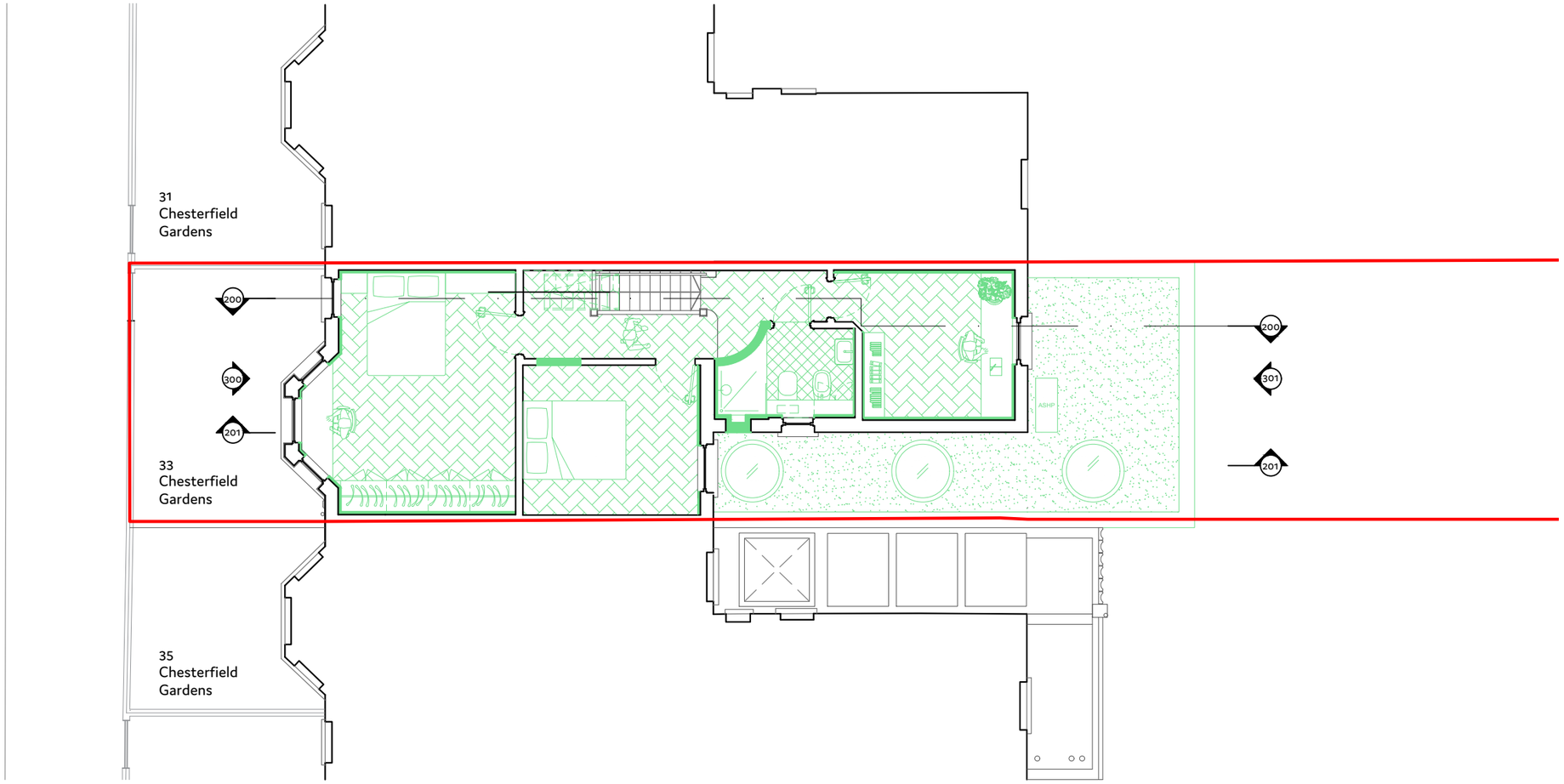


North

SCALE BAR 1:100

0 5 10m

Site Boundary

NOTES

This drawing is in millimeters unless noted.
All dimensions to be checked on site by the Contractor, and these dimensions are to be their responsibility.
The Contractor is to set out, check and co-ordinate all dimensions on site.
Report all drawing errors and omissions to the Architect, and if in doubt ask the Contract Administrator.
Existing building information based on survey information from Axiom Geomatics Drawings: 5615-1-6 received 11/07/23.
N.B. all build ups are to be confirmed through building fabric surveys.
All levels are subject to coordination with the Structural and Civil Engineers.
Landscape levels vary. For tolerance and movement refer to Structural Engineer's information.

These drawings should also be read in conjunction with the following information, prepared by other consultants :
- INSERT OTHER CONSULTANTS

Prior to commencement of the building works the contractor should;
Ensure that all drawings are approved for use by the planning department, and by building control;
Inform the building control department that works have commenced onsite;
Verify the boundary lines and ground conditions, including checking of the services (gas, water, electric, telecom and sewers) prior to any excavation work;
Request a copy of the party wall award where works affect a party wall or involve excavations within 3m of adjoining buildings;
Ensure all necessary propping and temporary works are in place;
Works carried out prior to building control approval are at the contractors own risk.
Any discrepancies either between the written dimension and the site dimensions or between the drawing and other consultants/ suppliers drawings should be brought to the attention of the Contract Administrator;
For fire protection to facades (new and existing), please refer to Fire Engineer's and Structural Engineer's information. Please refer to Fire Engineer's information for the strategy, compartmentation and fire spread requirements.
All fire protection & stopping to specialist design. Note that all exposed steelwork with intumescent paint will require architectural finish. There may be elements of boarding which provide the fire protection to structural elements and compartmentation. If the contractor suspects this is the case or is in doubt they must notify the fire and structural engineers before removal of the boarding.
The contractor must adhere to the CDM regulations during construction.
Asbestos and other harmful substances inc. contamination may be present within the existing building - refer to the necessary surveys prior to the start of works. If there are no or limited survey information available the contractor must undertake the necessary surveys to meet Health & Safety regulation.
These drawings reflect the current position of the scheme development. All information subject to ongoing Fire Consultant and Approved Inspector review.
Drawings to be read in conjunction with all other drawings, and Architectural Specification, Samples, and CDM Design Risk Register. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulation.
All products to be supplied and installed as per manufacturers recommendations. Any changes in specification are to be equal and approved, with details of any additional time and costs. Workmanship to be fit for purpose and as per specification.

Rev	Date	Issue Status	Drawn	Audited
-	---	---	---	---
-	---	---	---	---
-	14/08/23	Issued for Planning Permission	KM	HM

OFFICE S&M
© Office S&M Architects
18 Ashwin Street
London, E8 3DL
02081066855
office@officesandm.com
www.officesandm.com

Project Name
Chesterfield Gardens

Project Address
33 Chesterfield Gardens
London
N4 1LJ

Project Number
23495

Date Created
07/2023

Drawing Name
Proposed First Floor Plan

Scale
1:100

Size
A3

Status
Planning

Drawing Number
101

Rev
--