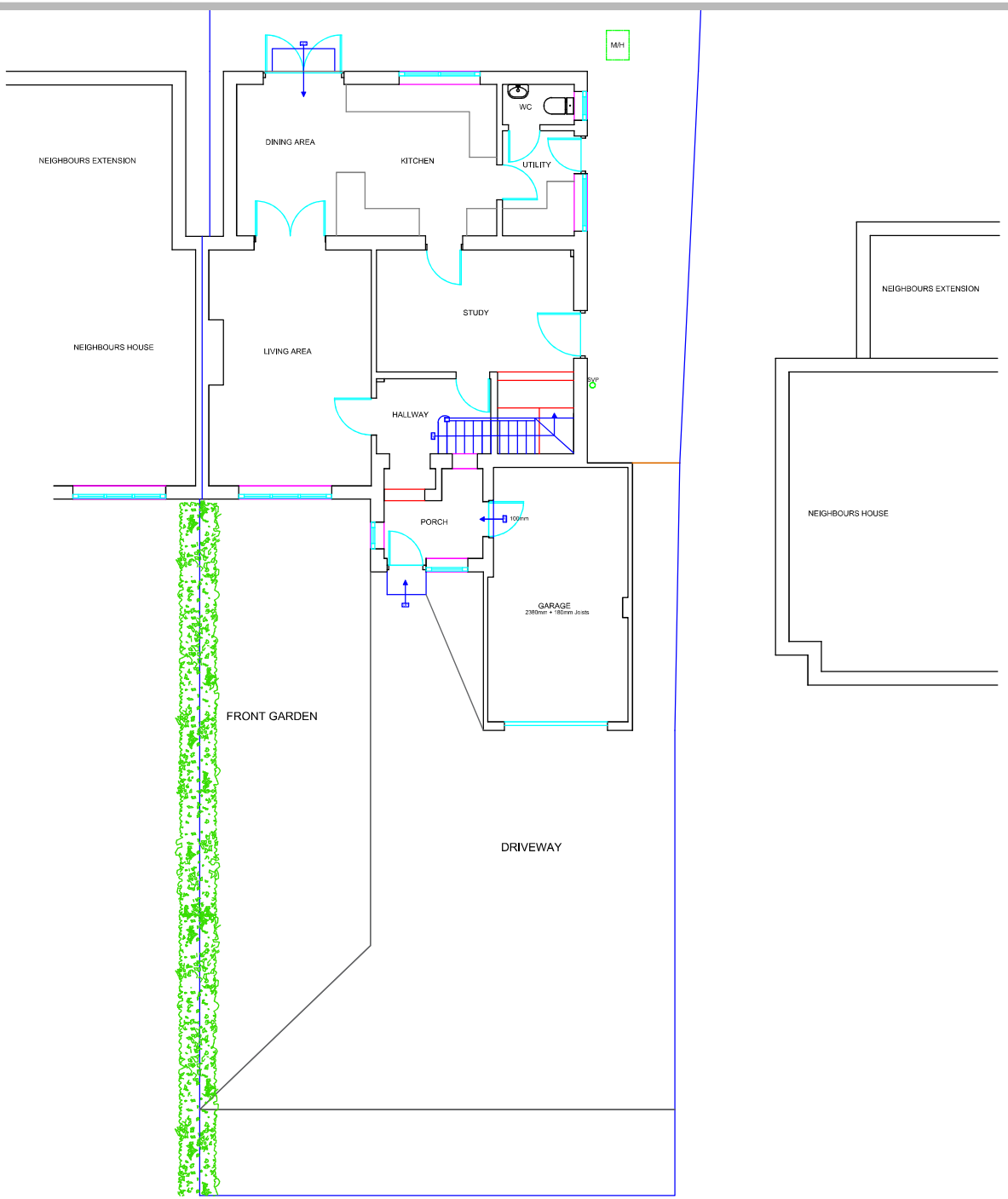

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ARCHITECTURAL SERVICES
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NOTES

1) This drawing is the copyright of Rosenthal Architectural Services and cannot be reproduced without written authority.
2) This drawing should be considered preliminary, as it may form part of a planning application and/or be subject to Building Regulation approval. No building work should commence until the relevant approvals as required by law have been obtained.
3) This drawing if appropriate should be read in conjunction with the structural engineer's drawings and calculations and the Building Regulation specification. Any discrepancies found between associated documentation should be notified immediately in writing to Rosenthal Architectural Services for clarification prior to any building work and/or any off-site fabrication work being carried out.
4) Whilst every effort has been made to identify existing visible underground drainage/services, these are Assumption's and it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage/services prior to the carrying out of any excavation work. In some cases a build over Agreement is needed with the Water Authority, it is the homeowners responsibility and at the home owners cost. Any mains sewer found on site is the responsibility of the home owner and at risk of the build being altered or turned down by the water authority.
5) Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and/or any off-site fabrication work being carried out.
6) All works are to be carried out in accordance with current Building Regulations British Standards Codes of Practice manufacturers recommendations and to the approval of the Building Control Inspector including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
7) It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management(CDM2015) regulations and current Health and Safety legislation.
8) These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.

M 1:100 0 1 2 3 4 5
M 1:50 0 0.5 1.0 1.5 2.0 2.5

Existing GF Plan

Mrs Patrick
32 Castlemans Lane,
Hayling Island,
PO11 0PZ

Design 4A - 03.10.23

CLIENT NO:	DRAWN: DS
JOB NO:	DATE: 31.03.23
SCALE @ A3: 1:50	PG NO: 01