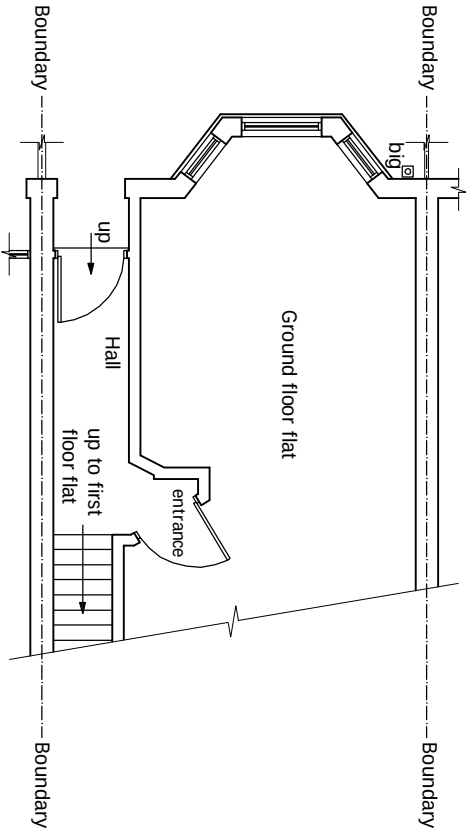
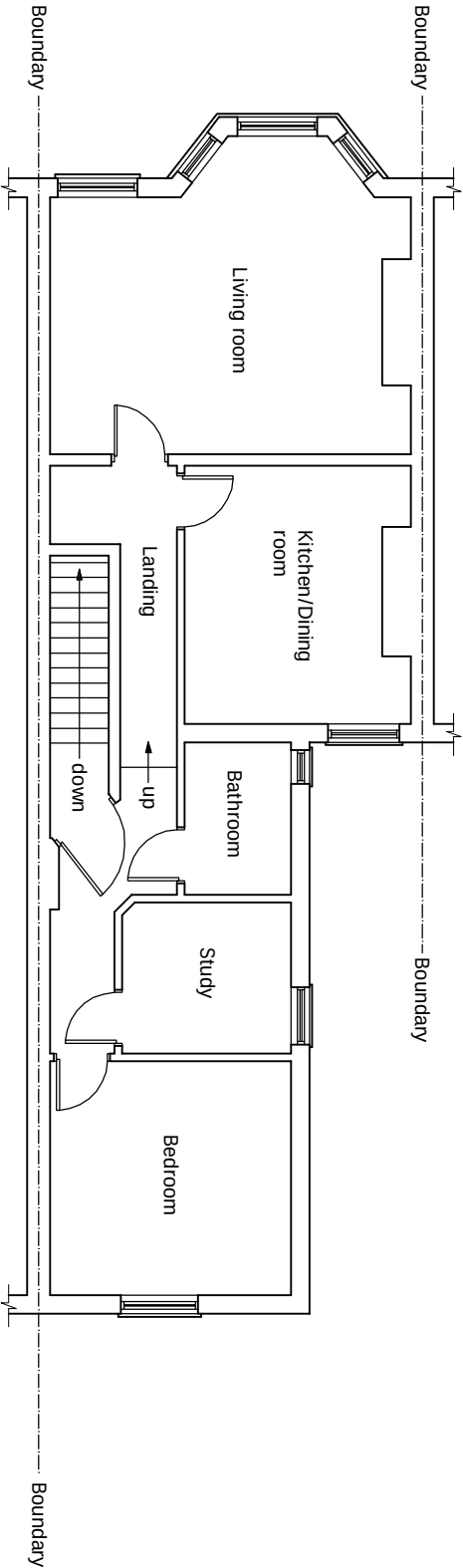




An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.

EXISTING GROUND FLOOR PLAN

scale 1:100



EXISTING FIRST FLOOR PLAN

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
REV.	DATE	NAME	DESCRIPTION	

GENERAL NOTES:

Any dimensions shown are indicative only and are subject to verification on site. The contractor to sat out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on the ground. The contractor to ensure that all dimensions are in accordance with the architect's and Engineer's drawings. Structural Engineers calculations and any specialist supplier's drawings.

Prior to commencement of building works the contractor or homeowner is responsible and should:-

1. Ensure that all working drawings and calculations are completed, approved by Building Control Planning Departments and 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



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. 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.
- Inform the Building control department that the works are about to commence on site after receiving on 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. If any discrepancies are found, inform the relevant authorities immediately.
- DPL are not responsible for builders changing design methods from proposed works. The client is responsible for ensuring that the design is suitable for the proposed works and that the design is approved by the relevant authorities.
- Owner is responsible for obtaining all necessary consents and approvals for the proposed works, including 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. (Clients 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. Do not scale off this drawing as the scaling may be off.

- 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 must ensure that the design is suitable for the proposed works and that the design is approved by the relevant authorities.
- 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. If any discrepancies are found, inform the relevant authorities immediately.
- All of DPL structural designs are subject to building control approval. If the design is not approved by building control, the design will need to be revised and approved by building control or the engineer before works can commence. Works commence and purchase of materials be made so an alternative design can be submitted and approved by building control within the required time frame.
- All of DPL structural designs are subject to building control approval. If the design is not approved by building control, the design will need to be revised and approved by building control or the engineer before works can commence. Works commence and purchase of materials be made so an alternative design can be submitted and approved by building control within the required time frame.
- All work/A parts have to be approved by building control either a not or piled foundation, this will need to be approved by building control before any work can commence on site.
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OTHER NOTES:

- All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed roof and wall finishes to be completed before any other works commence. All new proposed roof and wall finishes to be completed before any other works commence.
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THIS DRAWING, 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
DRAWN BY	
SCALE	AS SHOWN
@ A3	08. AUGUST. 2022
DRAWING NO.	
REVISION	-

DPL. 01.

www.discountplanshdt.com