

# BUILDING A

**GENERAL**  
 ALL DRAWINGS 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 ON 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, PLEASE VISIT RELEVANT CONSUMER 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)**

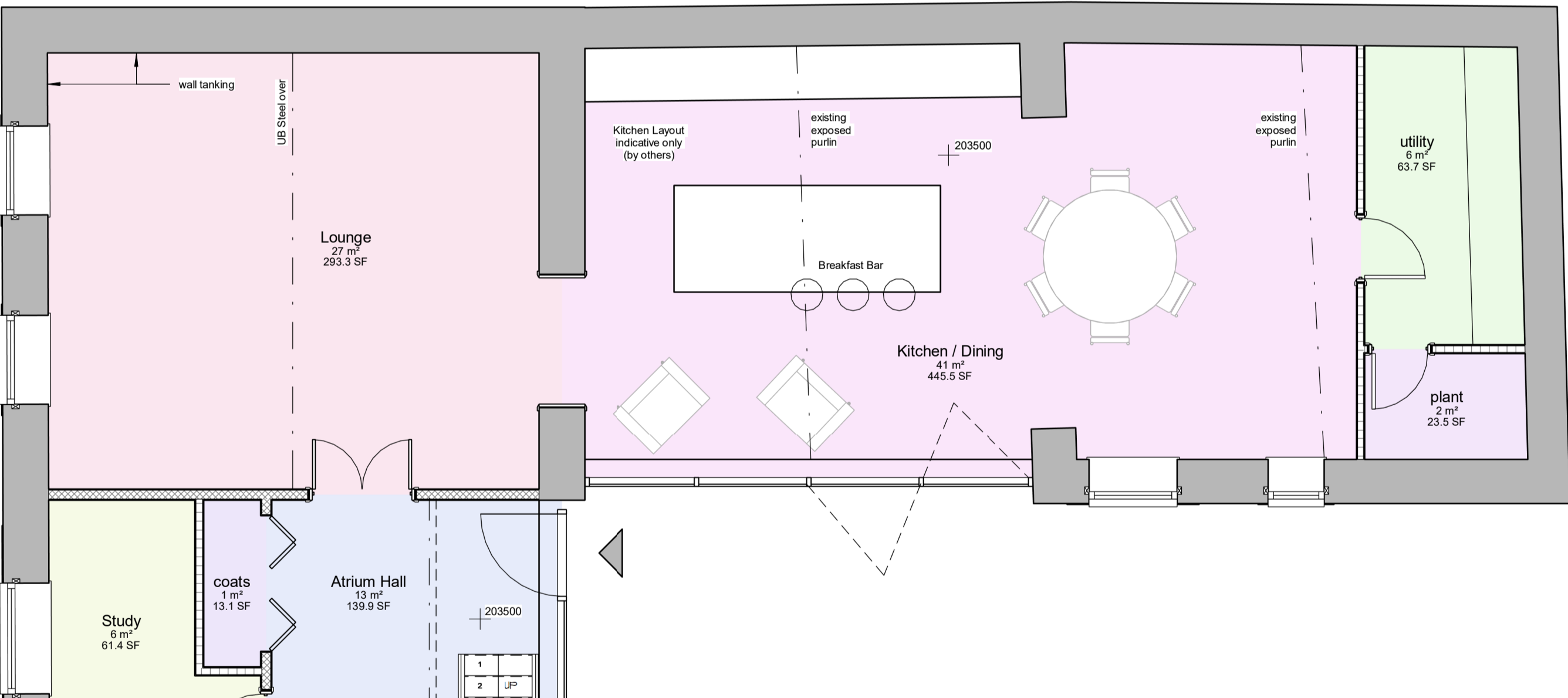
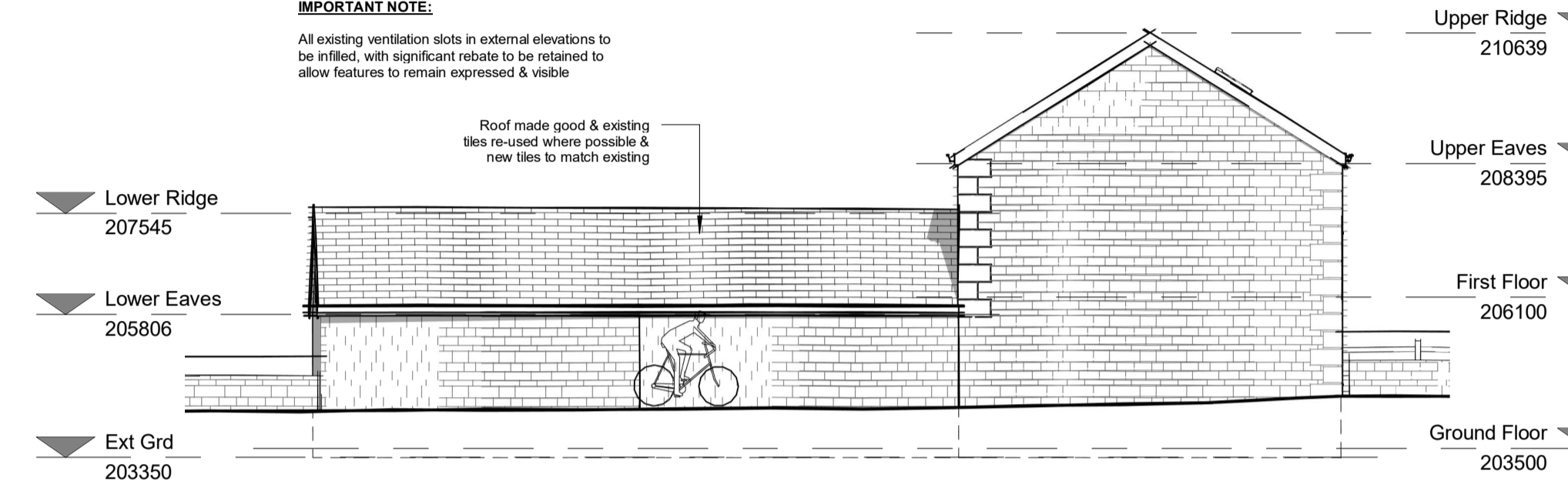
