



PHOTO REF A - REAR OF PROPERTY



PHOTO REF B - FRONT OF PROPERTY

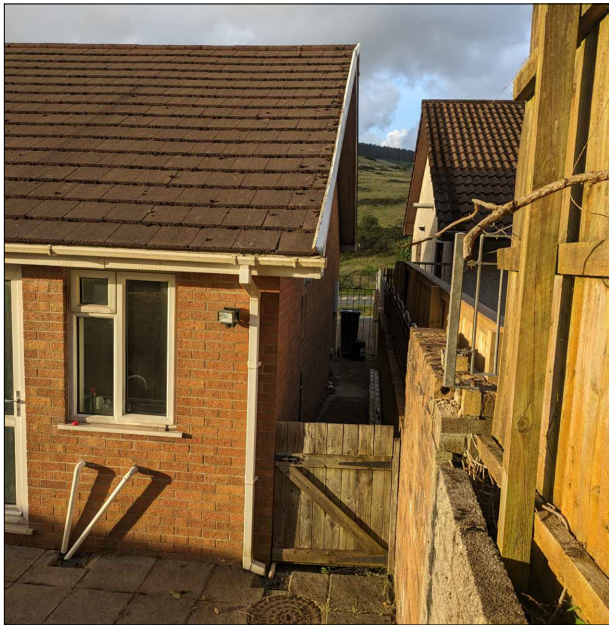
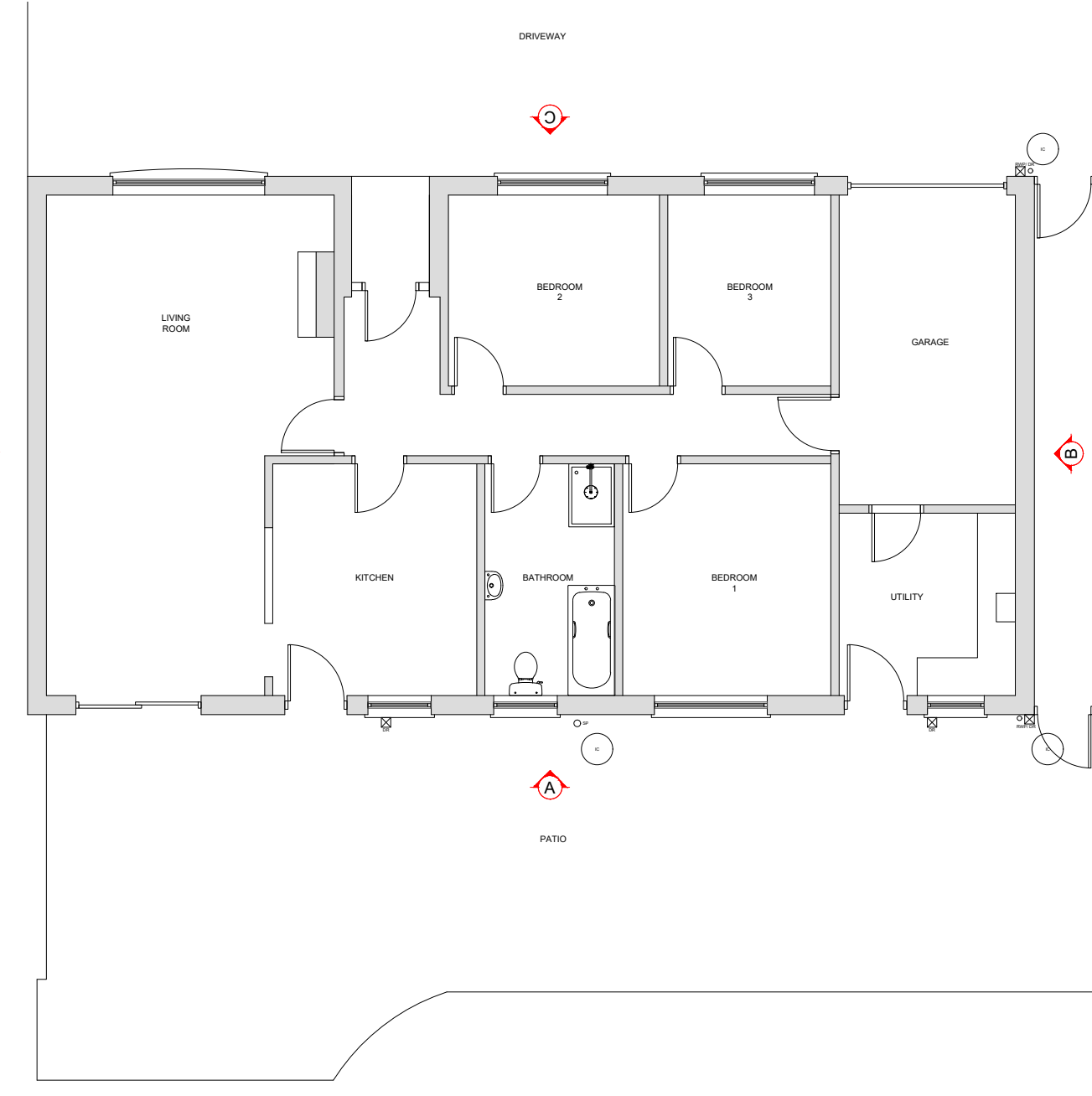
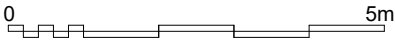


PHOTO REF C - SIDE OF PROPERTY



EXISTING GROUND FLOOR LAYOUT

SCALE 1:100



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:**
1. THIS DRAWING MUST NOT BE SCALED.
 2. FOLLOWING COMMENCEMENT OF WORK ON SITE, ISSUED DRAWINGS AND DETAILS MAY BE SUBJECT TO CHANGE DUE TO SITE CONDITIONS OR CONTRACTOR DESIGN MODIFICATIONS.
 3. 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.
 4. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE CONTRACTOR ON SITE PRIOR TO MANUFACTURE OR INSTALLATION.
 5. JONATHAN BRAKE DESIGN MUST BE INFORMED OF ANY AMENDMENTS TO THE DESIGN ON SITE.
 6. IN THE EVENT OF ANY CONFLICTING INFORMATION, JONATHAN BRAKE DESIGN ARE TO BE INFORMED.
 7. 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

EXISTING STRUCTURE

NO.	DATE	ISSUE	BY

CERTIFICATE OF
LAWFULNESS

PROJECT:
LYNDON ROBERTS
6 VARTEG ROW
BRYN
PORT TALBOT
SA13 2RF

PROJECT NO.: JBD007_25 DATE: 15/07/2025

SHEET TITLE:
EXISTING GROUND FLOOR
PLAN AND EXISTING SITE
PHOTOS

SCALE: AS SHOWN @ A3 DRAWN BY: JB

SHEET NO.:

A1_00



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