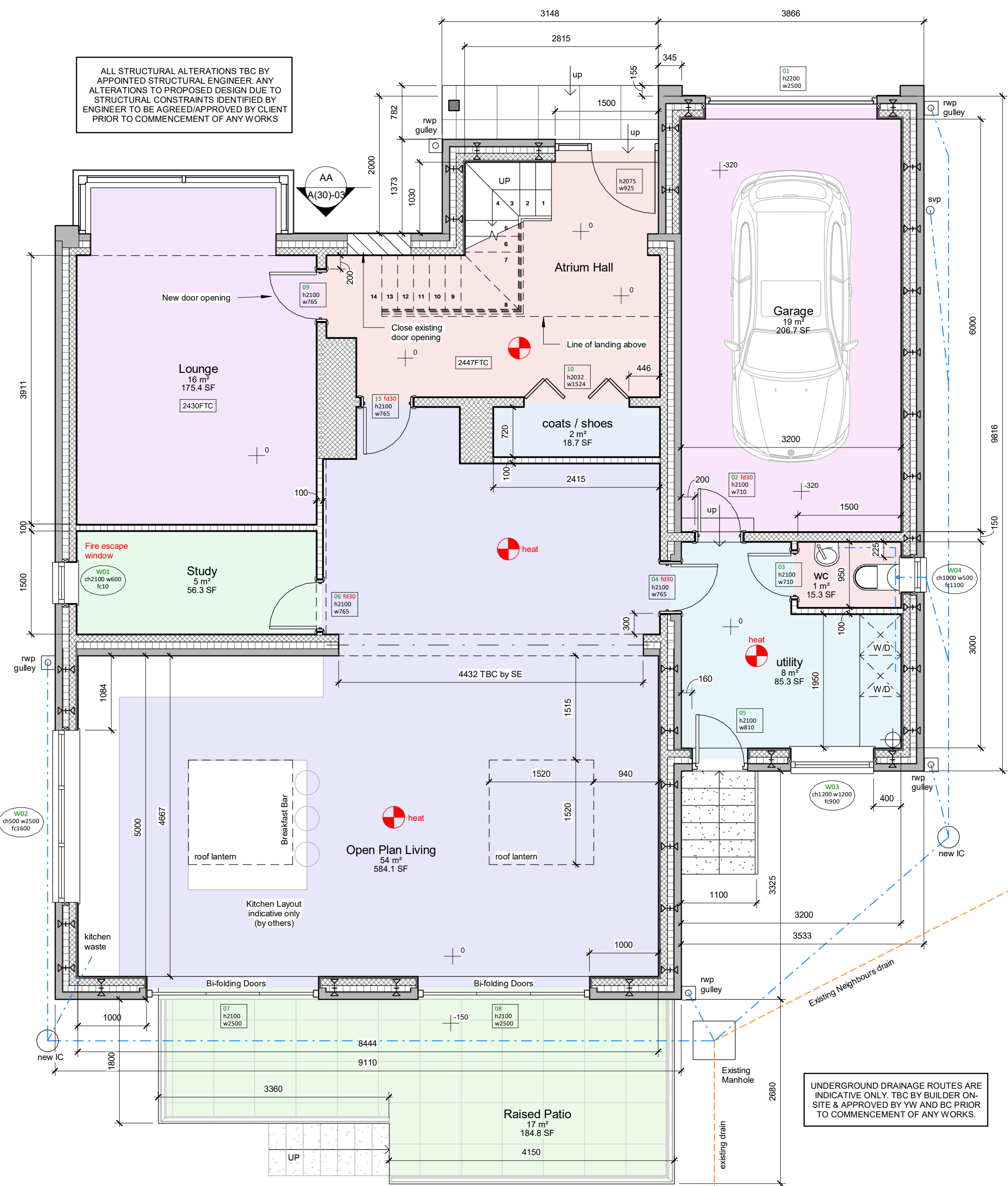


First Floor Isometric

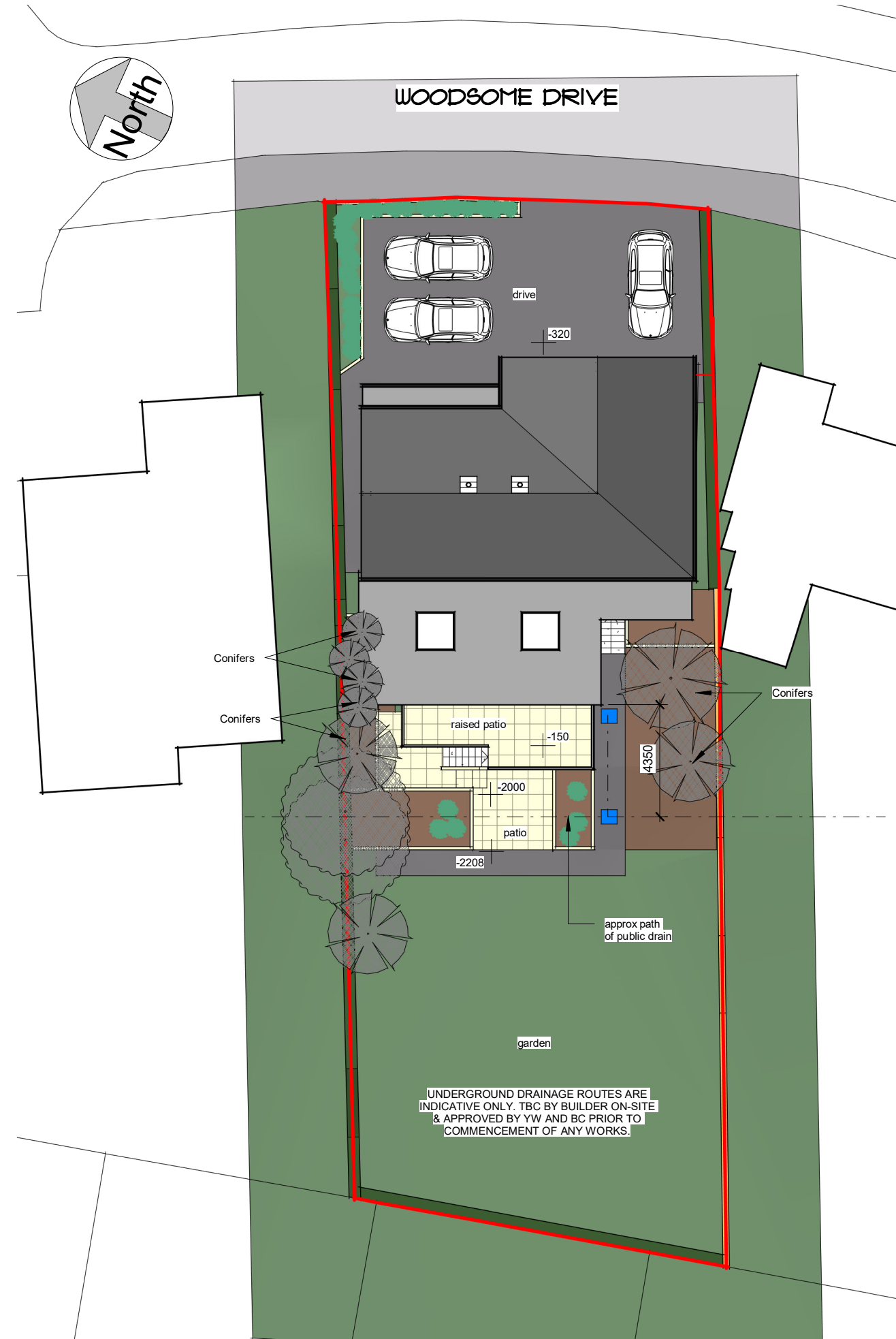


Ground Floor Isometric

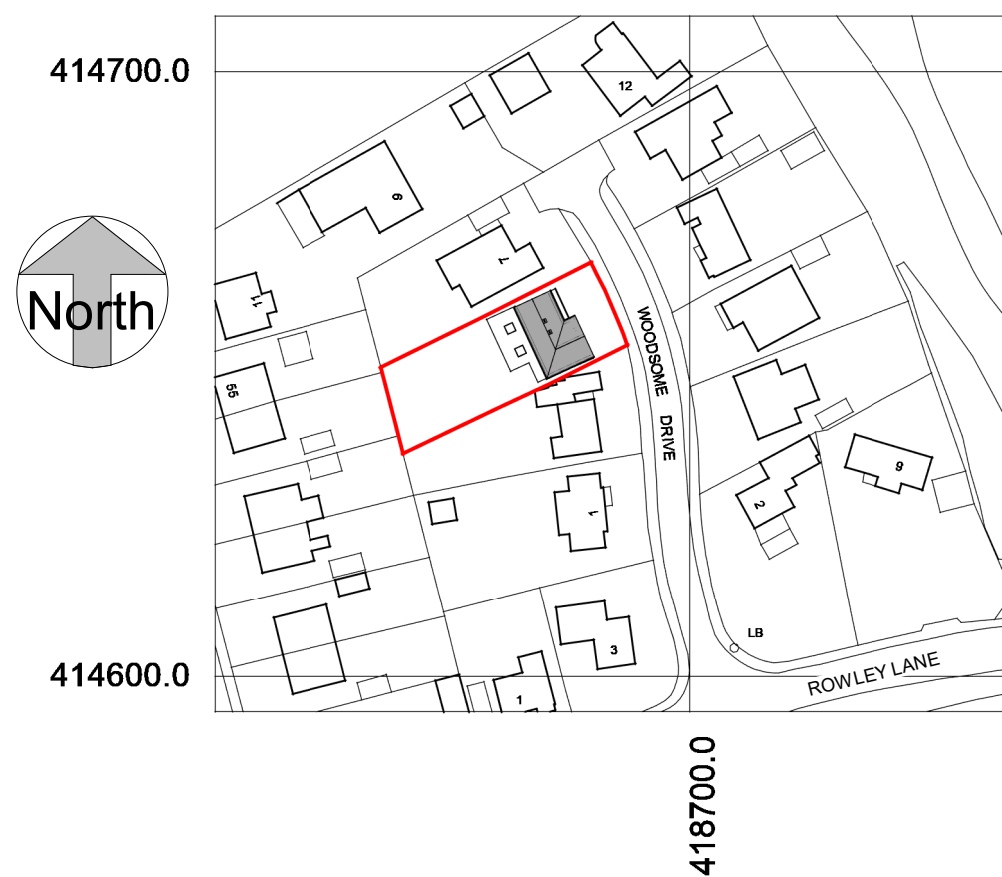
First Floor
1 : 50



Ground Floor
1 : 50



Site Plan
1 : 200



Site Location Plan
1 : 1250

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 TRADES AND BUILDING OPERATIONS 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 BY RISK ASSESSMENTS, PRE-CONSTRUCTION INFORMATION, A HEALTH & SAFETY FILE CAN BE PROVIDED IF CHAINED IS INSTRUCTED IN WRITING BY CLIENT TO TAKE ON DUTIES OF PRINCIPLE DESIGNER, FOR FULL GUIDELINES ON CLIENTS DUTIES / DESIGN 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

