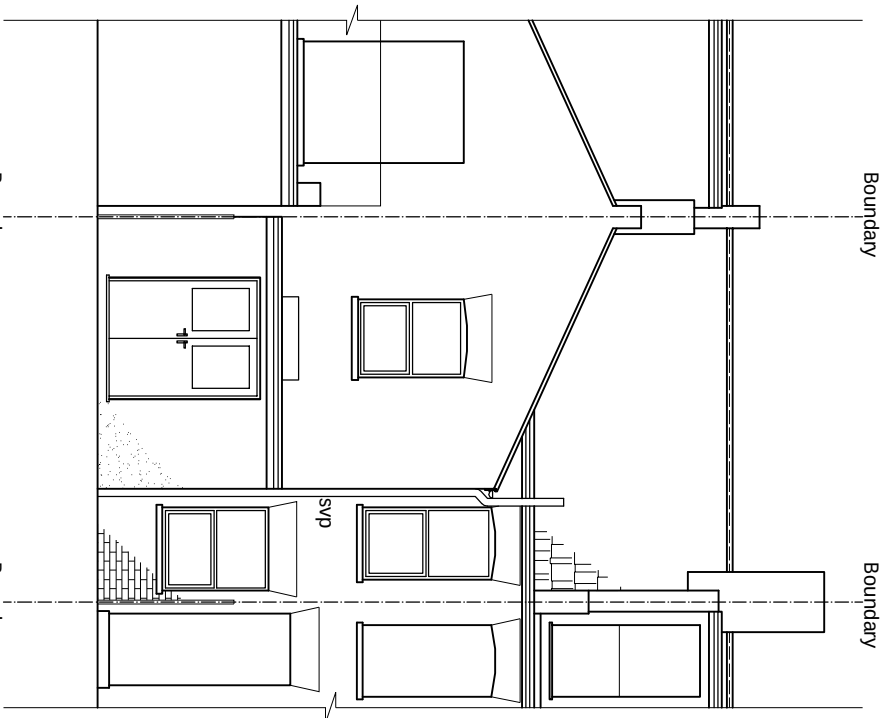
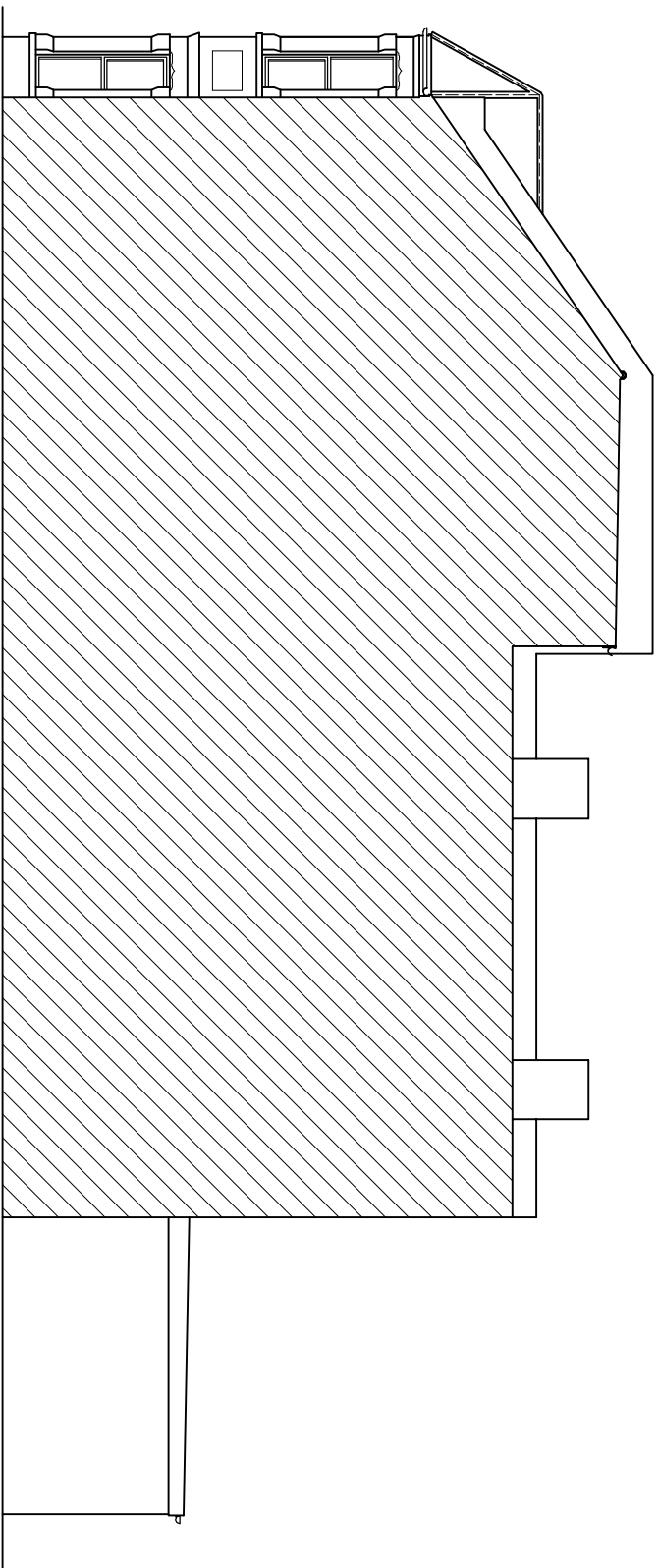




