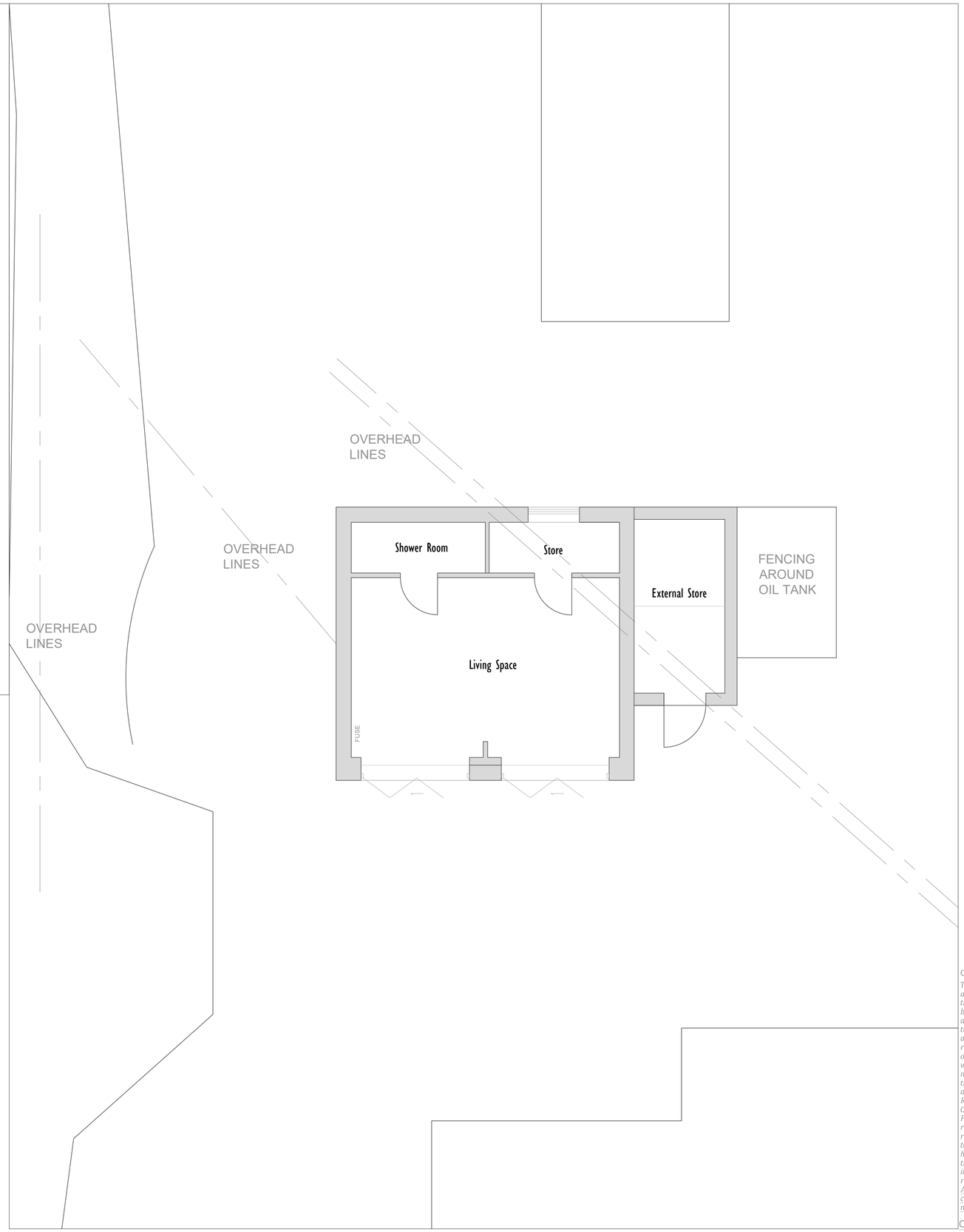


Site Plan (1:200)



Ground Floor Plan
(1:50)

architecture
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CLIENT: Mr & Mrs Lidford

PROJECT:
26034- Light Oak House,
Bowling Bank, Wrexham, LL13 9RY

DRAWING TITLE:
Existing Plans

Scale: 1:200/50@A1

JOB No. 26034

DRAWING No.26034-EX-101

STATUS: EXISTING

REVISION	DATE
0	18.05.26

GENERAL NOTES

This drawing is the copyright of Scott Architecture Ltd. All dimensions and levels are to be checked on site. Do not scale. All errors and omissions to be reported to the architectural designer prior to commencement. This drawing must be read in conjunction with the relevant specification clauses. This drawing must not be used on site unless issued for construction. This drawing must not be used for purposes other than that for which it is provided. It is supplied without liability for any errors or omissions. All drawings subject to statutory authority approval.

CDM REGULATIONS

The contractor is responsible for informing the client, and for carrying out all measures necessary to ensure compliance with any relevant health and safety legislation, in particular the construction design and management 'CDM' regulations. Any discrepancies in the drawings should be reported to the architectural designer for decision.

STRUCTURAL INFORMATION

for all structural information refer to structural engineers drawings and details. drawings to be read in conjunction with all other specialist drawings all dimensions to be checked on site before works and fabrication of components commence.all discrepancies to be reported to the architectural designer at the first opportunity.

MATERIALS

All materials and components must be suitable for their intended purposes and location and must be manufactured and installed in accordance with all relevant british standards and codes of practice. Any reference to an approved document in this specification relates to the relevant approved document of the building regulations. All work generally to be carried out in accordance with the building regulations and the satisfaction of the approved building control inspectorate.

All Dimensions and Levels to be checked on site

Impact on neigbouring property Right of Light advised to be assessed before commencement of proposed work

CDM 2015 & Revelant Requirements

The proposals for this project as covered in this document and accompanying drawings have been created following the Relevant Requirements (Building Regulations), guided by the Approved Documents. In addition, these proposals are to be submitted to Building Control for approval prior to commencement of any works on site (developed further as required prior to submission). Any conditions or recommendations from Building Control are to be relieved or confirmed as far as practical prior to commencement of works on site unless they are conditions such as truss manufacturers calculations which can follow on as part of the ordering of such products. The clients have been made aware of their Duties to ensure all works conform with the Relevant Requirements and their Duties under the CDM2015 Regulations. The accompanying Pre-Construction and H&S Risk Assessment highlights remaining risks, the Contractor will need to supply the required Method Statements and Construction Phase Plan to ensure safe working. The above is how Scott Architecture has fulfilled the Pre-Construction Principal Designer Role in the creation of the proposed drawings and supporting information documents, working with specialists as required through the Pre-Construction Phases. Scott Architecture will not act as Principal Designer when construction commences, these responsibilities and duties must be fulfilled by the Principal Contractor.

Community Infrastructure Levy Forms to be completed and confirmation received from council prior to commencement that all required information has been received. If these forms are not completed prior to commencement then the Levy will become due and no relief will be possible.