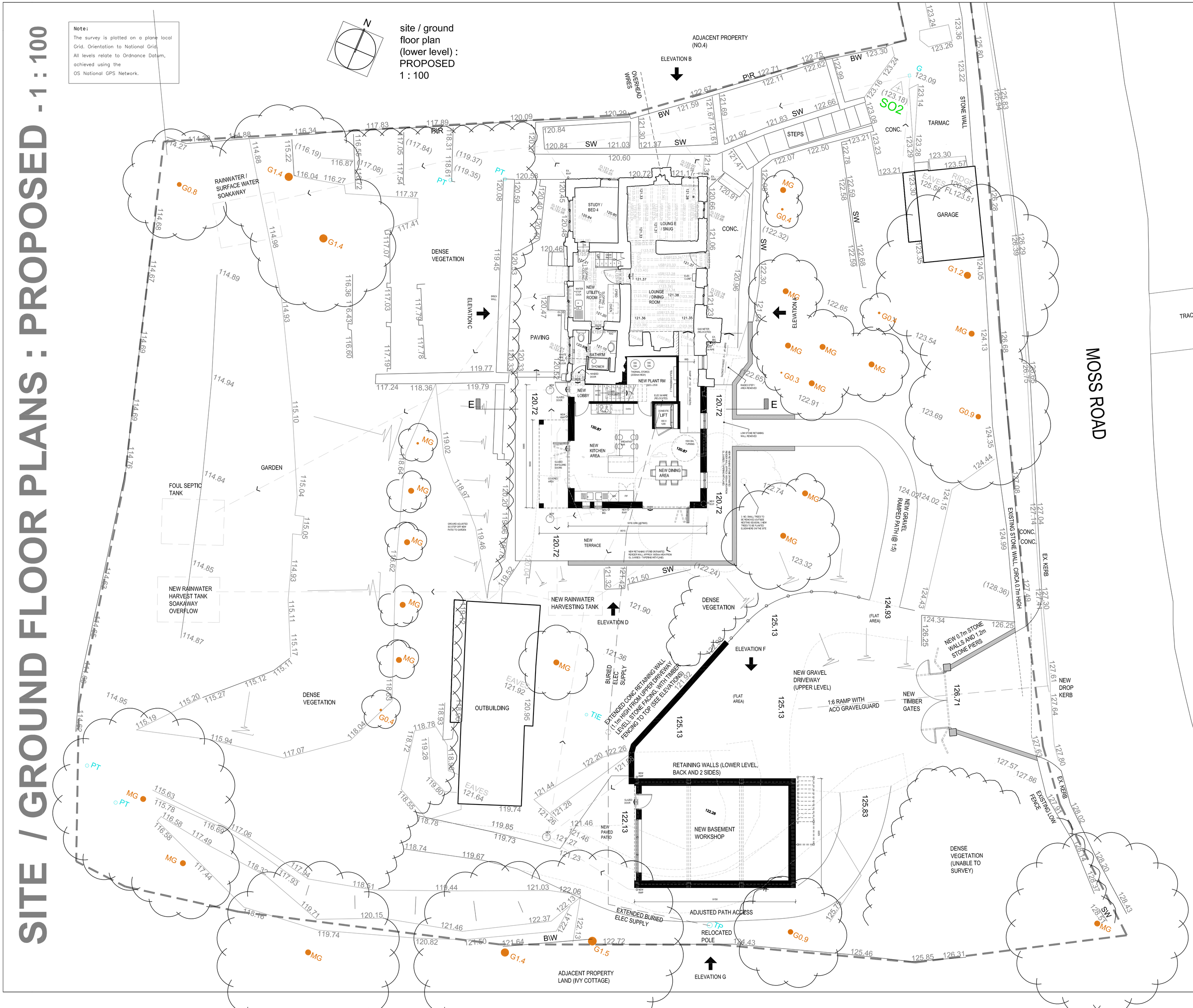
SITE / GROUND FLOOR PLANS : PROPOSED - 1 : 100

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 / ground floor plan (lower level) : 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 : 78.96.30 m2
(EXCLUDING STAIRWELL VOIDS AND NEW EXTERNAL BALCONY)

key :

- EXISTING WALL
- NEW WALL
- 124.02 EXISTING TOPO SURVEY HEIGHT / LEVEL (GREY)
- 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
-	-	-	

DESIGN SCHEME / PLANNING DRAWING

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

SITE / GROUND FLOOR (LOWER) PLAN : PROPOSED

DRAWING NUMBER	REVISION	DATE
4228 SK10		MAY 2022
		SCALE 1:100 (A1)