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

ADJACENT PROPERTY (NO.4)
ELEVATION B
OVERHEAD WIRES
RAINWATER / SURFACE WATER SOAKAWAY
DENSE VEGETATION
ELEVATION C
PAVING
GARDEN
FOUL SEPTIC TANK
NEW RAINWATER HARVEST TANK SOAKAWAY OVERFLOW
DENSE VEGETATION
OUTBUILDING
NEW RAINWATER HARVESTING TANK
ELEVATION D
DENSE VEGETATION
ELEVATION F
EXTENDED CONC. RETAINING WALL 1.1m HIGH FROM UPPER DRIVWAY LEVEL, STONE FACING WITH TIMBER FENCING TO TOP (SEE ELEVATIONS)
NEW PAVED PATIO
ADJUSTED PATH ACCESS
ADJACENT PROPERTY LAND (IVY COTTAGE)
ELEVATION G
NEW GRAVEL RAMPED PATH (@ 1:5)
NEW GRAVEL DRIVEWAY (UPPER LEVEL)
1:6 RAMP WITH ACO GRAVELGUARD
NEW TIMBER GATES
NEW 0.7m STONE WALLS AND 1.2m STONE PIERS
EXISTING STONE WALL, CIRCA 0.7m HIGH
NEW DROP KERB
EXISTING LOW FENCE
DENSE VEGETATION (UNABLE TO SURVEY)
GARAGE
TARMAC
STONE WALL
STEPS
CONC.
TRACK
MOSS ROAD

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 :

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
-	-	-	

DESIGN SCHEME / PLANNING DRAWING

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

SITE / ROOF PLAN : PROPOSED

DRAWING NUMBER	REVISION	DATE
4228 SK15		MAY 2022
		SCALE 1:100 (A1)