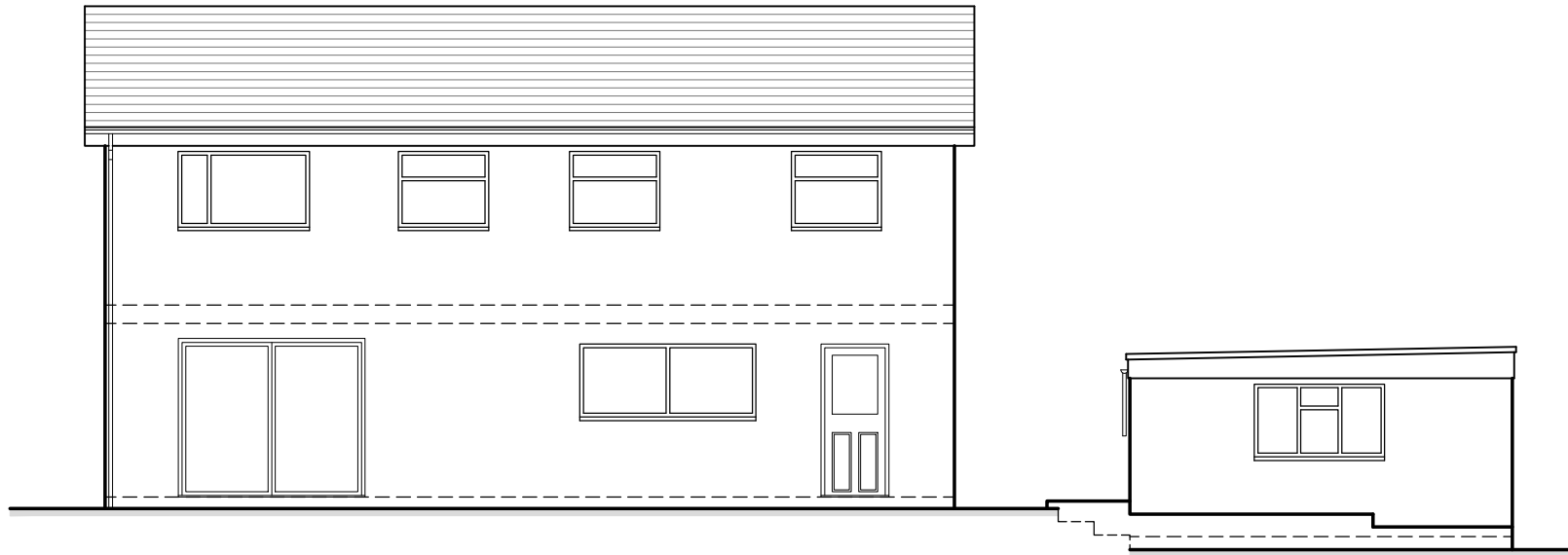
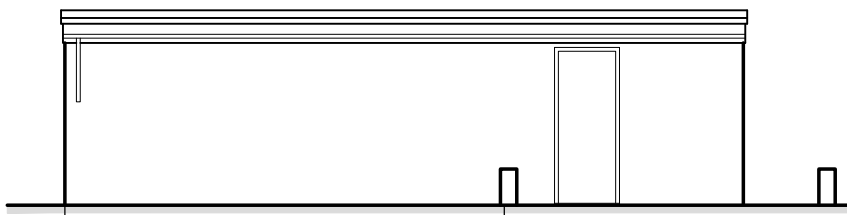


