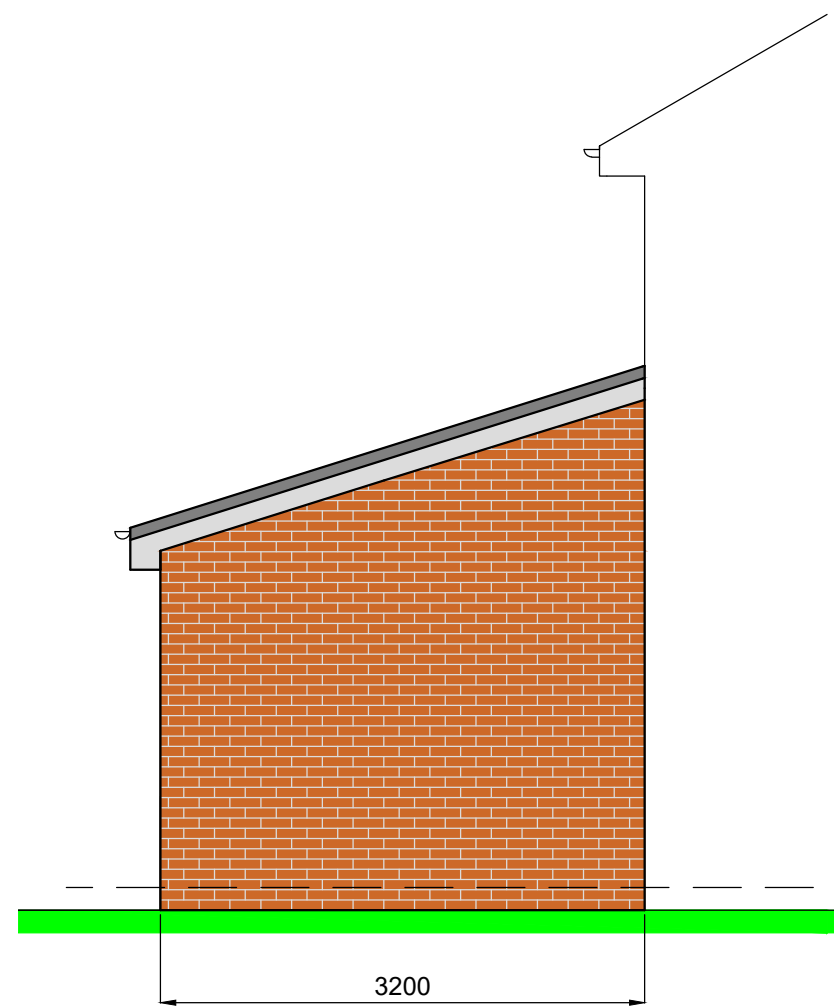
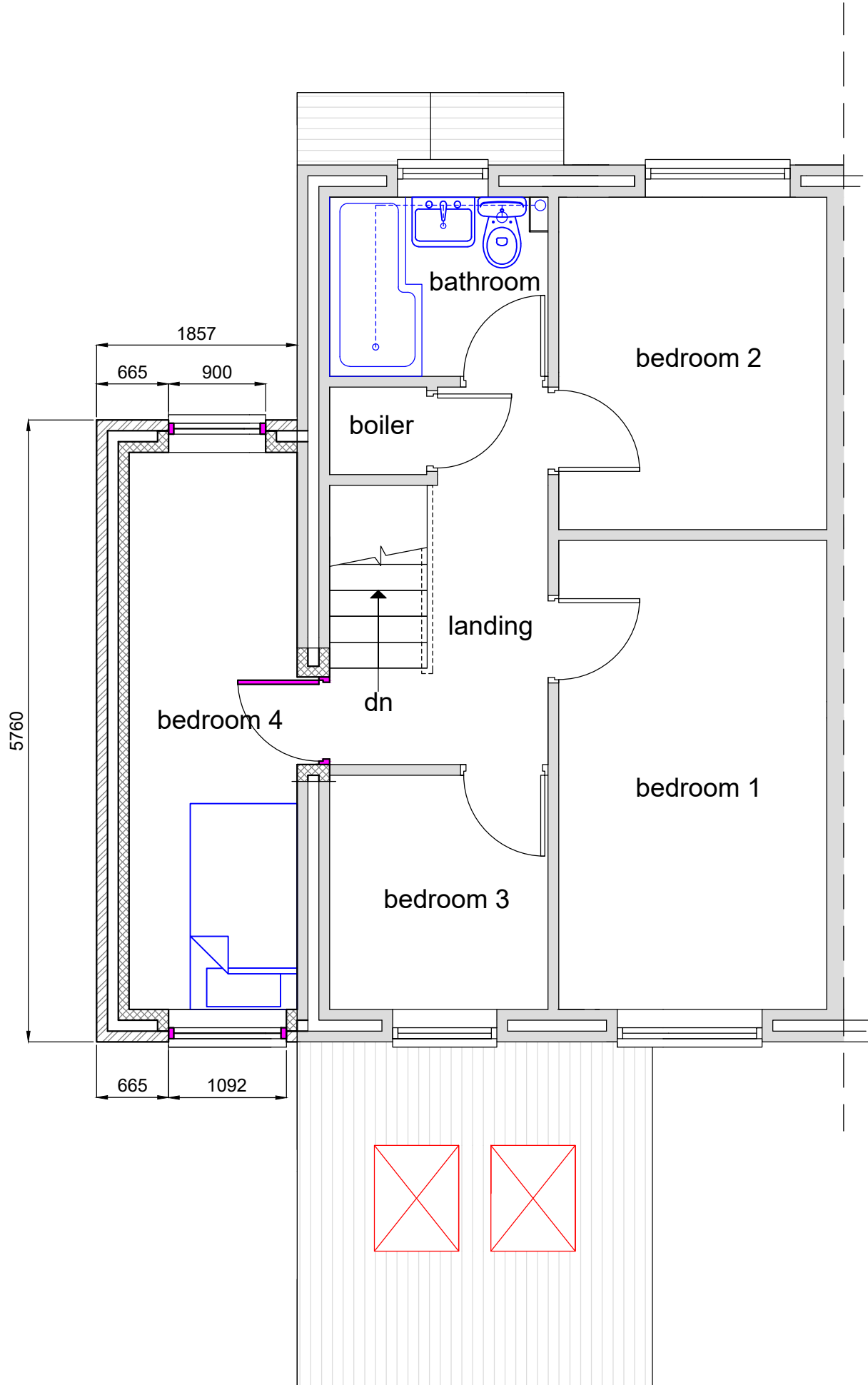
