



Photo of existing rear elevation

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 MK BIM Solutions received 27/02/2023.
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.

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.

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P1	23.08.2023	PLANNING	AD	CS
Rev	Date	Issue Status	Drawn	Audited

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

Project Name
48 Ravenshaw Street

Project Address
48 Ravenshaw Street NW6 1NW

Project Number 22438	Date Created 03/03/23
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Drawing Name
Existing North Elevation

Scale 1:100	Size A3	Status Stage 3
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