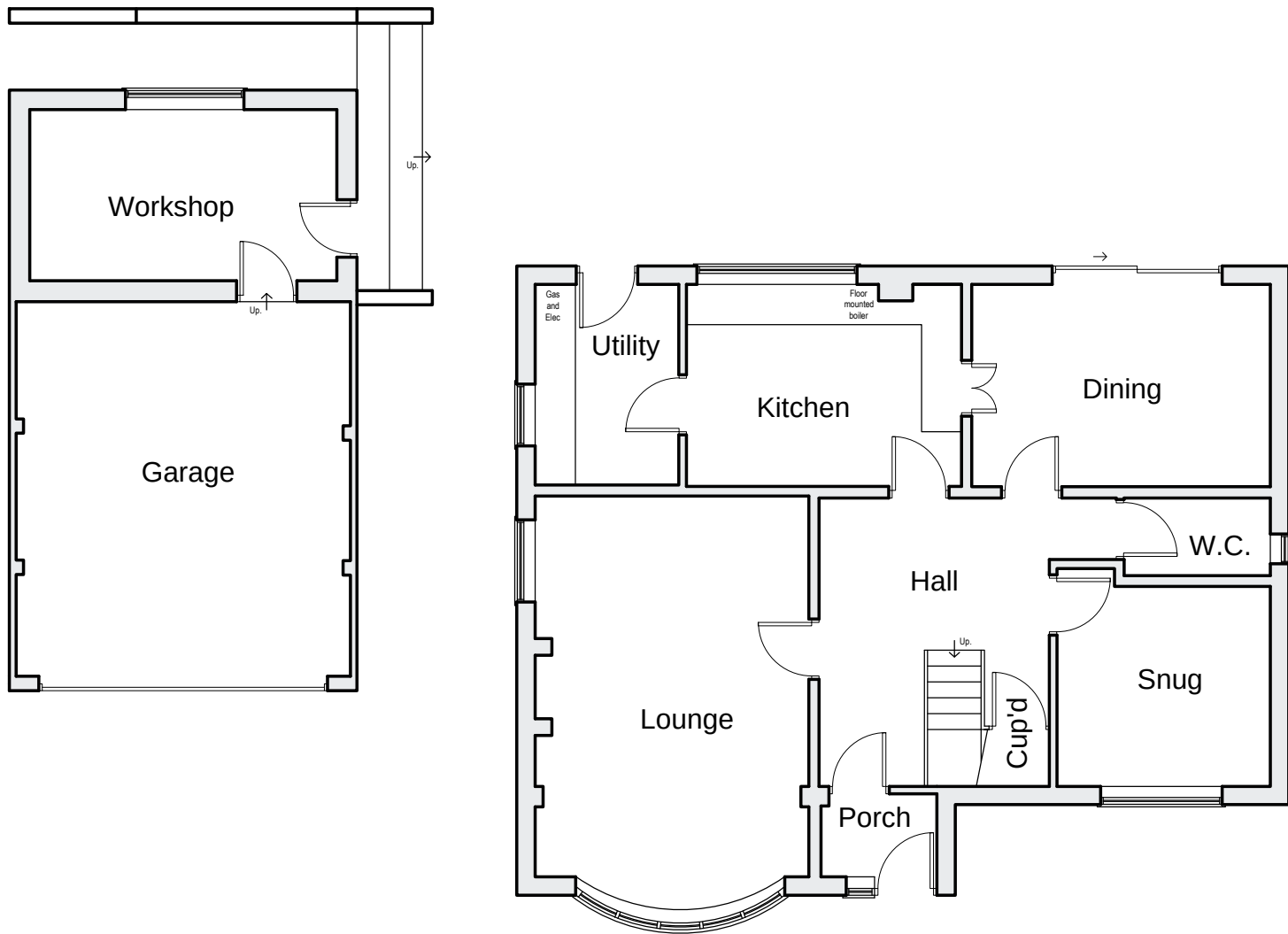
Existing Front Elevation
Scale 1:100



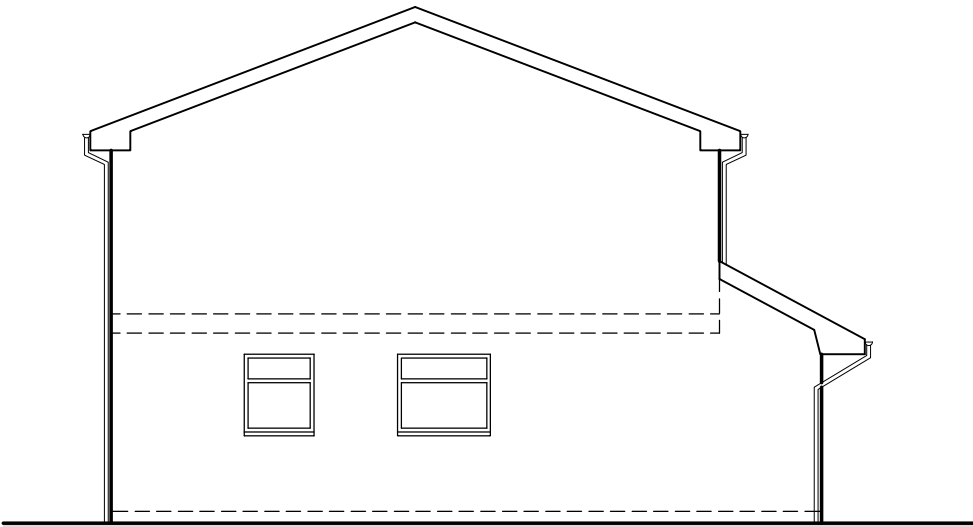