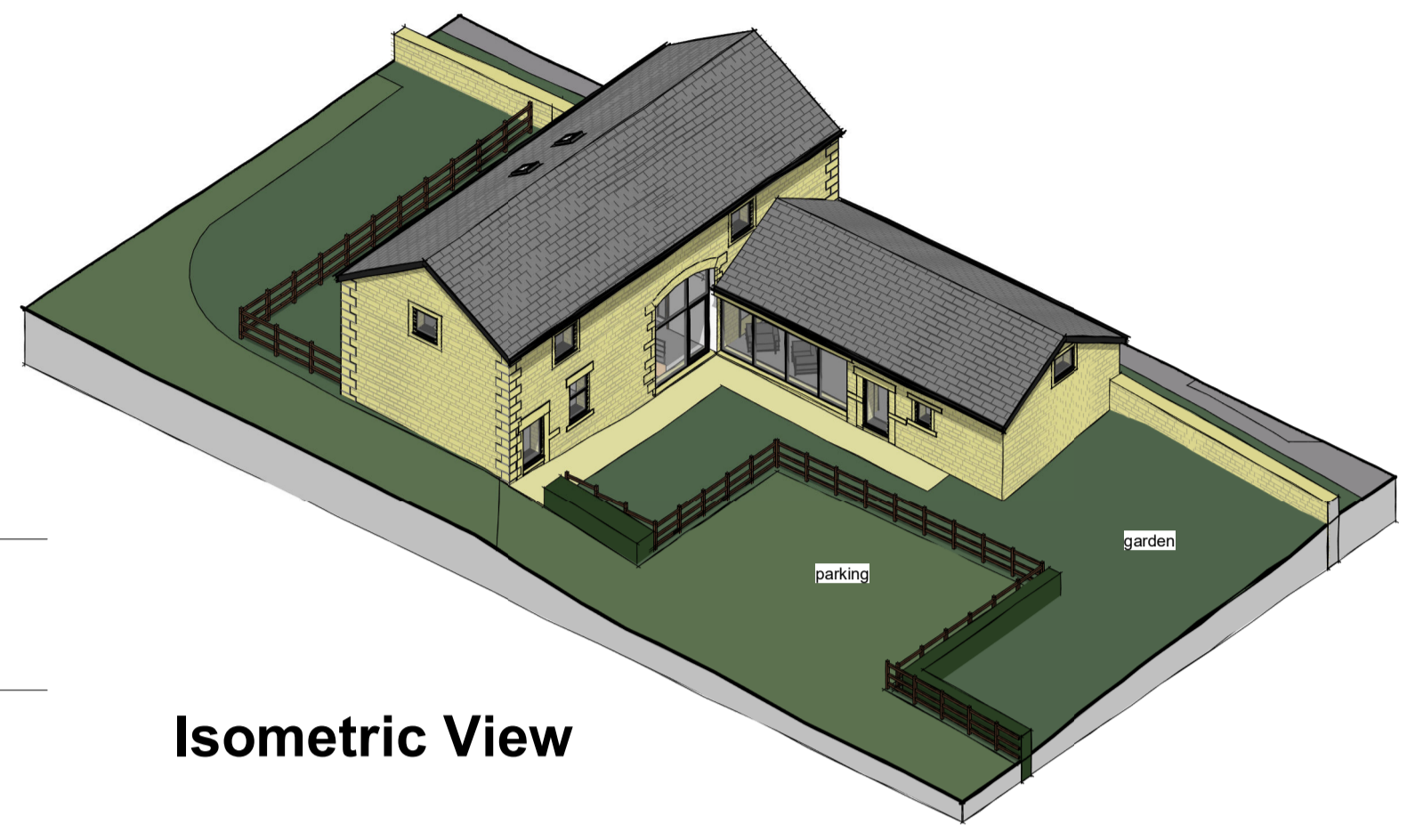
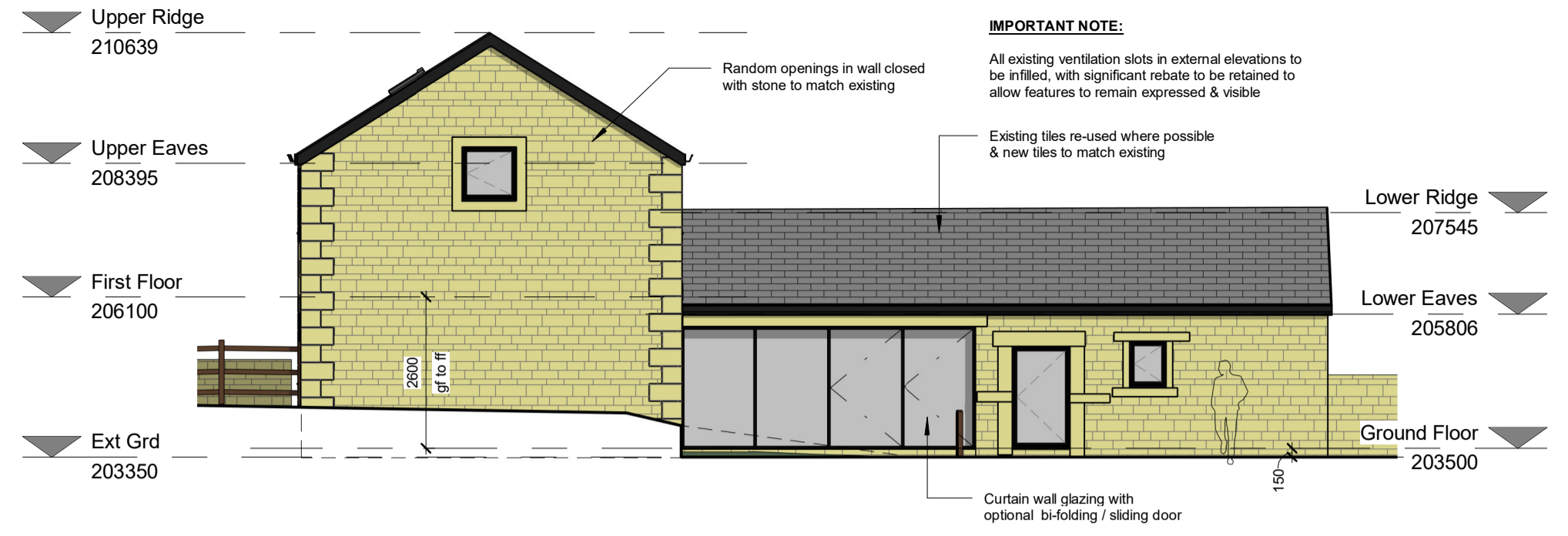
**ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS**

