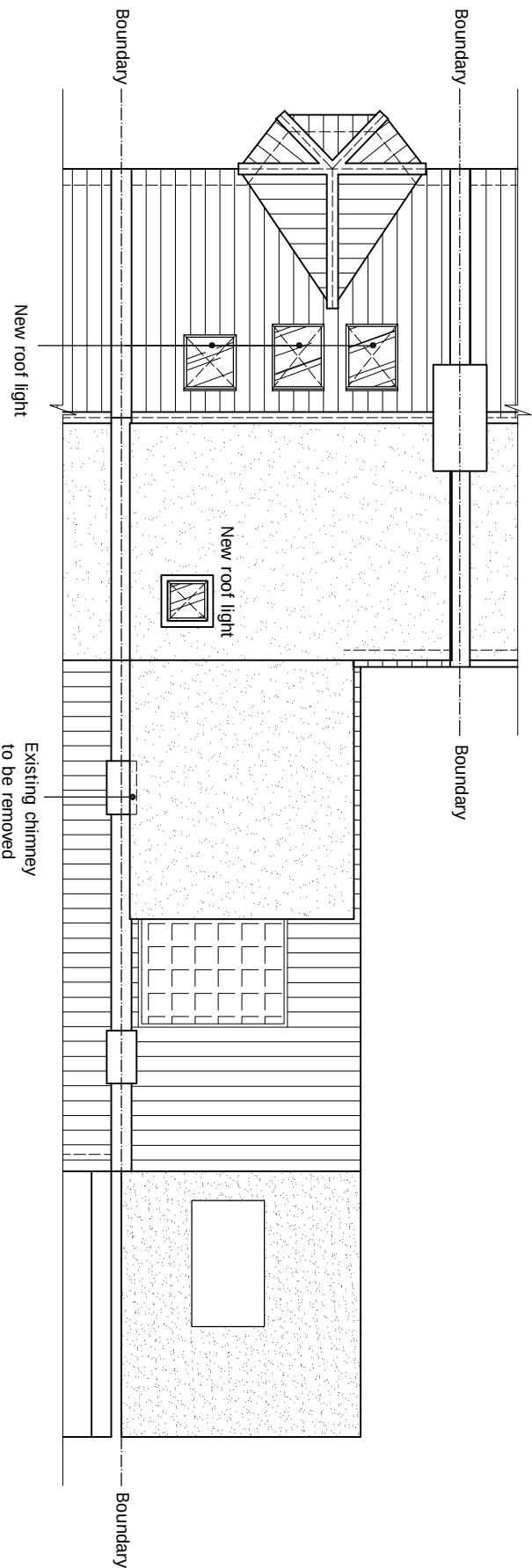




PROPOSED ROOF PLAN

scale 1:100



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DRAWING STATUS	PLANNING
REV.	
DATE	
NAME	DESCRIPTION

Architectural Design Studio
4 ST ANNES, DOIRC WAY,
EUSTON, LONDON NW4 1LG
+44 20 7838 135 957

GENERAL NOTES:

Any dimension shown are indicative only and are subject to verification on site. The contractor to set out all dimensions from permanent survey points or other suitable fixed reference points.

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.

Notwithstanding to whomsoever building works are let, the contractor or homeowner is responsible and should ensure that they are fully conversant with the Building Regulations and all relevant codes of practice.

Planning Department & that they are the current revised drawings before any work starts 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 & other services drainages etc. within the site prior to the commencement of construction. If it is found that there are any discrepancies between the existing drawings and what is checked 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. This client is responsible for works being carried out on a building notice. No project should start without contracts.

5. For any additional structural steelwork and concrete work, the cost of building design shall remain the responsibility of the client.

6. Request a copy of the Party Wall Award where works effect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Clients responsibility)

7. Where works involving demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary bracing is provided.

8. Works carried out under a building notice or prior to approval of drawings are at the contractors/generators risk. (all DPL drawings must be approved before works commence)

Buildings building plans being approved by planning & building control

9. The contractor will be responsible for the method of condemned works. The 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.

10. All of DPL structural designs are subject to loadings being in line with BS 5400 Part 1, unless otherwise specified and approved by building control or the engineer before works can commence. The drawings and purchases of materials be made so as an alternative design can be recommended and approved by building control or the engineer before works can commence.

11. By building control inspector/builder for load bearing or non-load bearing stairs before purchase of steel/s. If not load bearing their steel/s should not be ordered. No refund 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 skylights shown on this drawing not provide more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overtake other proposals are designed to be non opening and fitted with double glazing units. All new proposed doors shown on this drawing are designed to be non opening and fitted with double glazing units. All new proposed doors shown on this drawing are designed to be non opening and fitted with double glazing units. All new proposed doors shown on this drawing are designed to be non opening and fitted with double glazing units. All new proposed doors shown on this drawing are designed to be non opening and fitted with double glazing units.

The above by 20th June, 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 drainages 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 CONSTRUCTION.

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12. All drainage connections are assumed & is subject to checking by builder, Thomas water & building control, the drawings were approved by building control before works commenced.

PRINT @ A3 SHEET SIZE

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

www.discountplansltd.com

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