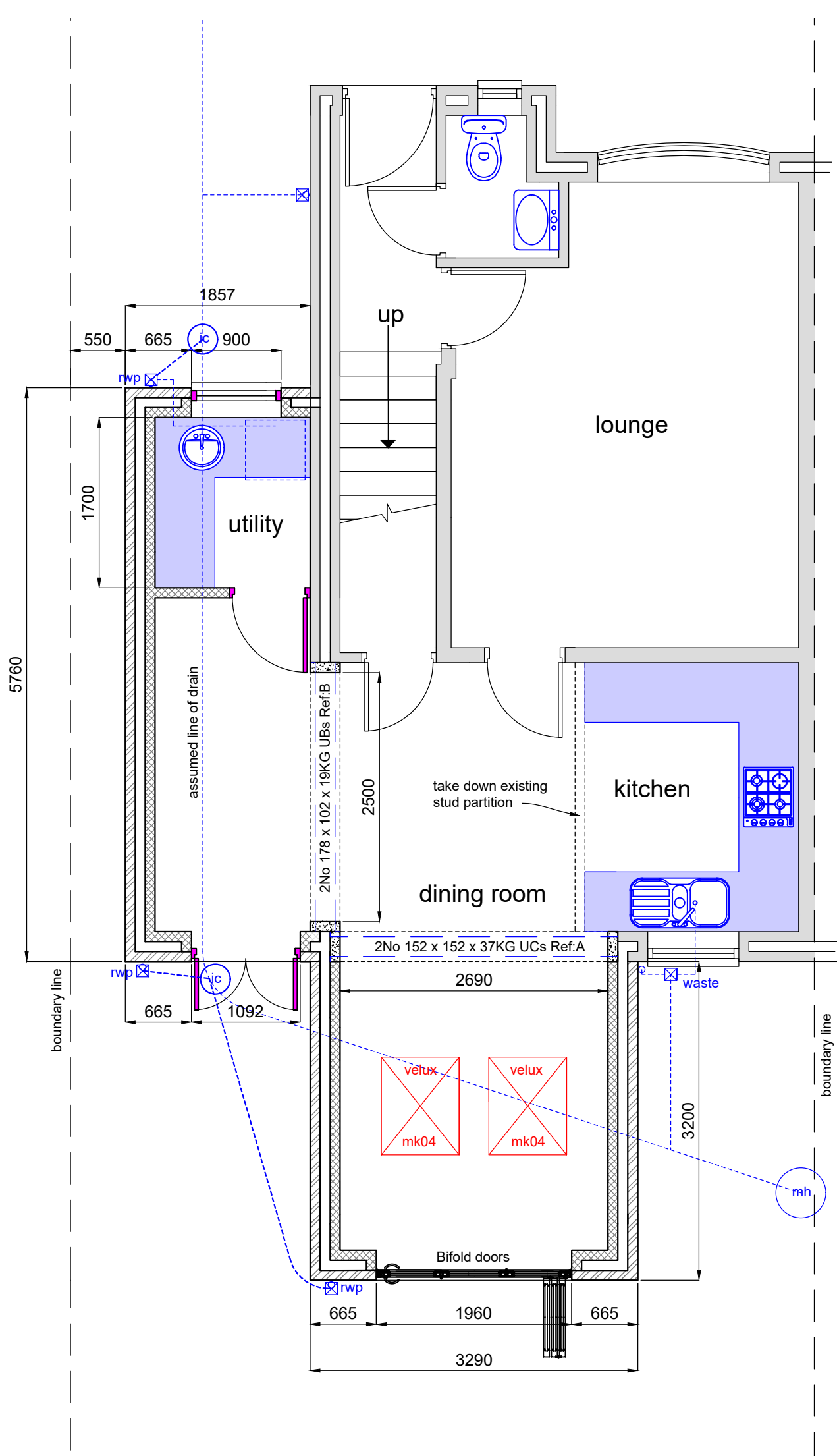
