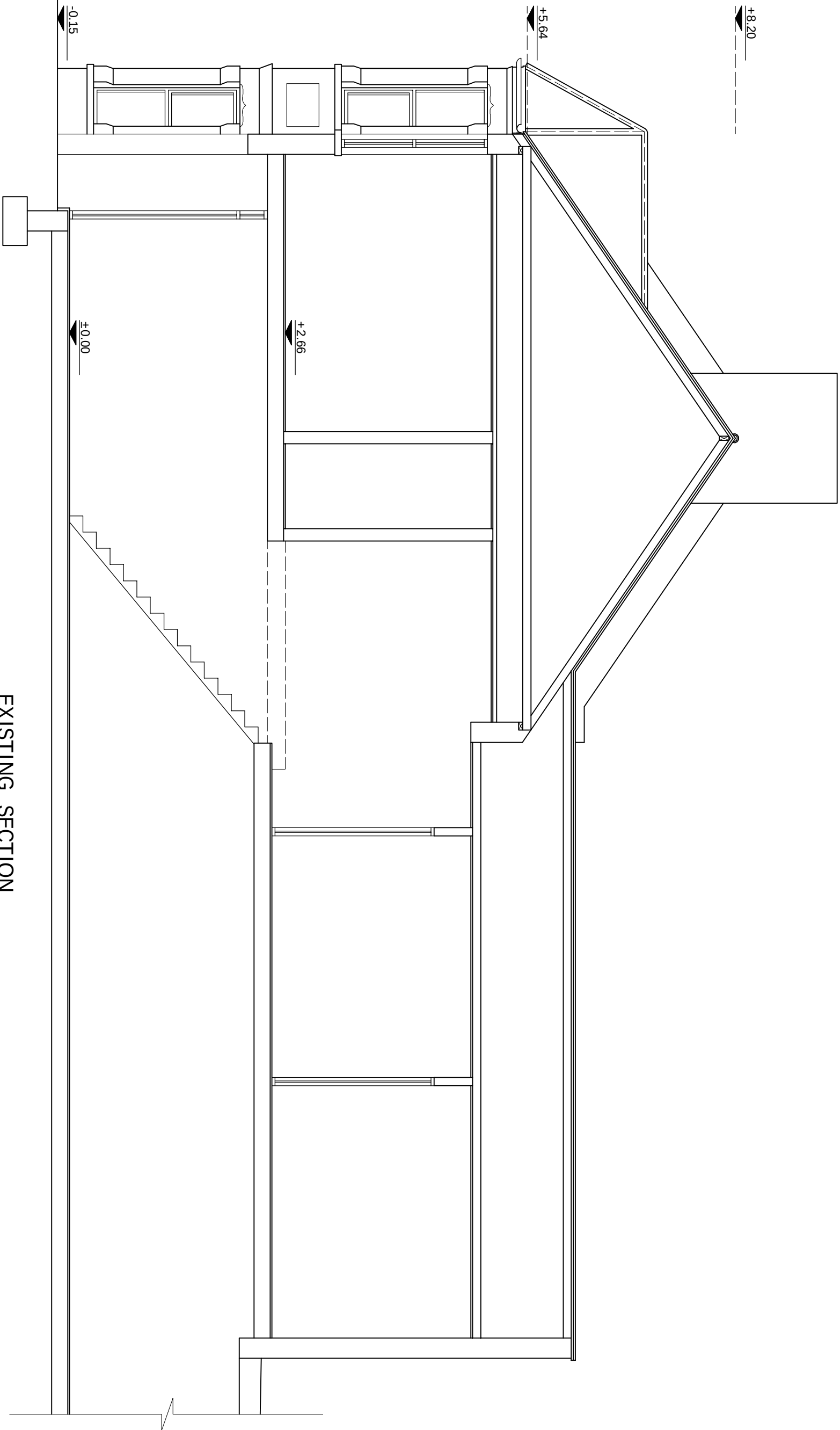




EXISTING SECTION

scale 1:50



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DRAWING STATUS	PLANNING	
REV.	NAME	DESCRIPTION
DATE		
DPL 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 shall:- 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 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 overheads, water & other services/drainage etc, within the site prior to the commencement of excavations. Owner is responsible for establishing on boundary lines on DPL are not responsible for identifying and marking boundaries. If boundaries are identified by the Contractor, the Contractor must ensure that it is recorded on a land surveyor should be completed at their own expense. 4. DPL are not responsible for builders choosing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without costs. 5. Owner is responsible for purchasing additional materials and covering extra engineering design 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 structures are in place. "Do not scale off the drawing as the scaling may be off" 8. Works carried out under a building notice or prior to approval of drawings are of the Contractor's/Gowner's risk. (all DPL drawings must be approved before works commence) 9. All work must be carried out in accordance with the relevant building regulations and building departments are fully responsible for the method of condemned works 10. Any discrepancies, either between written and the dimensions or between the drawing and owner's consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. This includes types of materials if structural steel on drawings do not match what is on site then this will need to be brought to DPL attention straight away before commencing work. If there are any discrepancies between drawings and actual measurements, they should be rectified and approved by building control or the engineer before works can commence. 11. All walls, structural members & fittings are liable to footings being 1m deep, if however the existing foundation type and building controls will need to advise on a different method of construction required by building control to support the existing foundations. 12. All work must be carried out in accordance with the relevant building regulations and building departments are fully responsible for the method of condemned works 13. All walls, which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/a, 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/a.		
OTHER NOTES: All the properties roof and wall finishes on this drawing to match existing materials. All new proposed replaceable sheet 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 overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft 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 drainage 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 CONSTRUCTION. REMARKS - 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 personal working hours for this drawing has been made, these notes are for information only and do not constitute part of the contract. If you wish to proceed with these works, one company, department or person that infringe these rights will be subject to legal compensation brought against them, claim covering these sums has opened on all of the above by signing contract between both party's and acknowledging that no objections can be given. 12. All drainage connections is guaranteed & is subject for full and surface connections should be approved by Thames water before works commence.		
SITE ADDRESS 41 RUTLAND GARDENS, FINSBURY PARK, LONDON, N4 1JN		
DRAWING TITLE EXISTING DRAWINGS		
DRAWN AT	HEAD OFFICE	DRAWN BY
SCALE	as shown	@ A3 08. AUGUST. 2022
DRAWING NO.	REVISION	-
DPL .03 . www.discountplansltd.com		