

NOTE:
 DRAWING TO BE READ IN CONJUNCTION WITH ELEVATIONS. ANY SITE MEASUREMENT DISCREPANCIES TO BE REPORTED TO THE DESIGNER. LEVELS AND VEGETATION ARE INDICATIVE ONLY AND ARE TO BE CHECKED ON SITE. BUILDING REGULATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE NOTE, STRUCTURAL OPENINGS ARE SHOWN INDICATIVELY PENDING STRUCTURAL ENGINEER'S DETAILS. FOR CONSTRUCTION CONTRACTOR IS TO LIAISE WITH STRUCTURAL ENGINEER FOR ANY STRUCTURAL CALCULATIONS/ DRAWINGS AND WITH BUILDING CONTROL FOR APPROVALS. WATER SUPPLIER TO BE NOTIFIED WHERE BUILDING OVER OR NEAR EXISTING DRAIN/ SEWER. REPOSITIONED SVP SHOWN INDICATIVELY UNTIL CONFIRMED ON SITE. CLIENT TO DISCUSS WITH NEIGHBOURS REGARDING A PARTY WALL AGREEMENT WHERE NECESSARY. THESE DRAWINGS ARE FOR PLANNING/ DESIGN INTENT ONLY.

cad reference	revision
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- NOTES:**
- THIS DRAWING MUST NOT BE SCALED.
 - FOLLOWING COMMENCEMENT OF WORK ON SITE, ISSUED DRAWINGS AND DETAILS MAY BE SUBJECT TO CHANGE DUE TO SITE CONDITIONS OR CONTRACTOR DESIGN MODIFICATIONS.
 - ALL WORKS HAVE BEEN INSTRUCTED TO BE CARRIED OUT TO THE SATISFACTION OF LOCAL AND STATUTORY AUTHORITIES, IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
 - ALL DIMENSIONS ARE TO BE VERIFIED WITH THE CONTRACTOR ON SITE PRIOR TO MANUFACTURE OR INSTALLATION.
 - JONATHAN BRAKE DESIGN MUST BE INFORMED OF ANY AMENDMENTS TO THE DESIGN ON SITE.
 - IN THE EVENT OF ANY CONFLICTING INFORMATION, JONATHAN BRAKE DESIGN ARE TO BE INFORMED.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK IS CARRIED OUT TO MEET ALL LOCAL AUTHORITY REGULATIONS AND CURRENT HEALTH AND SAFETY REQUIREMENTS.

- KEY**
- RWP - RAIN WATER PIPE
 - SP - SOIL PIPE
 - IC - INSPECTION CHAMBER
 - DR - DRAIN
 - RAD - RADIATOR
 - NEW EXTERNAL WALLS
 - NEW INTERNAL WALLS
 - EXISTING STRUCTURE
 - NEW STEEL/ STRUCTURE

NO.	DATE	ISSUE	BY

PLANNING

PROJECT:
 JEFF AND PAM WILLIAMS
 62 WINDSOR AVENUE
 RADYR
 CARDIFF
 CF15 8BY

PROJECT NO.: JBD008_23 DATE: 24/08/2023

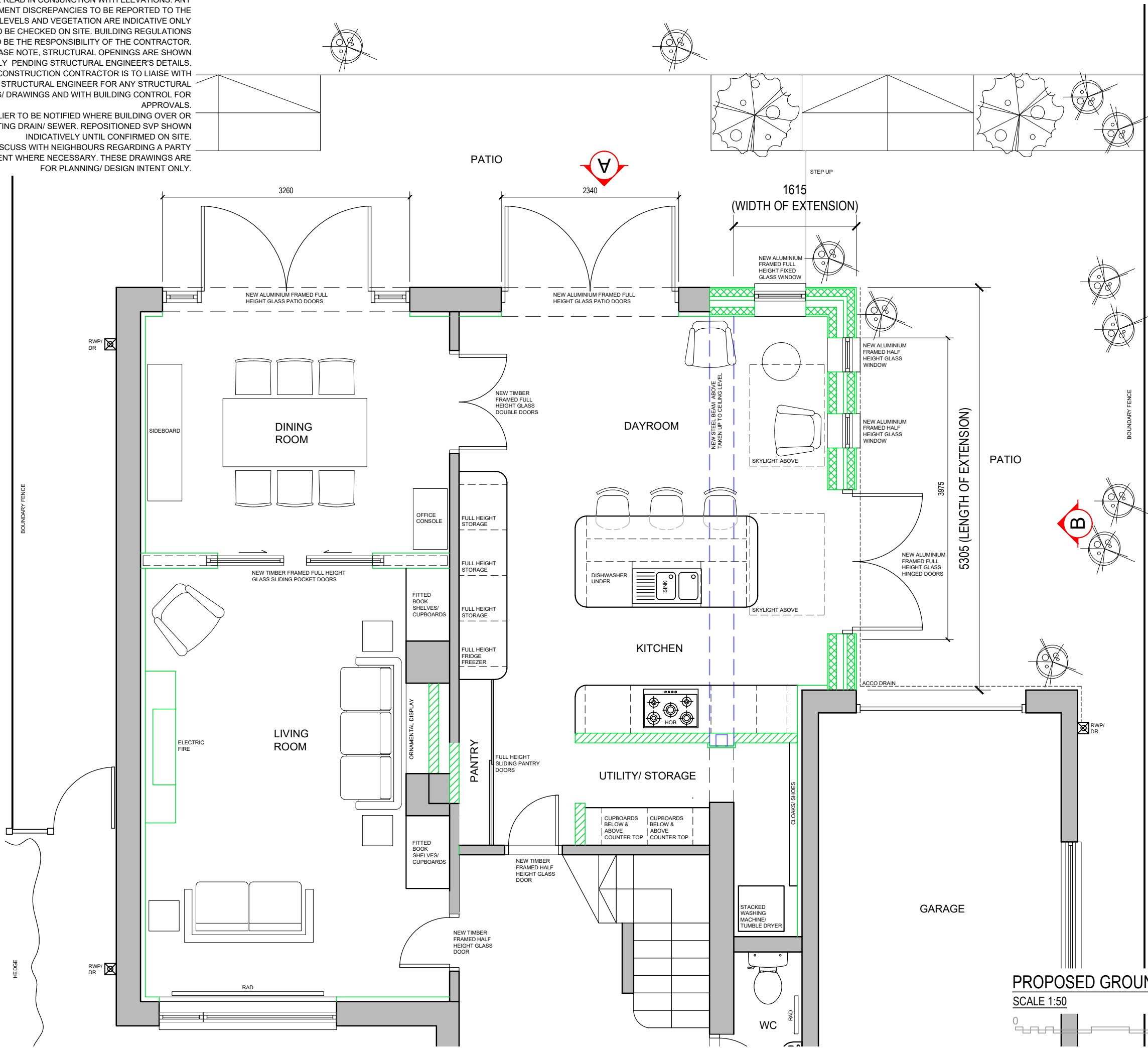
SHEET TITLE:
PROPOSED GROUND FLOOR PLAN

SCALE: AS SHOWN @ A3 DRAWN BY: JB

SHEET NO.:
A2_00

JONATHAN BRAKE
 ARCHITECTURE & INTERIOR DESIGN

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 LLANDAFF
 CARDIFF
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PROPOSED GROUND FLOOR LAYOUT
 SCALE 1:50

0 2.5m