**DO NOT SCALE THIS DRAWING**

**IMPORTANT**

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependant on where existing measurements are taken.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety.
CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY:
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations, Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Authority, Electricity Authority, Institute of Heating and Ventilating Engineers and IEE Regulations.

existing hedges to be removed

dashed line denotes new dropped kerb access

existing footway

permeable hard surfacing

OFFA

2400

Bedroom
f/c-2300

Fireplace

Desk space

Living Room

Demolish load bearing external wall and provide suitable steel beam to support roof above in accordance with Structural Engineer's drawings

R.A.T

Bedroom
f/c-2270

Shwr

Bedroom
f/c-2320

Bathroom
f/c-2300

Kitchen

Dining area

N

1:50 1m 2m 3m 4m
Scale bars for information only and not for construction

**NOT APPROVED FOR CONSTRUCTION**

| rev | description | date | author | checked |
|---|---|---|---|---|

**PLANNING**

client
DR & MRS ROBERTS

project
PROPOSED SINGLE STOREY REAR EXTENSION TO 25 OFFA, LODGEVALE PARK, CHIRK, LL14 5BP

drawing
BLOCK PLAN & GROUND FLOOR PLAN AS PROPOSED

| project no. | date | scale |
|---|---|---|
| 21088 | 01/22<br>drawn<br>-LW | 1:50@A1 |

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drawing no. P-02

SK=SKETCH/FEASIBILITY
P=PLANNING
T=TENDER
BR=BUILDING REGULATION
AB=AS BUILT

revision -

# BLOCK PLAN & GROUND FLOOR PLAN AS PROPOSED