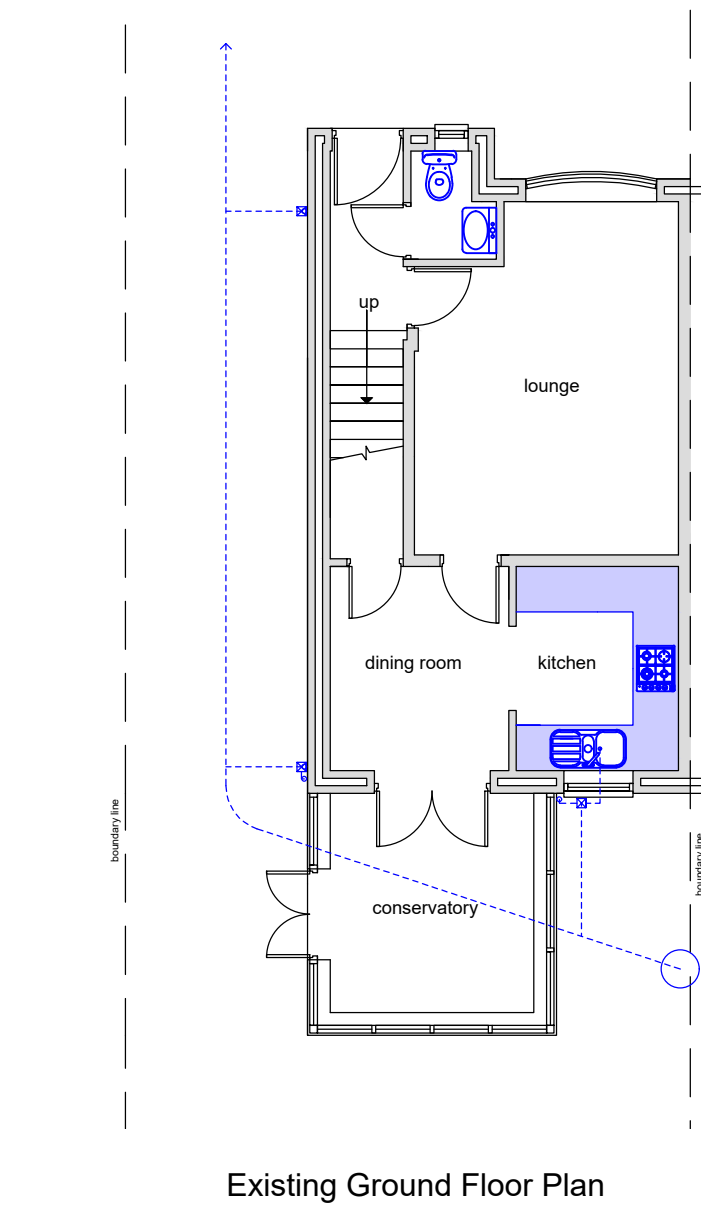
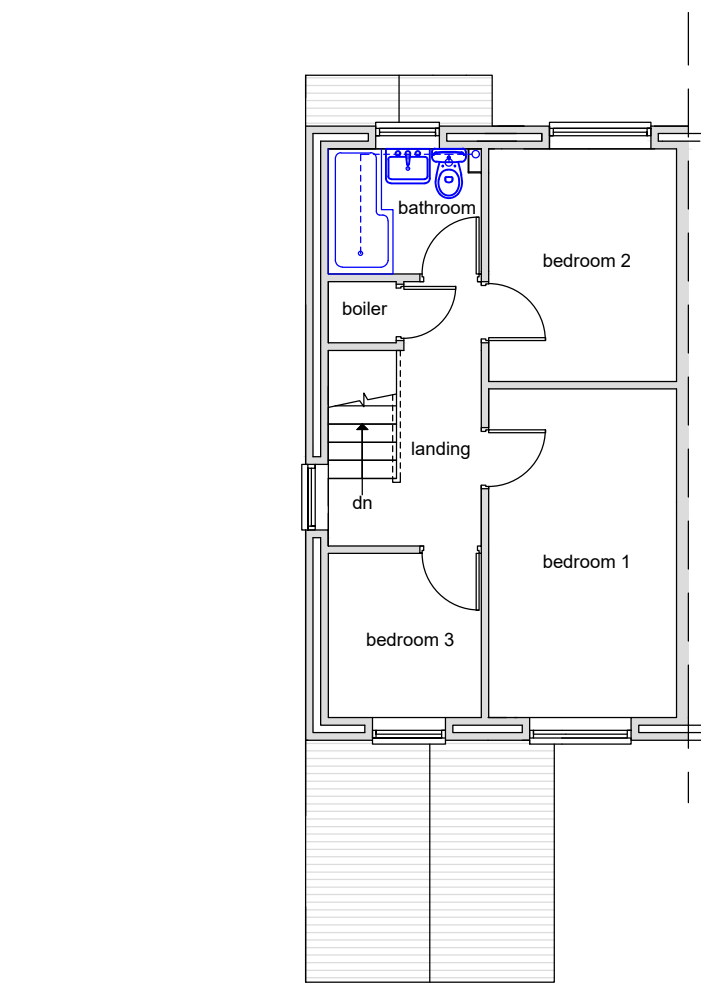
