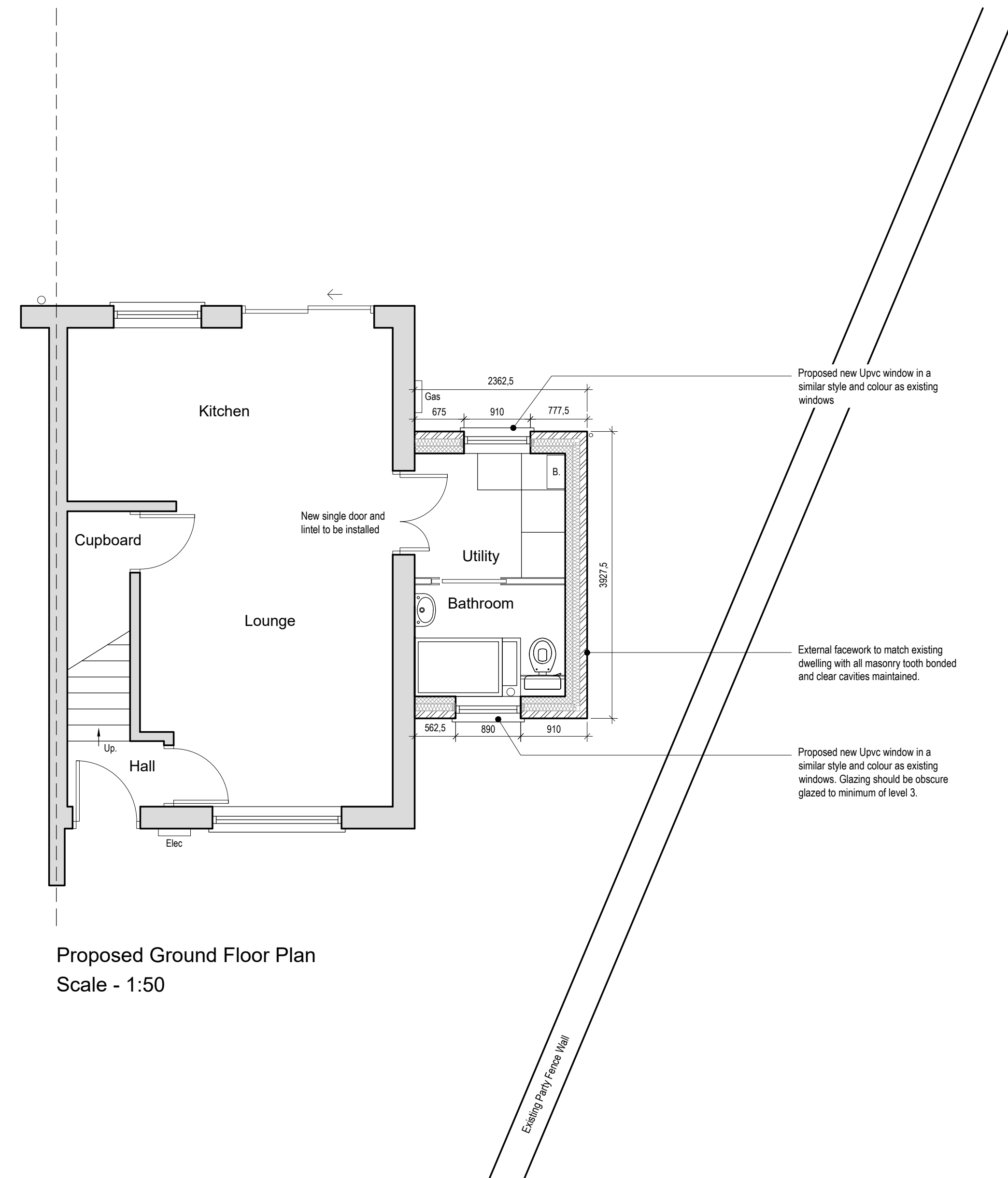
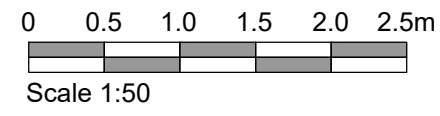




NOTES

- 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.
- Client to seek specialist advice regarding relocation of boiler, gas meter and tying into existing electrical supply.

CDM 2015 Notes

- Client / Contractor to instruct asbestos removal by certified professional if found.
- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Structure is assumed and based on standard Building Regulation details. Building Control officer to confirm details.
- Existing foundations are raft foundations. All proposed footing details are assumed and are subject to Building Control Approval.
- Build Over Agreement may be required. To be confirmed following confirmation of sewer position by Welsh Water.
- Existing sewer position, depth and diameter is unknown and is to be determined. Welsh Water to confirm.
- Suitable equipment and scaffolding to be used for access and to carry heavier items. Suitable equipment and scaffolding to be arranged by Contractor / Builder to avoid unnecessary injury on site.
- Certified Gas Engineer to provide guidance for relocation of gas meter prior to commencement on site.

Schedule of Areas	m ²
Existing Ground Floor GIA	29.2
Proposed Ground Floor GIA	37.5

A	25/01/2021	TBS
Front window made larger as per client's request		
-	18/01/2021	TBS
Initial issue		
Rev	Date	Drawn by

Project			
26 Coed-Y-Nant, Penycae, Wrexham, LL14 2SJ			
Client	Purpose of Issue		Drawing Stage
Martyn Thickett	For Approval		LDC
Title			
Proposed GA Plan			
Scale @ A1	Date	Ref	Drawn
1:50	August 2020	110	TBS
Dwg No			Rev
110/CPW/LDC/003			A