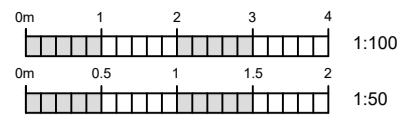


No allowance has been made for ground conditions.  
 Contractors to check all dimensions prior to commencement of works.  
 Note: Levels indicated AFFL are assumed finished floor levels. Final floor and roof levels may vary due to Building Regulations Requirements.  
 Location of Electricity, Water, Gas and Telecoms to be determined by contractor on site.  
 Drainage is unchecked, prior to commencement all drainage should be identified on site.  
 No allowance has been made for structural requirements, Engineers to design structure at Building Regulations Stage.



All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to Pollard Architectural Ltd, so that design amendments may be considered.

Plans and Notes contained herein are for Planning and Building Regulations Approval only. Plans and Notes are offered only as a guide to the Contractor, variations and alterations must be approved with Building Control. All figured dimensions are in millimetres unless otherwise stated.

The Builder/Developer will be ultimately responsible for ensuring that all construction is in accordance with the Approved Planning Permission and Building Regulations including any Conditions, relevant Trade and Professional Standards, Statutory requirements and product manufacturers specifications, British Standards and Codes of Practice.

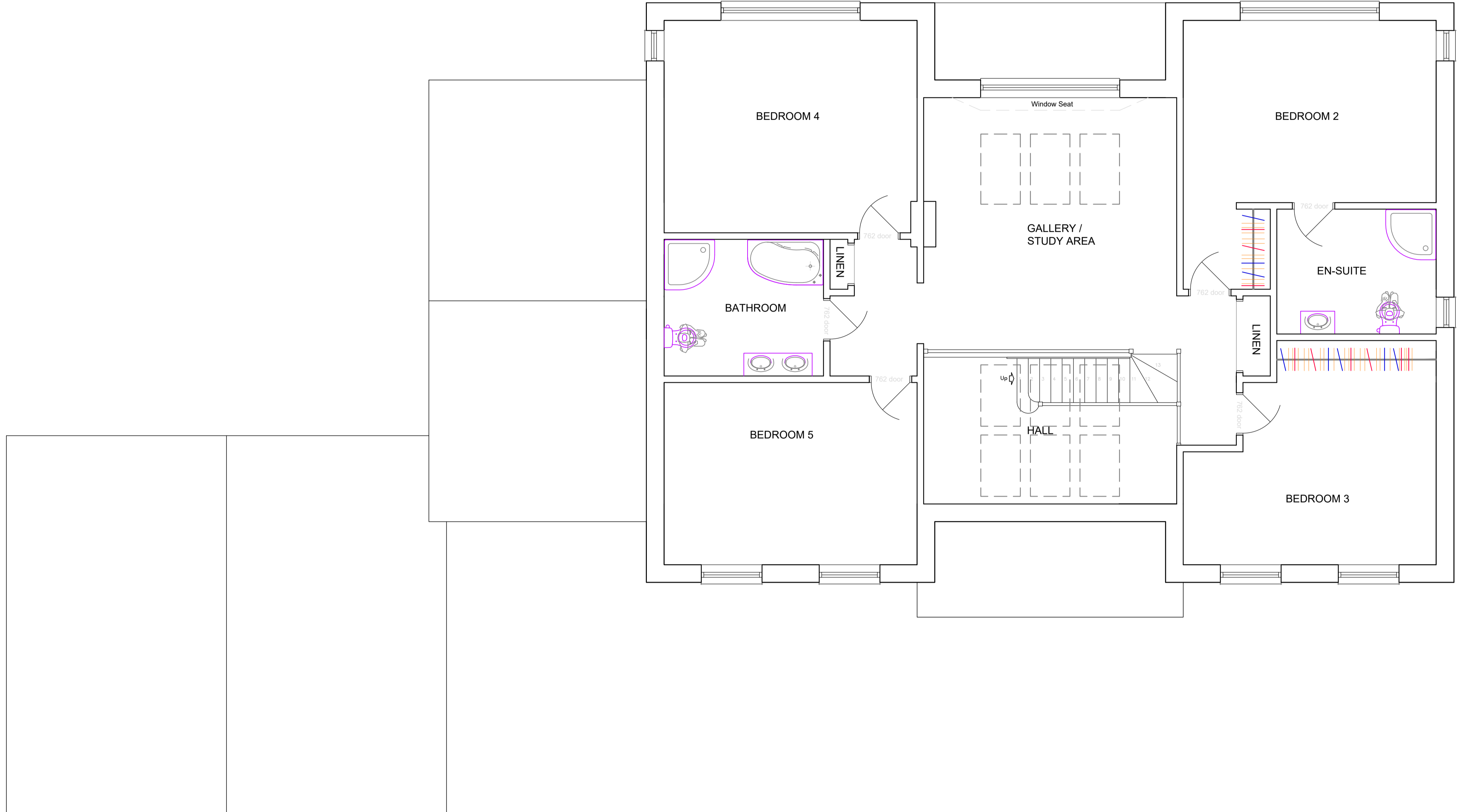
Position of all existing boundaries, walls, utilities, drains etc. (particularly in relation to the building) to be checked on site before start of any construction or ordering of any materials.

N.B. The "owner" of the building to which this application relates carries the legal responsibility for any Building Regulation Faults.



NOTES / REVISIONS

REV	DATE	NOTES



PROPOSED FIRST FLOOR PLAN  
 SCALE 1 : 50

Do not scale for construction purposes.  
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 The Contractor is to check all dimensions, levels and angles on site prior to commencement of works.  
 Any discrepancy or query to be reported and clarified before associated work proceeds.

**NB. No works shall commence without Planning and/or Building Regulations Approvals firmly in place.**

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client	Mr C K Gubbin
job description	Single Dwelling Option Plot 18 (formerly plots 18 and 19)
job location	Blacksmiths Meadow, Coads Green Launceston, Cornwall, PL15 7FF
date	17-12-2023
drawn	J. Pollard ACARB ACCOB
scale	As Stated @ A1
drawing no.	2406-05
PLANNING APPLICATION	