

EXISTING FIRST FLOOR PLAN 11A Beach Road
SCALE 1:50

Unforeseen works
It is not always possible to identify all elements of construction of an existing building without carrying out extensive disruptive surveys at an early stage. The client should make allowance within their contingency for any costs associated with unforeseen works uncovered as the works progress.

Design Scheme Costs
Extension to dwelling based on £1500 to £1850 per m2
Area of extension XXm2
Construction cost band : EXX - EXX
All construction costs are subject to the addition of VAT
Note that these costs are broad brush indicative figures only based on generic square metre rates and do NOT take account of specific construction details. We STRONGLY recommend obtaining a detailed budget cost at an early design stage from a qualified quantity surveyor in order to achieve cost certainty at tender stages.

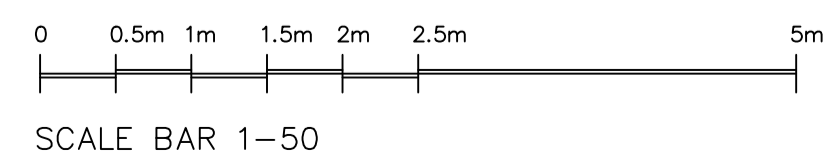
CDM (Construction - Design and Management) 2015
In order to avoid foreseeable risks The Principal Designer has eliminated hazards where reasonably practicable at the design phase. Where foreseeable hazards could not be designed out and in order to reduce the risk associated with those that remain, the following hazards have been identified :
1.
2.
.....

Rev	Description	Date	By	Chk'd
X	XXXXXXXXXXXXXXXXXXXX		XXXXXX	XX XX

© Copyright of
Architectural Building & design Consultants Ltd

Drawings to be read & fully understood before work commences. **IF IN DOUBT ASK.** Use figured dimensions only.

All dimensions, spot levels and drainage positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported back to ABC Ltd



Architectural Building & Design Consultants Ltd
18a Rothsey Place, Edinburgh EH4 7SQ 0131 510 8555 Edinburgh enquiries@abcarchitecture.co.uk 01368 908 222 Dunbar

Project: 11A Beach Road, North Berwick, EH39 4AB
Drawing title: Existing Floor Plans

Project ref 266	Drawing No. 03	Issue status Planning
Scale 1:50	Date 28/11/23	Drawn by FJS
		Chk'd by XXX