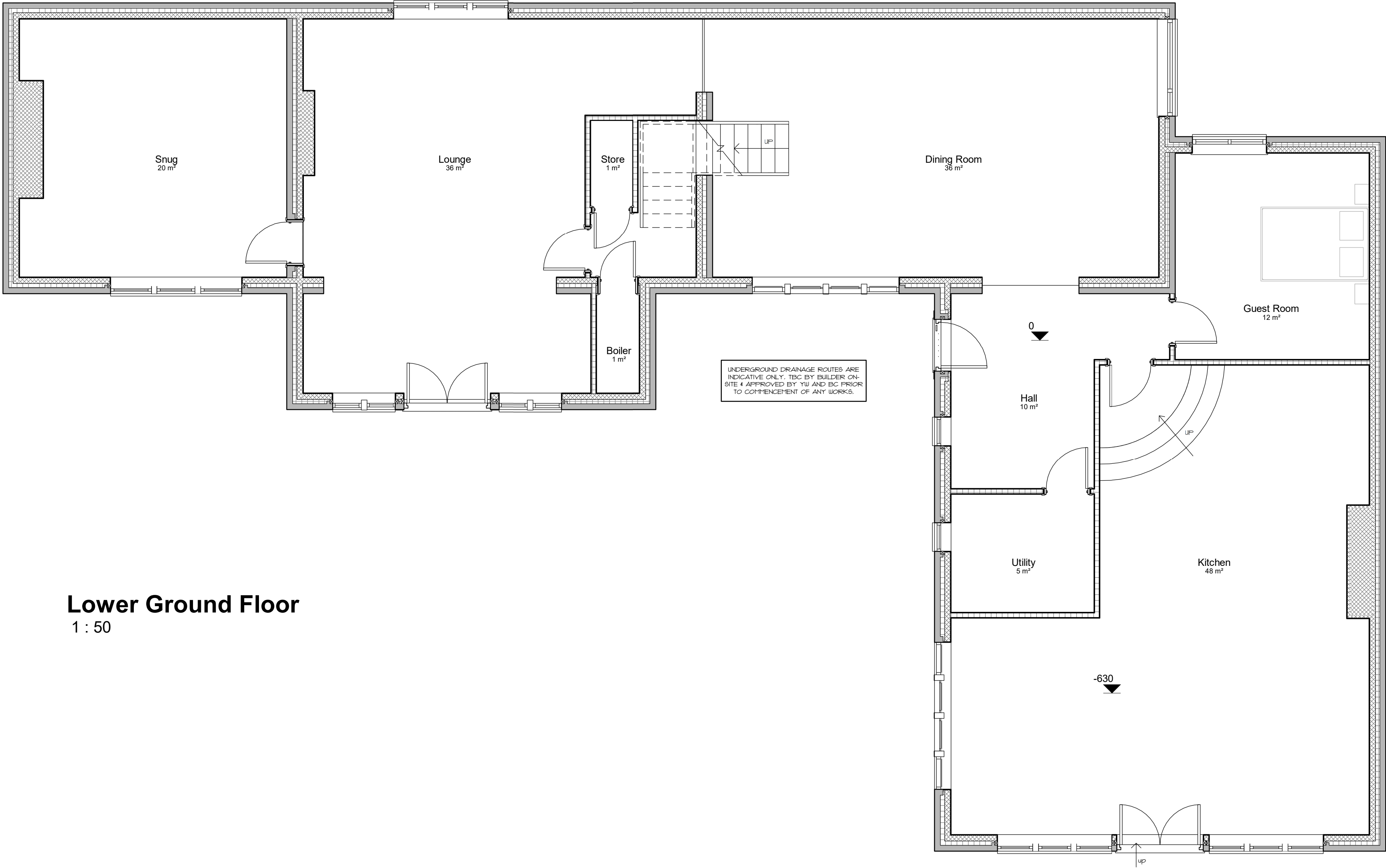