Existing Rear Elevation
Scale 1:100



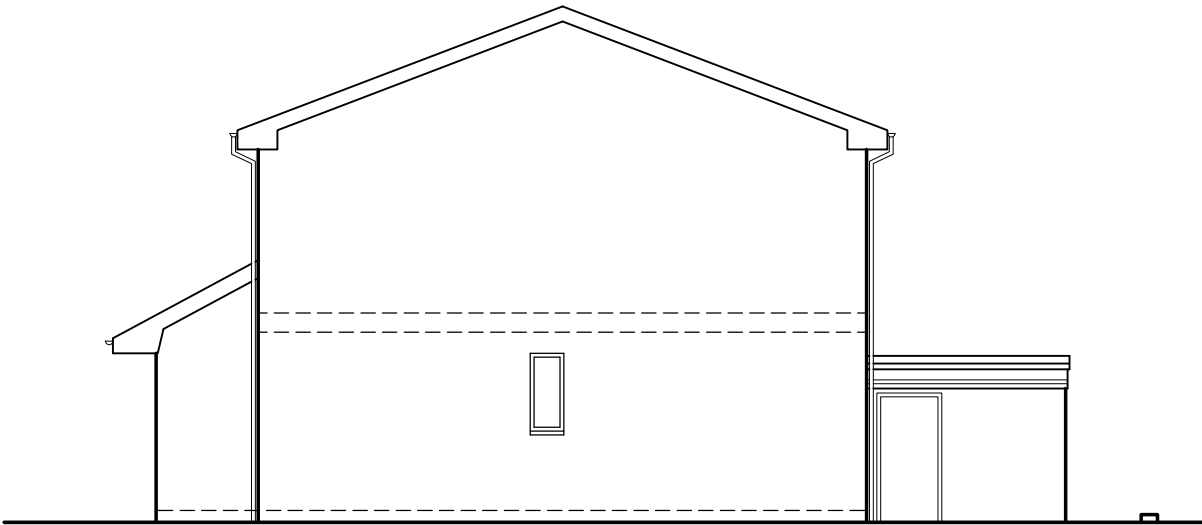
Existing Garage Front Elevation
Scale 1:100