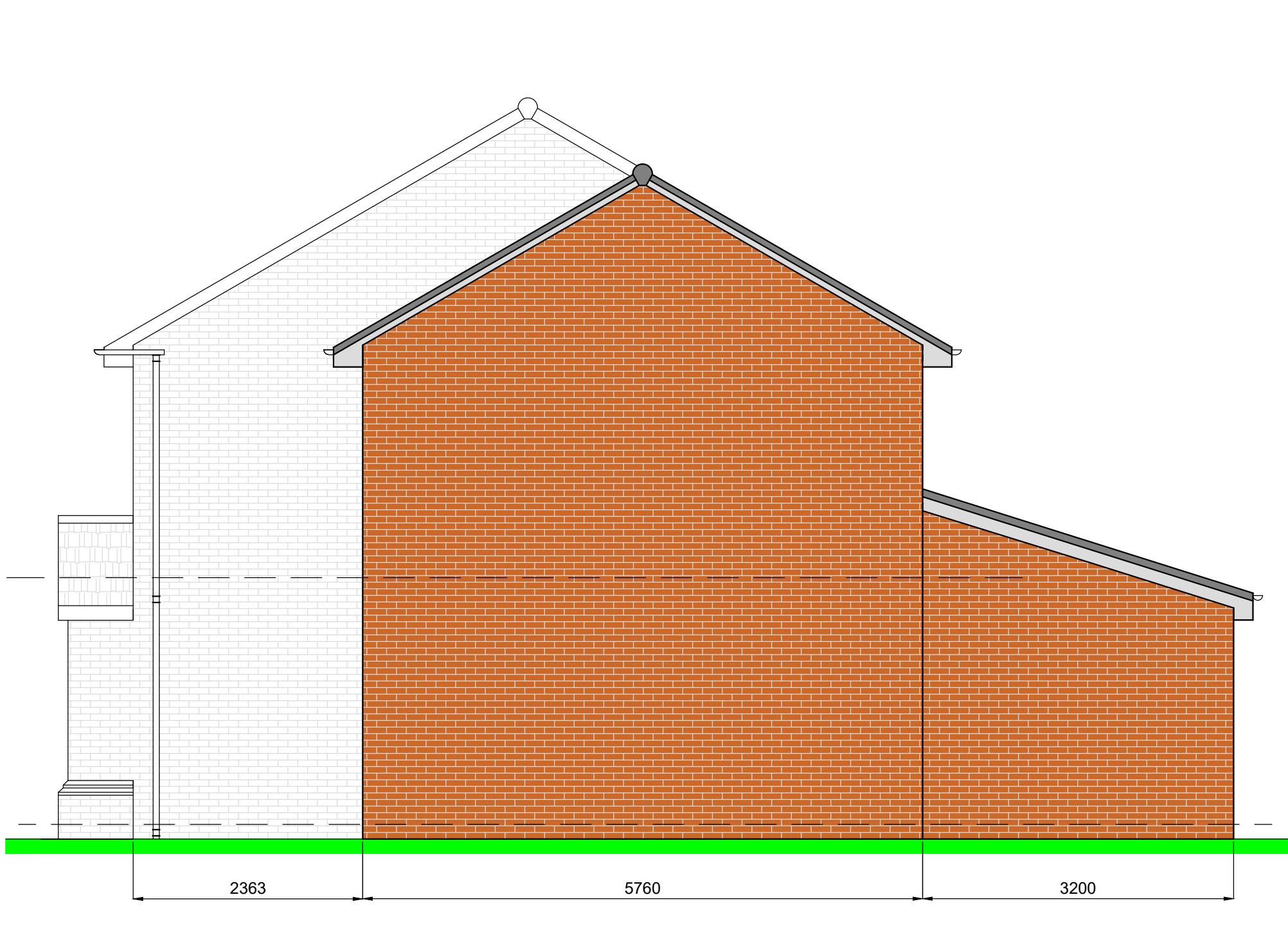