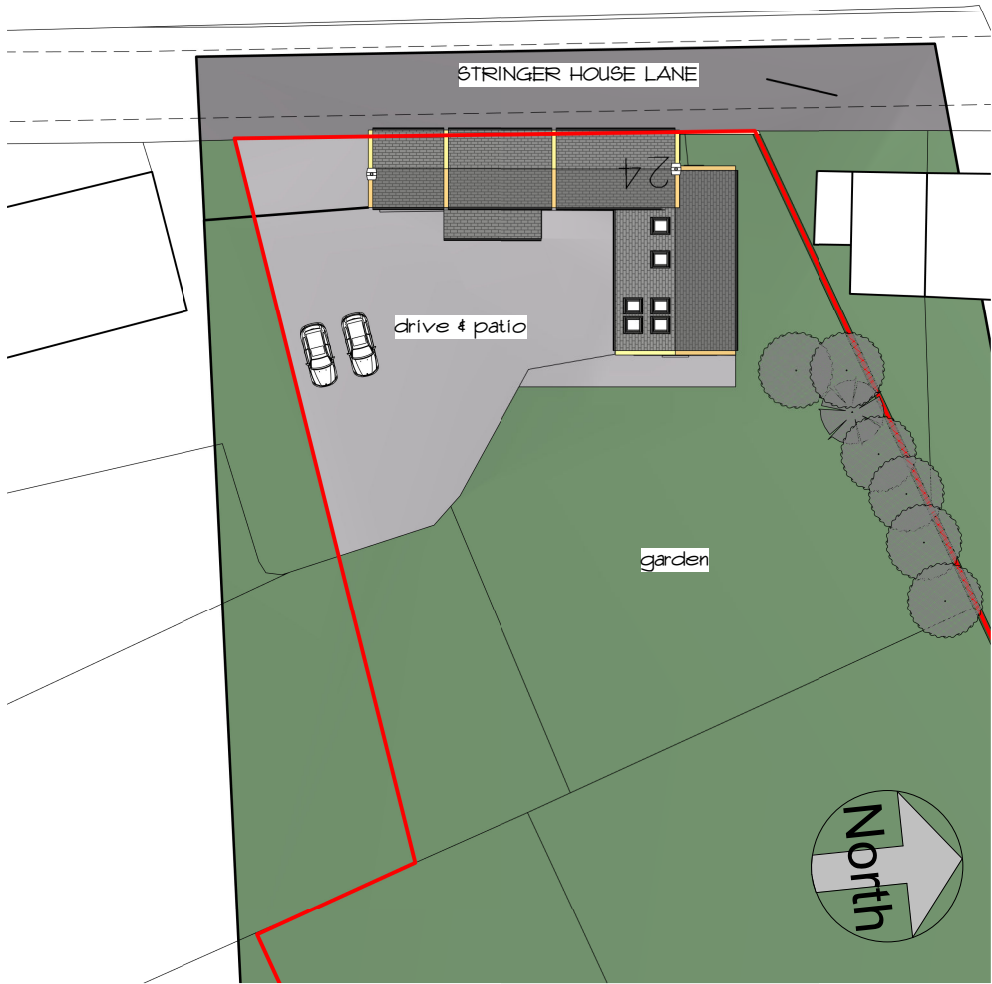




