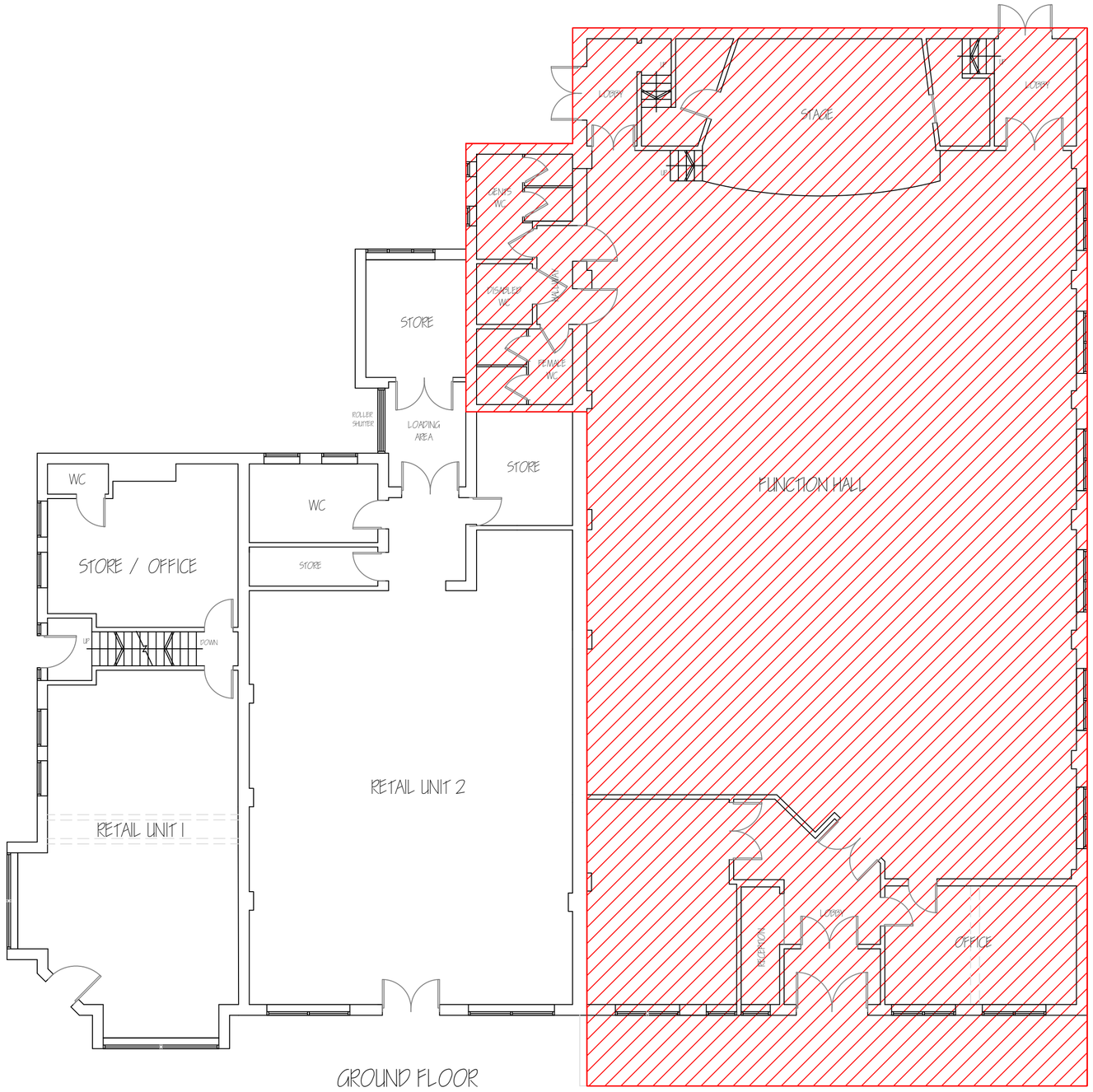

GROUND FLOOR

SCALE 1:100 @ A2

NOTES:

The drawing may be subject to amendement whilst seeking approvals from the Local Authority. Work undertaken prior to consent is done so at clients risk.

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.

Site boundaries taken from Ordnance Survey plans are not to be used for legal purposes.

This drawing and copyright in the property of m2 Design & Planning Ltd and should not be used by any other third party without consent from m2 Design & Planning Ltd.

All Structural elements to be removed or newly installed require engineers calculations and approval from the building inspector prior to any commencement of works. Example of structural elements include New floors, Roof construction, chimney removal and the removal of internal and external walls

DISCLAIMER

This drawing has been compiled for the purpose of planning or building regulation approval only for statuary requirements.

It is the client's responsibility to ensure a competent contractor or professional trade's people are employed to carry out the building works. It is the responsibility of the employed person's carrying out the works to verify all dimensions. Materials on site are to be checked by relevant planning authorities and building control inspectors overseeing the works.

There is no liability accepted by the draughtsperson for any activities carried out on site for the proposed works.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to apponit (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

REVISION:	DATE:	DESCRIPTION:	AMND BY:	CHKD BY:

AMENDMENTS

STATUS:

CLIENT:

IDEAL ESTATES YORKSHIRE LTD

M2 DESIGN & PLANNING LIMITED

PROJECT:

393 DEWSBURY ROAD,
BEESTON, LEEDS, LS11 5LR

TITLE:

UNIT 3

DRAWN BY:	CHECKED BY:	APPROVED BY:
FH	OS	
DATE: DEC 23	SCALE: 1:100	SHEET SIZE: A2
PROJECT REF: AH/DR/1223	DRAWING NO: 02	REVISION: -