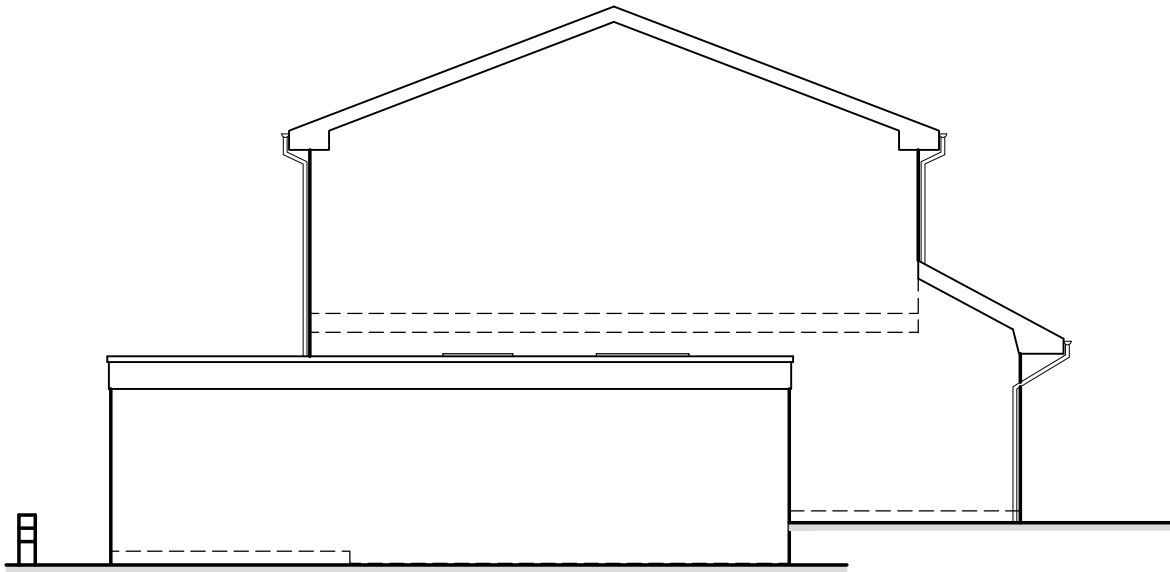
Existing Ground Floor Plan
Scale 1:100



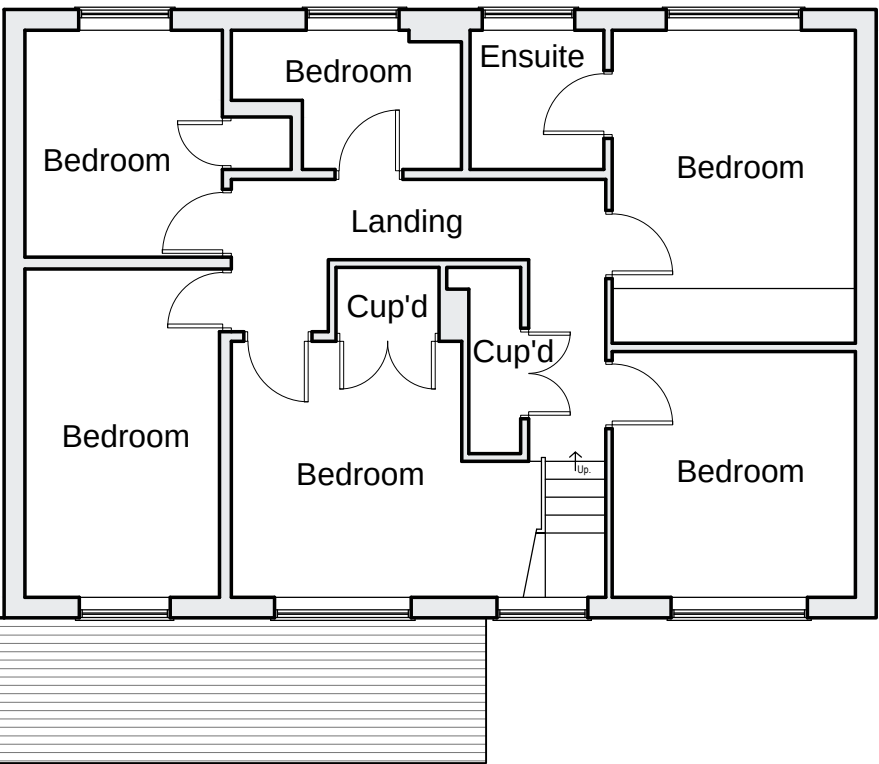
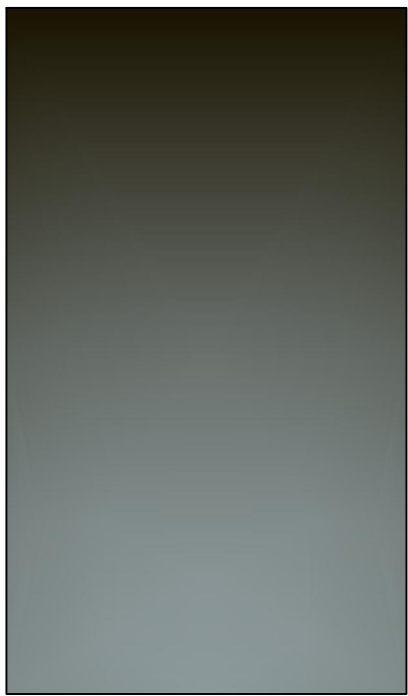
Existing Side Elevation (no garage)
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing First Floor Plan
Scale 1:100

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of oil/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

A	24/01/2023	TBS	TBS
Non-draft Issue			
-	16/01/2023	TBS	TBS
Draft Issue - Issued for client's information			
Rev	Date	Drawn by	Checked by



Speaks Design Services
6A Middle Road
Coedpoeth
Wrexham
LL11 3TN
Tel 01978 592872
Mob 07592 759095
Mail info@speaksds.co.uk
Web www.speaksds.co.uk



Project 70 Sontley Road, Coed-y-Glyn, Wrexham, LL13 7EN			
Client Lubo and Violetta Niklas		Purpose of Issue For Information	Feasibility
Title Existing Plans and Elevations			
Scale @ A1 1:100	Date Jan 2023	Ref 240	Drawn TBS
Dwg No 240/SRW/PL/003			Rev A