Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way, the building designers are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing, Do not scale off this drawing. Drawing based on Ordnance Survey and/or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. All drainage layouts are schematic and invert levels must be established prior to construction.

KEY	
→	Indicates a sloping soffit

Outbuilding
Outbuilding
Low walls
Grass
Gravel
Paving
Boiler Room
Boiler Room
Paving
86.48
Steps
Planting
Gravel
Sauna
Changing Area / Shower Room
FFL: +170mm
WC
FFL: +170mm
Family Room
FFL: +170mm
Utility
FFL: 0mm
Dining Room
FFL: 0mm
WC
FFL: 0mm
Lounge
FFL: 0mm
Gym
FFL: +170mm
Up to FF
Step
Step
Porch
FFL: -85mm
Step
Storage
Lobby
FFL: +170mm
House FFL:0mm = 86.65m above sea level
Step
Kitchen
FFL: 0mm
Up to FF
Home Office
FFL: 0mm
Covered Porch
Gravel
Concrete
86.56
Entrance Hallway
FFL: 0mm
Garage
FFL: +425mm
Home Office
FFL: +170mm
Paving
86.53
Outline of canopy above
Earth
Concrete
Tarmac Driveway
Lounge
FFL: 0mm
Planting
Tarmac Driveway

Existing Ground Floor Plan 1:50

Project Status:	PLANNING ONLY

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Project Address:	The Grange, Horsley Lane, Coxbench, Derby DE21 5BH
Client:	J Cantrill
Drawing Title:	Existing Ground Floor Plan A1
Scale:	1:50
Date:	14/06/2022
Drawn By:	MNB
Drawing Number:	T1180 - PL02
Revision:	Nil