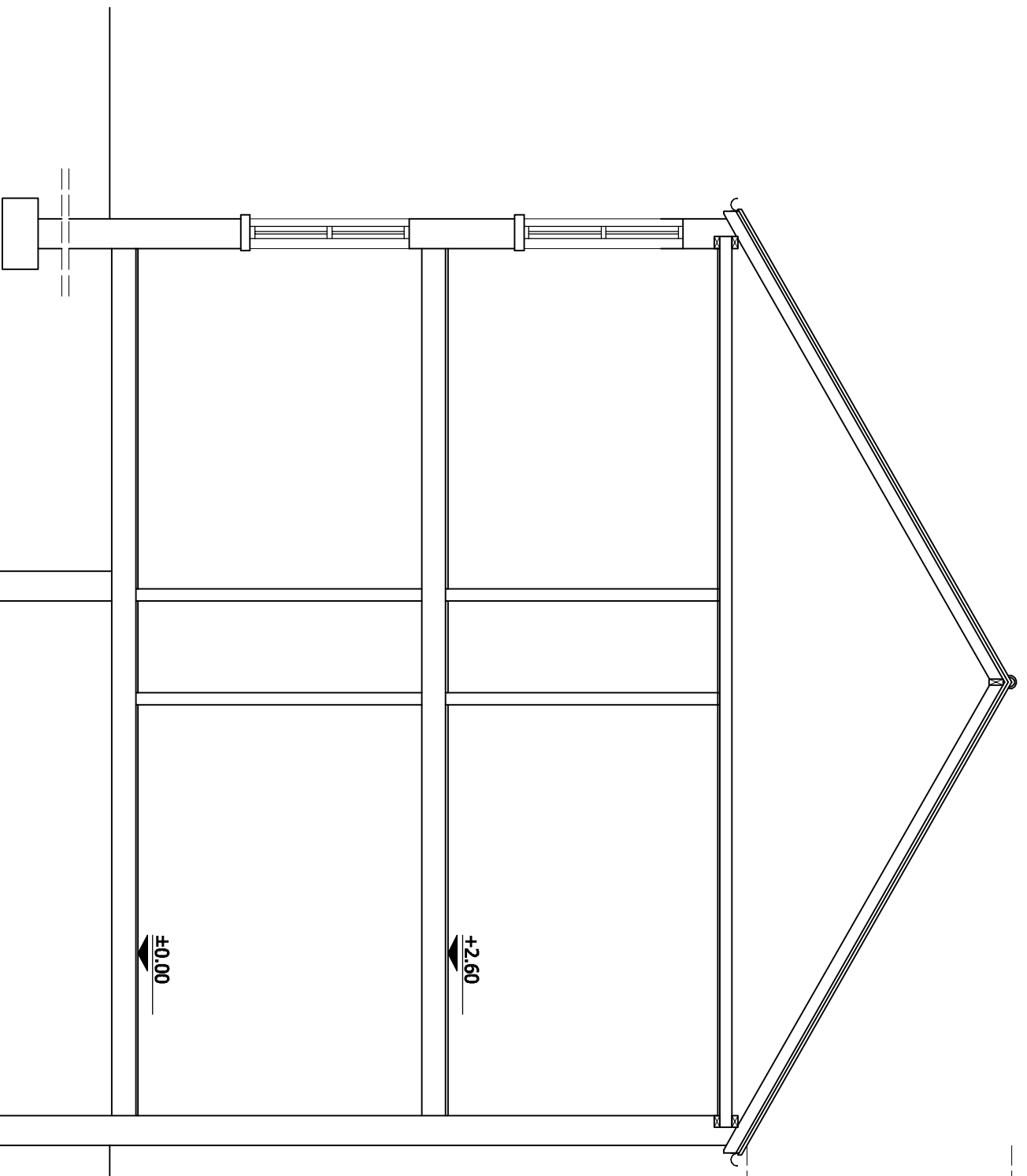
+5.11

+2.60

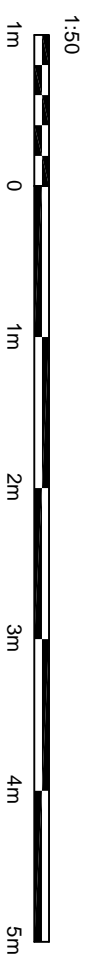
±0.00

-2.14

-0.24



EXISTING SECTION
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

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.

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 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. Homeowner is responsible for all gas, water, electricity, drainage, etc. connections. Owner is responsible for establishing own boundary lines on 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 any changes to the design. DPL are not responsible for any changes to the design.
5. Owner is responsible for providing suitable and safe working conditions including details of costs 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 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.
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/owner 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 work 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 developed and approved by building control or the engineer before works can commence.
10. All of DPL structural designs are subject to loading being in place. If concrete is poured before the structure is fully supported, the contractor is responsible for the stability of the existing foundation type and building control either a lift or piled foundation, this will need to be agreed by an engineer in writing on additional work being undertaken on site.
11. All steelwork shall be protected against corrosion by hot-dip galvanizing or non-load bearing studs before purchase of steel/s, if non-load bearing then steel should not be ordered. No railing or clom 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 rooflights and windows shall be installed in accordance with the manufacturer's instructions. 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 20mm, 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 ensure they are not blocked. All drainage connections are assumed & is subject for checking by builder, Thomas water & building control, and approved by building control before works commence. ALL DRAWING SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
12. All drawings connections is assumed & is subject for checking by builder, Thomas water & building control, and approved by building control before works commence.
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SITE ADDRESS	
27 GEORGE STREET, HERTFORD, HERTS, SG14 3AD	
DRAWING TITLE	
EXISTING DRAWINGS	
DRAWN AT	HEAD OFFICE
SCALE	AS SHOWN
DRAWING NO.	REVISION
DPL.03.	2
DATE	15. NOV. 2023
WWW.DISCOUNTPLANS.LTD	WWW.DISCOUNTPLANS.LTD