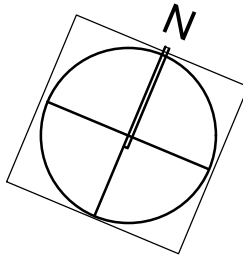


SITE / ROOF PLAN : PROPOSED - 1:100

Note:
The survey is plotted on a plane local Grid. Orientation to National Grid.
All levels relate to Ordnance Datum, achieved using the OS National GPS Network.



site / roof plan :
PROPOSED
1:100



existing floor areas :

FLOOR AREA MEASURED TO INSIDE OF EXISTING WALLS :
GROUND FLOOR : 108.37 m²
(INCLUDING WORKSHOP 1 AND 2)
FIRST FLOOR : 31.93 m²
(EXCLUDING STAIRWELL VOID)

proposed floor areas :

FLOOR AREA MEASURED TO INSIDE OF EXISTING & PROPOSED WALLS :
GROUND FLOOR : 126.19 m²
FIRST FLOOR : 78.96 m²
(EXCLUDING STAIRWELL VOIDS AND NEW EXTERNAL BALCONY)

key :

121.20 124.02 EXISTING TOPO SURVEY HEIGHT / LEVEL (GREY)
121.20 124.02 PROPOSED / NEW TOPO GROUND HEIGHT / LEVEL (BLACK)

INDICATIVE DRAINAGE ROUTE (SUBJECT TO SITE INVESTIGATION WORKS)

topo key :

REFER TO DRAWING 4228-SU10 FOR TOPO STANDARD REFERENCE AND ABBREVIATIONS (KEY)

SCALE
0 5m 10m

A1 @ 1:100

NOTE :

DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY G.C.
PRIOR TO CONSTRUCTION / ORDERING OF MATERIALS. DIMENSIONS TO MANUFACTURED PRODUCTS MAY VARY. THEREFORE ALLOWANCE SHOULD BE MADE WHENEVER NECESSARY. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE CLIENT / APPLICANT.

THIS IS AN OUTLINE SKETCH SCHEME DRAWING ONLY AND IS INTENDED FOR THE PURPOSES OF A PLANNING APPLICATION ONLY. IT IS NOT TO BE USED IN ANY WAY FOR ANY OTHER PURPOSE, SUCH AS CONSTRUCTION / BUILDING REGULATION APPLICATION / PRICING / TENDER / SITE (etc.) INFORMATION.

THIS DRAWING / THE SKETCH DESIGN IS SUBJECT TO DETAIL DESIGN DEVELOPMENT. ADDITIONAL BUILDING REGULATION APPLICATION NOTES / SPECIFICATIONS AND ADDITIONAL DRAWN DESIGN DETAILS. THE DESIGN SCHEME AS INDICATED IS SUBJECT TO STRUCTURAL ENGINEER INPUT / DESIGN / CALCULATIONS etc. BELOW GROUND DRAINAGE AS INDICATED IS INDICATIVE AND SUBJECT TO OPENING UP / EXCAVATION WORKS ON SITE.

REVISION NO.	AMENDMENT	DATE	DRAWN BY
A	CHANGE TO FOOTPRINT OF PROPOSED GARAGE	24/08/23	MM

DESIGN SCHEME /
PLANNING DRAWING

owen ellis
Architects

PROPOSED IMPROVEMENTS,
YEW TREE COTTAGE,
MOSS ROAD, MOSS VALLEY
WREXHAM, LL11 6HA

SITE / ROOF PLAN :
PROPOSED

4228 SK15

REVISION
24.08.23
A

DATE
AUG 2023
SCALE
1:100 (A1)