Lower Ground Floor
1 : 50



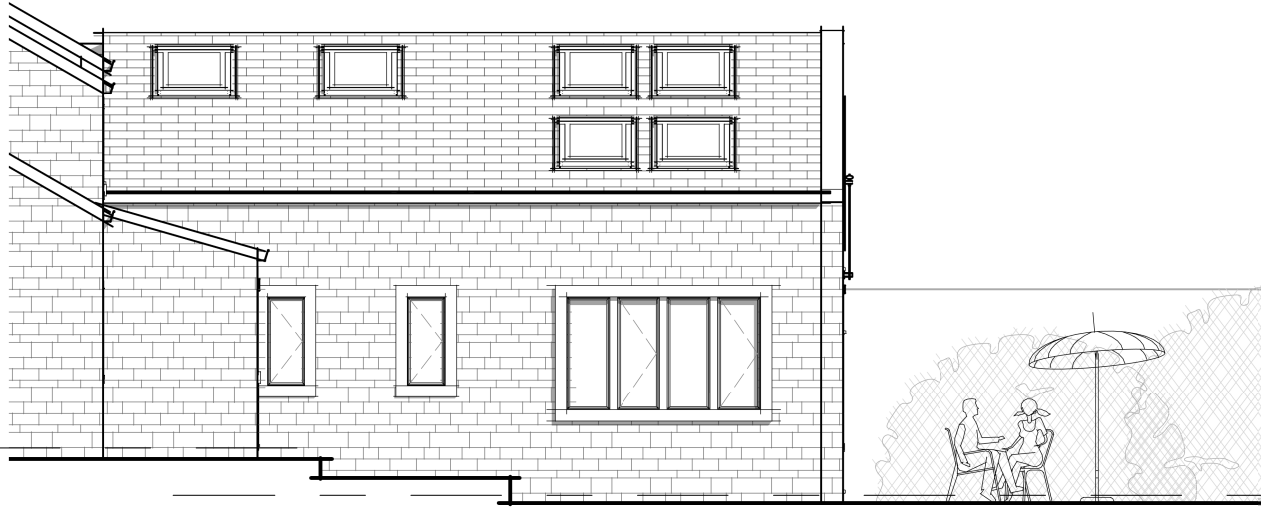
Site Plan
1 : 500



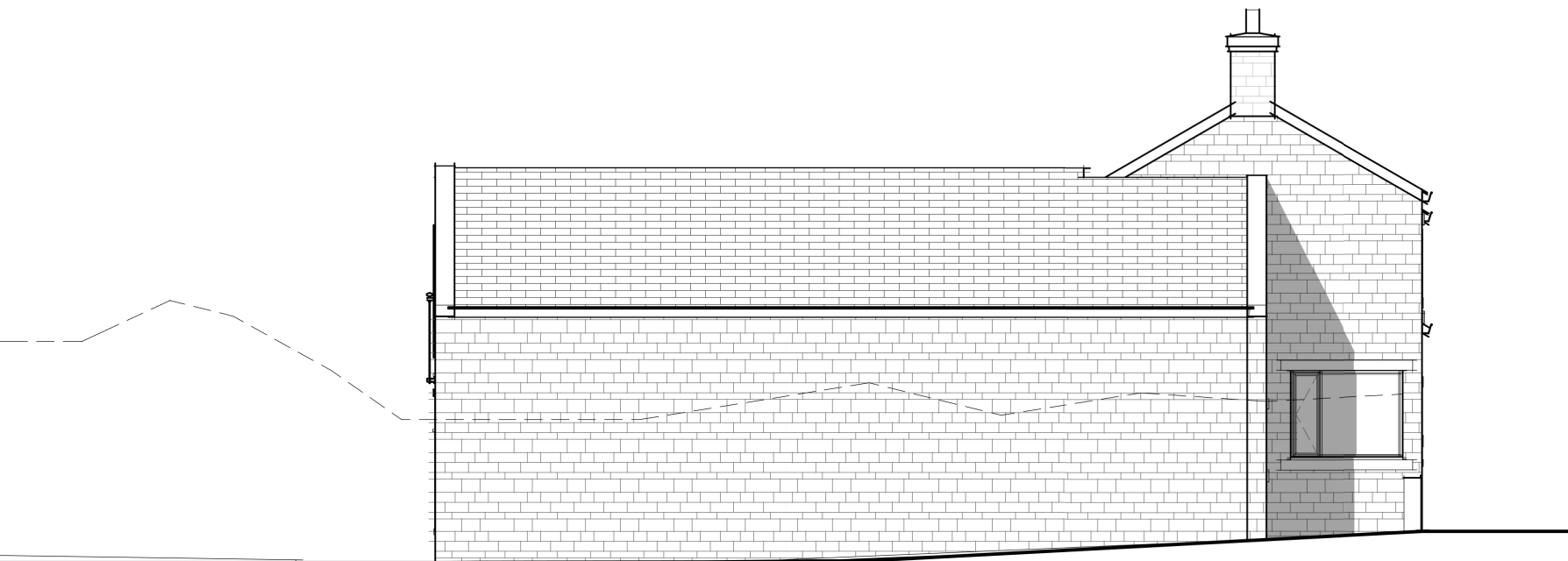
Rear Perspective



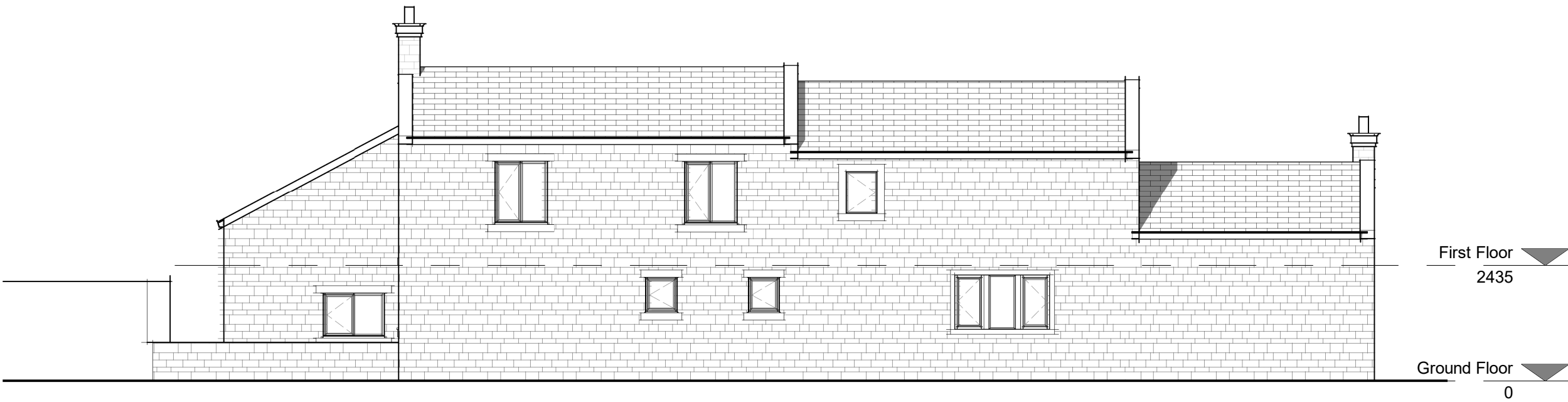
Front Elevation (East Facing)
1 : 100



Side Elevation (South Facing)
1 : 100



Side Elevation (North Facing)
1 : 100



Rear Elevation (West Facing)
1 : 100

GENERAL

DO NOT SCALE FROM THIS DRAWING.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND CONFIRMED TO AUTHOR.

ALL FEASIBILITY STUDIES ARE SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS.

ANY DISCREPANCIES OR VARIATIONS SHALL BE NOTIFIED TO CADVIS3D BEFORE WORK ON THE RELEVANT SECTION COMMENCES.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND / OR SPECIALISTS DRAWINGS / DOCUMENTS.

THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

AS FAR AS REASONABLY PRACTICABLE, THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISKS TO THE HEALTH AND SAFETY OF PERSONS WHO MAY BE AFFECTED.

RISK ASSESSMENTS, PRE-CONSTRUCTION INFORMATION & HEALTH & SAFETY FILES CAN BE PROVIDED IF CADVIS3D IS INSTRUCTED IN WRITING BY CLIENT TO TAKE ON ROLE OF PRINCIPLE DESIGNER. (FOR FULL GUIDELINES ON CLIENTS DUTIES.)

DESIGNER/CONTRACTORS CDM ROLES. PLEASE VISIT RELEVANT COMHSE GOVERNMENT WEBSITE FOR MORE INFORMATION.

NOTES

IMPORTANT NOTES

ALL MEASUREMENTS MUST BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

ANY UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.

CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)

ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS

DRAWING TO BE USED FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

No.	Date	Dr	Description	scale	drawn	PSJ	apprv	AM
As indicated								
date	JAN 2023		path		G:\Architectural Jobs\2250 - Makin, Emley\Arch\Existing\2250-existing.rvt			
status			PLANNING					
job no	2250		dwg no	A(00)-01			rev	

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project

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client

Mr & Mrs Makin

title

Plans & Elevations - As Existing