**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**

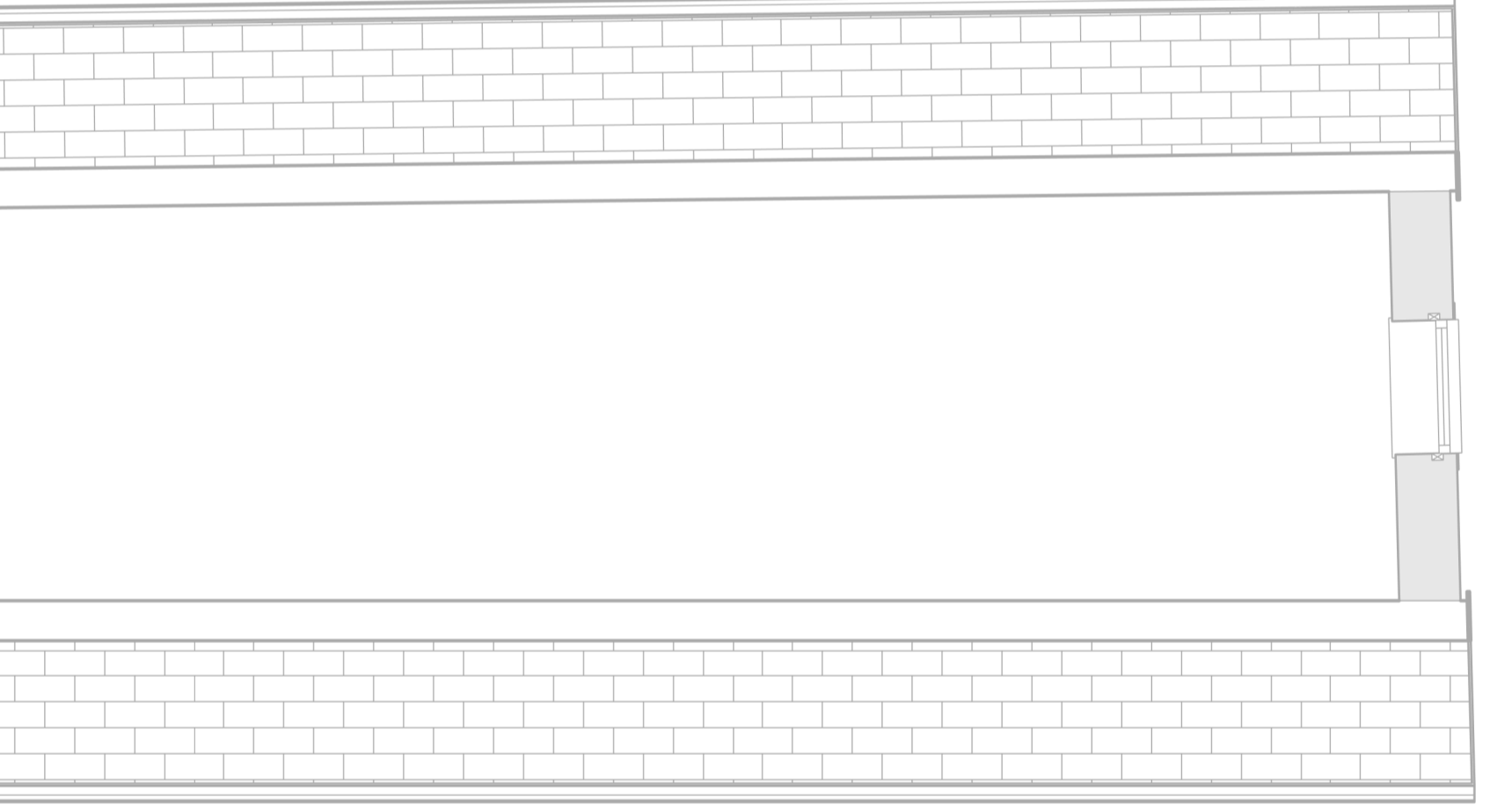
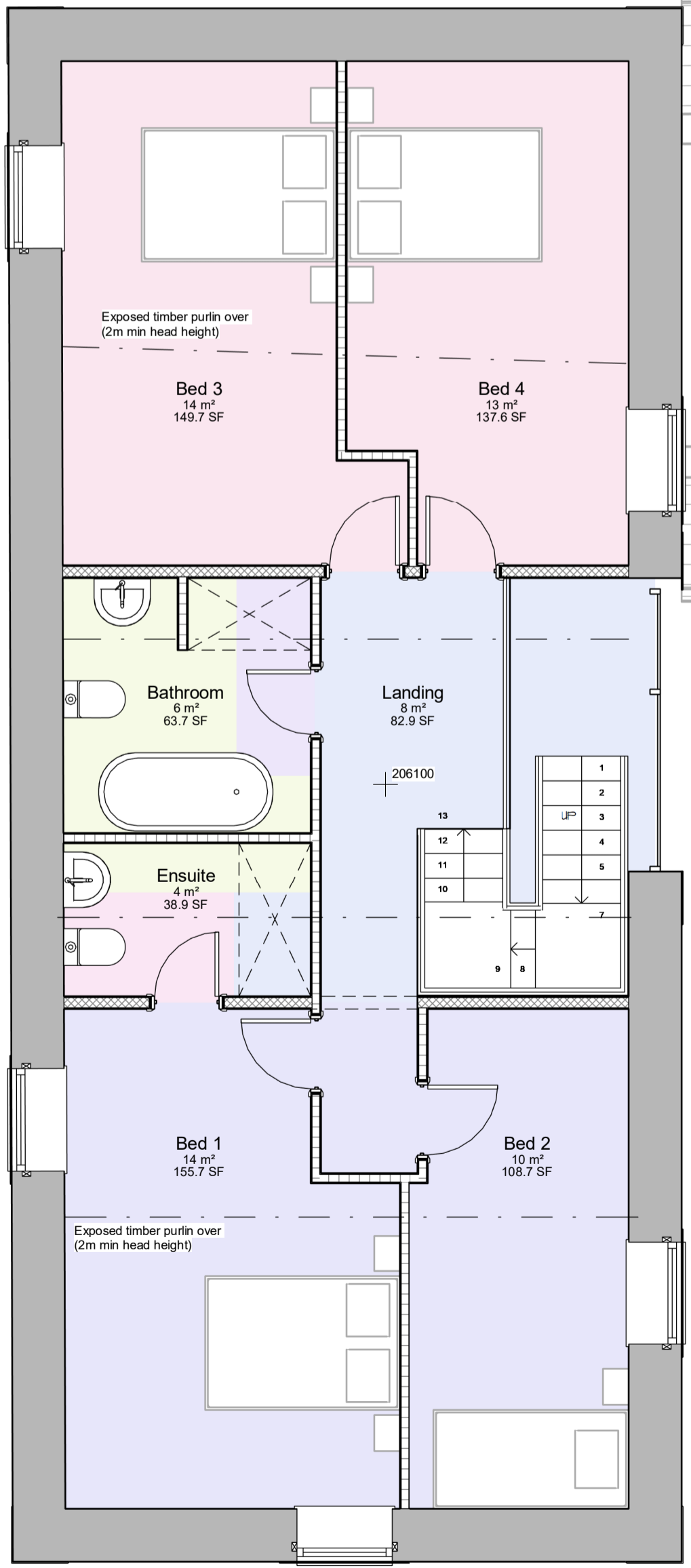
**WORK MUST NOT COMMENCE UNTIL ALL RELEVANT BUILDING REGULATIONS APPROVALS ARE IN PLACE & CDM / HSE DOCUMENTATION IS COMPLETE AND ISSUED TO ALL RELEVANT PARTIES**

