

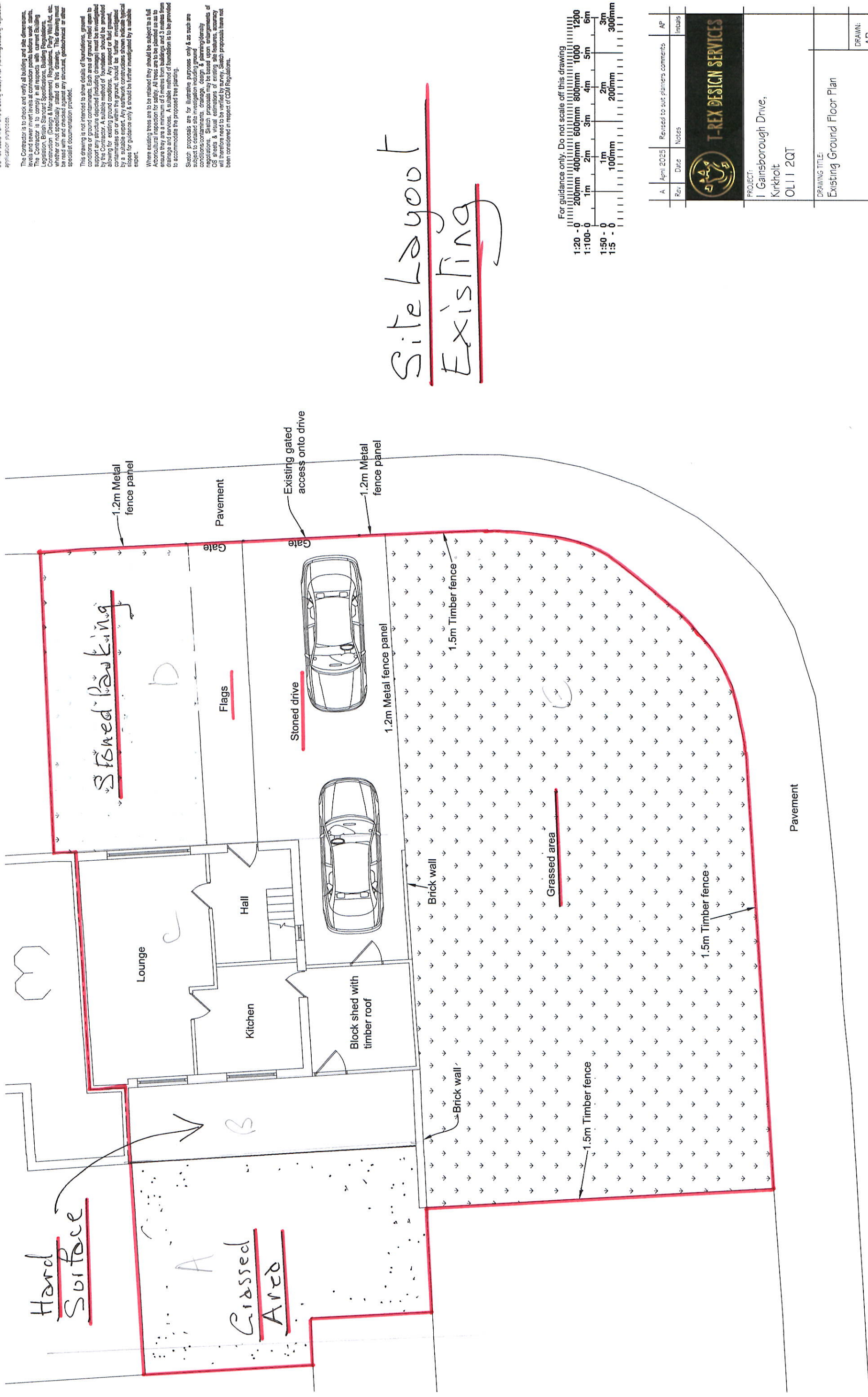
Do not scale from this drawing except for planning/building regulation application purposes.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground related to support any structure depicted (including drainage) should be investigated by the Contractor. A suitable method of foundation should be provided by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspected or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicates typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboicultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design & planning/conservation issues. Sketch proposals may be based upon enlargements of OS streets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.



For guidance only. Do not scale off this drawing

1:20 0 200 400 600 800 1000 1200
1:100 0 1 2 3 4 5 6 7 8 9 10
1:50 0 1 2 3

A	April 2025	Revised to suit planners comments	AP
Rev.	Date	Notes	Initials
 T-REX DESIGN SERVICES			
PROJECT: 1 Gainsborough Drive, Kirkholt OL11 2QT			
DRAWING TITLE: Existing Ground Floor Plan			
			DRAWN: AP
SCALE: 1 : 100 at A3			DATE: Dec 24
DWG NO. 1 GAINSBOROUGH - 02			REV. A