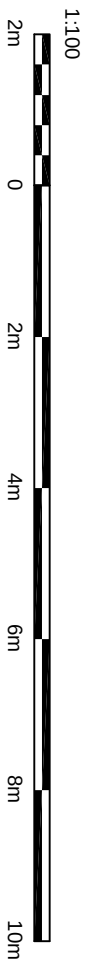
EXISTING REAR ELEVATION

scale 1:100



EXISTING Adj. SIDE ELEVATION

scale 1:100



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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		PLANNING	GENERAL NOTES:
REV.	DATE		
			Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out the check and co-ordinate all dimensions on site during the course of the works and prior to setting out on the ground. This drawing to be read in conjunction with all other Architect's and Engineer's drawings. Structural Elements to be shown in red. Prior to commencement of building works the contractor to complete and sign the following: 1. 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

GENERAL NOTES:

- Any dimensions are indicative only and are subject to verification on site. The contractor to set out the work and co-ordinate all dimensions on site during the course of the works and prior to setting out the work. This drawing is to be read in conjunction with all other Architect's and Engineer's drawings. Structural drawings are to be read in conjunction with the contract documents. The contractor is responsible and should Prior to commencement of building works the contractor or his representative is responsible and should:
1. Ensure that all working drawings and calculations are completed, approved by Building Control and 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 existing and new connections of all gas; electricity, water, drainage, sewerage, and other services to the building and the adjacent building.
4. Obtain all necessary permissions for establishing new boundary lines on DPL are not responsible for checking land ownership but any drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
5. DPL are not responsible for builders choosing design methods from proposed works. The client is responsible for working to agreed building methods. No project should start without checks.
6. DPL are not responsible for any structural damage to existing buildings or structures caused by the contractor or by any additional structure design change on the site from the start to end of building works requested by building control or any other third party's instruction during building works.
7. 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)

DPL

Architectural Design Studio

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EUSTON, LONDON NW1 1LG
+44 07838 135 957

7. Where works involve demolition to ensure that all elements of the building and existing structures are accounted for and that all necessary services and temporary

7. Any discrepancies, either between written and site dimensions or between the drawings and the actual construction, should be noted and reported to the architect/owner/contractor as soon as possible after the completion of the work.
8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk, (all plan drawings must be approved before works commenced). Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between the drawings and the actual construction, should be noted and reported to the architect/owner/contractor as soon as possible after the completion of the work.
10. All of DPL structural steelwork is subject to loading and stress. In cases where the existing foundation is different a hot-tie will need to be cast in to establish the existing foundation type and building control will need to advise on a different method of construction, if requested by building control engineer or other building authority, this will need to be designed by an engineer with an additional cast in beam stipulation.
11. All of DPL structural steelwork is subject to loading and stress. In cases where the existing foundation is different a hot-tie will need to be cast in to establish the existing foundation type and building control will need to advise on a different method of construction, if requested by building control engineer or other building authority, this will need to be designed by an engineer with an additional cast in beam stipulation.
12. By building control inspector/builder for load bearing or non-load bearing beams/purchase of steel/s, if non-load bearing then steel 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 will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overtook other property's are designed to be non opening and of obscure glazing. For a permitted development lot design, the dormer designed on this drawing is set back from the eaves by 200mm. 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 drainages was not possible on survey. Contractor should check drainage 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 CONTRACTOR.

[illegible]

PRINT @ A3 SHEET SIZE

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

SITE ADDRESS	
41 RUTLAND GARDENS, FINSBURY PARK, LONDON, N4 1JN	
DRAWING TITLE	
EXISTING DRAWINGS	
DRAWN AT	HEAD OFFICE
SCALE	AS SHOWN
	@ A3
	08. AUGUST, 2022
DRAWING NO.	REVISION
DPL. 05.	-
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