



PROPOSED ROOF PLAN

Scale 1:100



© This drawing and the works shown are the copyright of DISCOUNT PLANS LTD and may not be reproduced except by written permission.

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.	DESCRIPTION
DATE	NAME

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. 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, water, drainage, electricity, and other services. All services to be checked and approved by the relevant authorities. Owner is responsible for establishing own boundary lines on DPL, one 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 additional structural design changes 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 and safe 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 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 works on site. If the contractor/owner is unable to resolve the discrepancy, they should refer to the architect 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 on site. If the contractor/owner is unable to resolve the discrepancy, they should refer to the architect and other consultant's or supplier drawings.

10. All of the structural design on subject to building control. If the contractor/owner is unable to resolve the discrepancy, they should refer to the architect and other consultant's or supplier drawings.

11. All steelwork to be installed on site should be installed on a concrete foundation. This foundation should be approved by building control. If the contractor/owner is unable to resolve the discrepancy, they should refer to the architect and other consultant's or supplier drawings.

12. All drawings, connections, and building control, should be approved by building control before works commence.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes should be approved by building control. If the contractor/owner is unable to resolve the discrepancy, they should refer to the architect and other consultant's or supplier drawings.

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 applicable 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 confirm with the local authority. All drains should be checked and approved by building control. If the contractor/owner is unable to resolve the discrepancy, they should refer to the architect and other consultant's or supplier drawings.

THIS DRAWING, CONTENT INCLUDING NOTES IS BOUND TO BE ASSIGNED 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 works involving person-working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawings relating to this project for whatever reason, the contractor/owner is responsible for the accuracy of the drawings and any other drawings relating to this project. The contractor/owner is responsible for the accuracy of the drawings and any other drawings relating to this project. The contractor/owner is responsible for the accuracy of the drawings and any other drawings relating to this project.

12. All drawings, connections, and building control, should be approved by building control before works commence.

SITE ADDRESS	
27 GEORGE STREET, HERTFORD, HERTS, SG14 3AD	
DRAWING TITLE	
PROPOSED DRAWINGS	
DRAWN AT	DRAWN BY
HEAD OFFICE	
SCALE as shown	@ A3 15. NOV. 2023
DRAWING NO.	REVISION
DPL.08.	2
www.discountplansltd.com	