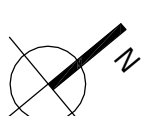
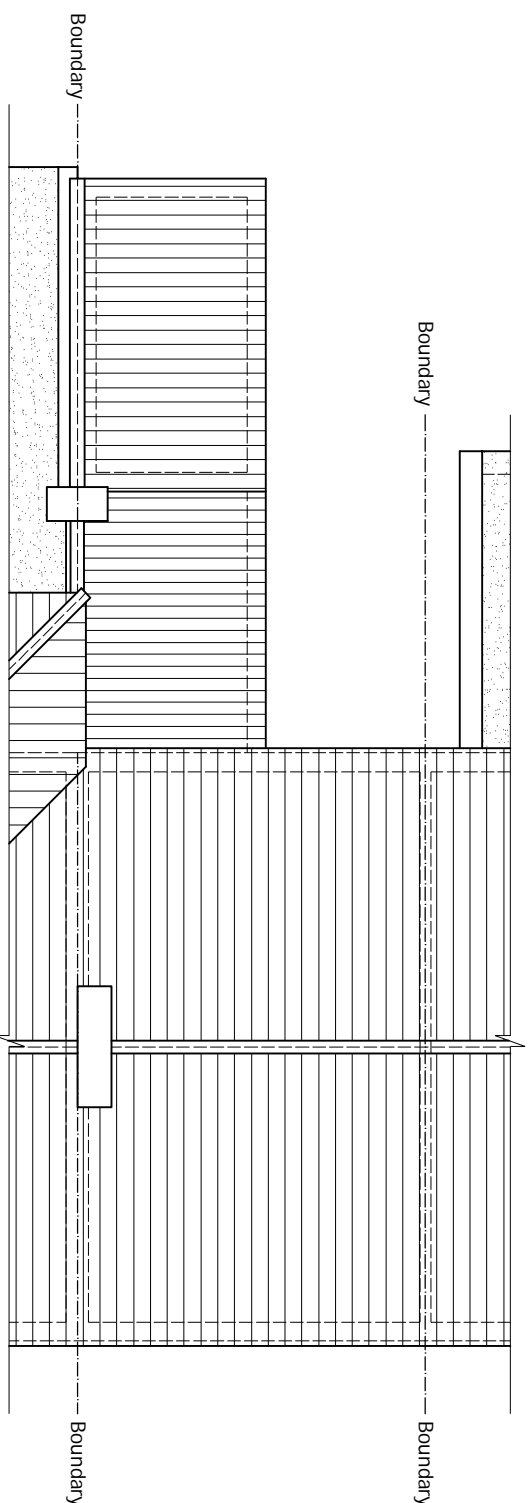


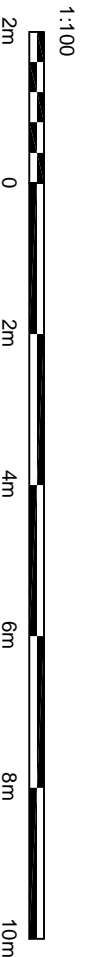
### EXISTING FIRST FLOOR PLAN

scale 1:100



### EXISTING ROOF PLAN

scale 1:100



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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, 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. However, it 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.
- 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.
- Verify boundary lines & ground conditions including checking positions and new connections of all gas, electricity, water, drainage, etc. before commencing works.
- 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.
- 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.
- 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**

7. Where works involve demolition to ensure that all elements of the building and supporting structure are accounted for and that all necessary propping and temporary supports are in place.
- 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)
- Where works are carried out under a building notice or prior to approval of drawings, the contractor 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 which is on site then this will need to be brought to DPL attention straight away before works commence and approved by building control or the engineer before works can commence.
- All of DPL's structural designs are subject to building control approval. It is the contractor's responsibility to ensure that all drawings are submitted to building control for approval. The contractor is responsible for ensuring that the existing foundation type and building control either a raft or piled foundation, this is confirmed by an engineer's report on additional work being undertaken on site.
- All steelwork to be used on site must be confirmed by an engineer's report on site before purchase of steel/s, if non-load bearing then steel should not be ordered. No rafting or claim 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 roof finishes shall be in accordance with the current Building Regulations. All new proposed roof finishes shall be in accordance with the current Building Regulations. All new proposed roof finishes shall be in accordance with the current Building Regulations.
- 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.
- No inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are in accordance with the current Building Regulations. ALL DRAWINGS SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
- 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 drawing's relating to this project for whatever reason, unless the drawing is not used for the intended purpose. The drawing is the property of discount plans ltd and will be subject to copyright. The drawing is the property of discount plans ltd and will be subject to copyright. The drawing is the property of discount plans ltd and will be subject to copyright.
- All drawings connections is assumed & is subject for checking by builder, Thomas water & building control, if any changes to the design are required, they must be approved by building control before works commence.
12. All drawings connections is assumed & is subject for checking by builder, Thomas water & building control, if any changes to the design are required, they must be approved by building control before works commence.

ALL STRUCTURAL ELEMENTS (such as beams, inlets, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

**SITE ADDRESS**

27 GEORGE STREET,  
 HERTFORD, HERTS, SG14 3AD

**DRAWING TITLE**

EXISTING DRAWINGS

|             |             |                          |
|-------------|-------------|--------------------------|
| DRAWN AT    | HEAD OFFICE | DRAWN BY                 |
| SCALE       | as shown    | @ A3   15. NOV. 2023     |
| DRAWING NO. | DPL. 02.    | REVISION                 |
|             |             | 2                        |
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