CDM DUTIES TO BE CARRIED OUT BY PRINCIPLE CONTRACTOR. PRE CONSTRUCTION INFORMATION & HEALTH AND SAFETY FILE TO BE PROVIDED BY PRINCIPLE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT TO BE MADE AWARE OF DUTIES UNDER CDM AND ENSURE HEALTH AND SAFETY MEASURES ARE IN PLACE. ALL CONTRACTORS AND DESIGNERS TO BE COMPETENT TO CARRY OUT THEIR DUTIES UNDER CDM. SEE RELEVANT GOVERNMENT WEBSITE FOR MORE INFORMATION

WORK MUST NOT COMMENCE UNTIL ALL RELEVANT BUILDING REGULATIONS APPROVALS ARE IN PLACE & CDM / HSE DOCUMENTATION IS COMPLETE AND ISSUED TO ALL RELEVANT PARTIES

DRAWING TO BE USED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

B	19.05.26	PSI	First floor layout revised
A	11.05.26	PSI	Rear extension with increased and study window relocated to suit
No.	Date	Dr	Description
scale	As indicated	drawn	PSI
date	MAR 2024	path	Q:\Architectural Jobs\2332 - Molesey Fenay Bridge\Arch\Proposed\2332 - proposed\PLANNING\Drawn.dwg
status			PLANNING
Job no	2332	dwg no	A101-01
		rev	B

Cadvis3d
ARCHITECTURAL DESIGN

Head Office:
The Towers, 237 Wakefield Rd, Lepton,
Huddersfield, West Yorkshire, HD8 0DH

Tel: 01484 937123
Email: info@cadvis3d.co.uk
www.cadvis3d.co.uk

Residential House Extension,
5 Woodsome Drive, Fenay Bridge,
Huddersfield HD8 0JR

Mr & Mrs Mcleod

Plans - As Proposed

This drawing may not be copied or distributed without prior written permission

multi-award winning design