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



**IMPORTANT NOTES**  
 NO OTHER UTILITY SERVICES TAKEN INTO ACCOUNT AT THIS STAGE - SUBJECT TO FULL SURVEY  
 UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY YW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.  
 ALL STRUCTURAL DESIGN TBC BY APPOINTED STRUCTURAL ENGINEER.  
 SUBJECT TO BUILDING REGULATIONS DETAIL SPECIFICATION  
 DRAWING TO BE USED FOR OUTLINE PLANNING SUBMISSION & FEASIBILITY PURPOSES ONLY - NOT FOR CONSTRUCTION OR BUILDING REGULATIONS

Gross Internal Areas		
Level	Name	Area
Ground Floor	Lounge	27 m <sup>2</sup>
Ground Floor	Kitchen / Dining	41 m <sup>2</sup>
Ground Floor	Snug	27 m <sup>2</sup>
Ground Floor	Study	6 m <sup>2</sup>
Ground Floor	coats	1 m <sup>2</sup>
Ground Floor	Atrium Hall	13 m <sup>2</sup>
Ground Floor	wc	2 m <sup>2</sup>
Ground Floor	utility	6 m <sup>2</sup>
Ground Floor	plant	2 m <sup>2</sup>
First Floor	Bed 3	14 m <sup>2</sup>
First Floor	Bed 4	13 m <sup>2</sup>
First Floor	Bathroom	6 m <sup>2</sup>
First Floor	Ensuite	4 m <sup>2</sup>
First Floor	Bed 1	14 m <sup>2</sup>
First Floor	Bed 2	10 m <sup>2</sup>
First Floor	Landing	8 m <sup>2</sup>
Grand total:	16	194 m <sup>2</sup>



No.	Date	Dr	Description	drawn	approved
A	18.03.25	PSI	Amendments to windows on west facing elevation & note added re: ventilation slots	PSI	DB

scale: As indicated  
 date: NOV 2024  
 status: PLANNING  
 job no: 2355  
 dwg no: A(10)-01  
 rev: A

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**ARCHITECTURAL DESIGN SERVICES**

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client: Mr D Barlow  
 title: Building A - Plans & Elevations  
 As Proposed

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