GENERAL NOTES

This drawing is the copyright of DP Design Services and may not be used, copied or lent by any third party without prior written consent from DP Design Services.

This drawing has been prepared for the purpose of obtaining Planning / Building Regulation approval only. All details are to the satisfaction of the Area Building Control Officer (BCO). These drawings must not be acted upon until they have been approved by the local authority. Should the client commence work without the local authority approvals in place, they do so at their own risk.

All of the works are to be carried out in accordance with the latest British standards specification and codes of practice for both materials and workmanship.

All dimensions are to the structure and not plaster finish. Do not scale from the drawings. All measurements are to be checked on site by the contractor and any discrepancies reported to the client. The contractor shall be responsible for liaison and dimensional coordination of all the works including those of specialist sub contractors. Contractors tendering for this work must take into all items required whether indicated on the drawing or not.

Before starting work, the nominated contractor shall examine all drawings and carry out a thorough examination of the building structure which will be affected by the works.

Temporary support and protection shall be the responsibility of the contractor and provide temporary support and protection for each stage of the works.

Dimensions shown on the drawing are only a guide and will require checking by the contractor before ordering goods.

The quality and design of all finishes and items of fitting out including roof and wall materials, window units, rainwater goods, plumbing, electrics, ironmongery, fixtures and fittings etc are to be agreed between the contractor and property owner.

Materials:

All materials are to be used and installed in accordance with the relevant manufacturers instructions and recommendations. The quality of any material shall not be lower than that defined in relevant British standard, or that an appropriate independent body has satisfactorily assessed the material.

All lead flashings to be Code 5 in conjunction with remedial cavity trays at all openings and wall abutments etc.

Existing Structure:

Existing foundations to be exposed together with any existing lintels as directed by the building control inspector on site to assess their suitability for additional loading. Any additional work that may be necessary is to be carried out in compliance with the building inspectors recommendations.

Fire Resistance:

All elements of structure to have a minimum of half hour fire resistance.

Timber Treatment:

All softwood timbers to be adequately treated to prevent infestation. All structural timbers, external frames, window and softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have the stress grade mark.

DP DESIGN SERVICES

TEL: 0755131 6517 E-mail: dave@dpdesignservices.co.uk
www.dpdesignservices.co.uk

Client

Mr Helen Reddington
12 Fletcher Avenue
Prescot L34 6LN

registered
LABC
Partner Authority Scheme

Project

Proposed Double Storey Side Extension and
Rebuilding of Rear Conservatory At:
12 Fletcher Avenue
Prescot L34 6LN

Drawing
Existing & Proposed Plans & Elevations

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