

VISUAL SCALE 1:50 @ A3

NOTES

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density, negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

First Floor Layout shown indicative.

Roof pitch to be confirmed. Roof space in abeyance.

Chimney location indicative and in abeyance as no access to loft

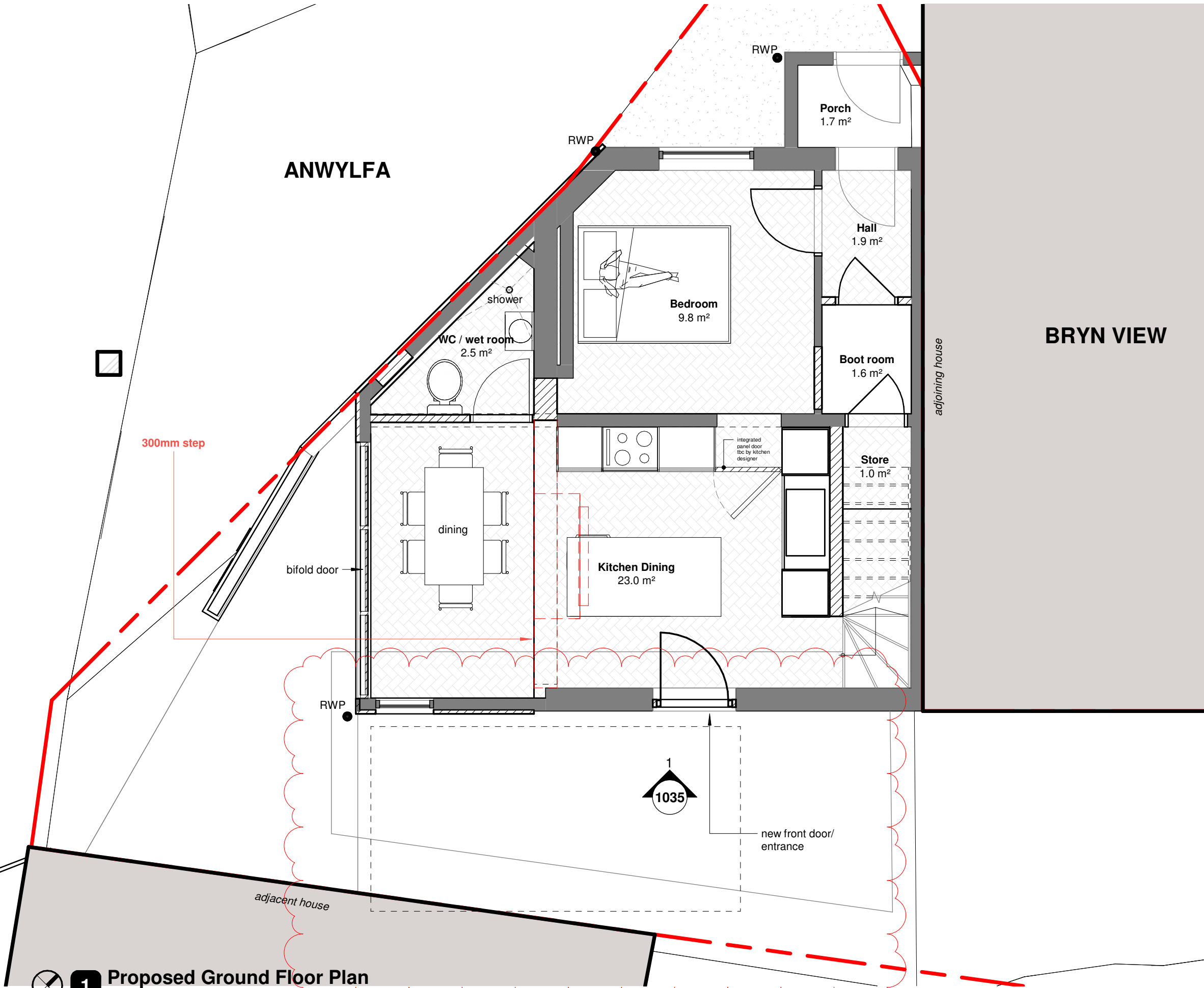
ANWYLFA

BRYN VIEW



PROJECT		
Anwylfa		
TITLE		
Proposed Ground Floor		
CLIENT		
Isabel & Rob		
DRAWN BY	CHECKED BY	DATE
JR	JK	07/11/22
SCALE (@ A3) As indicated		PROJECT NUMBER 2299
DWG NUMBER 1031		REV. P1

Do not scale from this drawing. All dimensions are to be checked on site prior to commencing works on site. Discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediatley to the project architect in writing.



1 Proposed Ground Floor Plan

Scale: 1 : 50