SITE / FIRST 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 / first floor plan / (upper level) : PROPOSED
1 : 100

ADJACENT PROPERTY (NO.4)

ELEVATION B

OVERHEAD WIRES

RAINWATER / SURFACE WATER SOAKAWAY

DENSE VEGETATION

GROUND FLOOR ROOMS INDICATES IN GREY BELOW

ELEVATION C

PAVING

GARDEN

FOUL SEPTIC TANK

NEW RAINWATER HARVEST TANK SOAKAWAY OVERFLOW

OUTBUILDING

NEW RAINWATER HARVESTING TANK

ELEVATION D

DENSE VEGETATION

BURIED ELEC SUPPLY

TIE

TP

POLE

EXTENDED CONC RETAINING WALL (1.1m HIGH FROM UPPER DRIVEWAY LEVEL) STONE FACING WITH TIMBER FENDING TO TOP (SEE ELEVATIONS)

ELEVATION E

ELEVATION F

NEW GRAVEL DRIVEWAY (UPPER LEVEL)

1:6 RAMP WITH ACO GRAVELGUARD

NEW TIMBER GATES

NEW TRIPLE GARAGE

NEW PAVED PATIO (LOWER LEVEL)

ADJUSTED PATH ACCESS

ADJACENT PROPERTY LAND (IVY COTTAGE)

ELEVATION G

NEW PATIO / DECK BELOW

NEW GRAVEL RAMPED PATH (@ 1:5)

DENSE VEGETATION (UNABLE TO SURVEY)

EXISTING STONE WALL, CIRCA 0.7m HIGH

NEW 0.7m STONE WALLS AND 1.2m STONE PIERS

NEW DROP KERB

EX. KERB

NEW VISABILITY SPLAY LINES

EXISTING LOW FENCE

CONC.

TARMAC

STONE WALL

STEPS

GARAGE

EAVES

RIDGE

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 :

EXISTING WALL

NEW WALL

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

owen ellis Architects
STANLEY HALL
EDMUND STREET
LIVERPOOL, L3 9NG
TEL: 0151 227 1555
web: www.owenellis.co.uk
email: info@owenellis.co.uk

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

SITE / FIRST FLOOR (UPPER) PLAN : PROPOSED

DRAWING NUMBER	REVISION	DATE
4228 SK11		MAY 2022
		SCALE 1:100 (A1)