

Planning Appeal  
APP/D1265/W/24/3353912

**Tess Square & Butts Close, Marnhull**

**Proof of Evidence Relating to Matters of  
Design, Character and Appearance**

# **APPENDICES**

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## **Corstorphine & Wright**

Central South Studio, 27 Glasshouse Studios, Fryern Court Road, Fordingbridge. SP6 1QX

**March 2025**

**APPENDIX JT1**  
**Verified Views Document**



Location: **AVR01**  
 Grid Reference: ST 77839 19171  
 X: 377839  
 Y: 119171  
 Latitude: 50.971521  
 Longitude: -2.3169935  
 Postcode (near): DT10 IPS  
 Address (near): Burton Street, Marnhull, Dorset

Location: **AVR02**  
 Grid Reference: ST 78078 18813  
 X: 378078  
 Y: 118813  
 Latitude: 50.965831  
 Longitude: -2.3135625  
 Postcode (near): DT10 ILP  
 Address (near): Schoolhouse Lane, Marnhull, Dorset

Location: **AVR03**  
 Grid Reference: ST 77861 18477  
 X: 377861  
 Y: 118477  
 Latitude: 50.965283  
 Longitude: -2.3166329  
 Postcode (near): DT10 IQB  
 Address (near): Chippel Lane, Walton Elm, Marnhull, Dorset

Location: **AVR04**  
 Grid Reference: ST 78022 18333  
 X: 378022  
 Y: 118333  
 Latitude: 50.963997  
 Longitude: -2.3143342  
 Postcode (near): DT10 IQB  
 Address (near): Chippel Lane, Walton Elm, Marnhull, Dorset

Location: **AVR05**  
 Grid Reference: ST 77646 19035  
 X: 377646  
 Y: 119035  
 Latitude: 50.970292  
 Longitude: -2.3197329  
 Postcode (near): DT10 IPW  
 Address (near): Sackmore Green, Marnhull, Dorset

REV	DATE	COMMENT	AUTH/CHKD

PROJECT TITLE  
**Tess Square and Butts Lane AVR Study**

DETAIL  
**AVR Location Plan**

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
**TSB - LHC - XX - XX - AVR - FIG - 07.01**

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

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LHC PROJECT NUMBER  
**25025**

# DRAWING DATA

AVR01				
Survey No.	Eastings	Northings	Height	Description of Point Position
PK3	377838.871	119170.687	72.770	Height of Nail
Total Station	377838.871	119170.687	74.430	1.660 above PK3
Camera	377838.871	119170.687	74.495	1.725 above PK3
A 46228	377857.213	119146.474	74.258	1 - CHQ CENTRE
B 46229	377863.076	119122.588	73.637	2 - CHQ TOP CENTRE BOT TAPE
C 46230	377880.789	119088.528	73.657	3 - CHQ TOP CENTRE BOT TAPE
D 46231	377845.760	119156.753	74.813	4 - TOP LEFT GATE
E 46232	377850.791	119165.201	73.528	5 - BOTTOM LEFT GATE
F 46233	378216.934	118926.532	81.636	6 - APEX WHITE BARGE BOARD
G 46234	378199.569	118914.372	82.137	7 - TOP LEFT BIG WINDOW
H 46235	378106.193	118905.522	79.423	8 - TOP RIGHT WINDOW
I 46236	378135.914	118718.532	104.659	9 - APEX WINDOW
J 46237	378054.957	118772.123	87.157	10 - RIDGE POINT



AVR01 Surveyed Data Locations

AVR04				
Survey No.	Eastings	Northings	Height	Description of Point Position
PK1	378022.021	118333.189	73.375	Height of Nail
Total Station	378022.021	118333.189	75.039	1.664 above PK1 Nail
Camera	378022.021	118333.189	75.104	1.729 above PK1 Nail
A 46194	378022.811	118351.563	75.144	1 - CHQ - MID BOT OF TAPE
B 46195	378024.864	118384.264	77.044	2 - CHQ - MID BOT OF TAPE
C 46196	378035.442	118419.509	79.000	3 - CHQ - MID BOT OF TAPE
D 46197	378065.522	118410.247	78.536	4 - CHQ - MID BOT OF TAPE
E 46198	378230.478	118667.190	92.461	5- RIDGE END
F 46199	378154.823	118680.068	96.142	6 - TOP LEFT BRK CHIMNEY TOP
G 46200	378134.587	118718.372	109.760	7- TOP STONE POINT SPIRE
H 46201	378054.221	118659.822	95.584	8- TOP RIGHT BRK CHIMNEY
I 46202	378012.418	118612.753	89.839	9- TOP APEX WHITE BARGE BOARD
J 46203	378214.710	118673.816	94.289	10 - TOP LEFT CHIMNEY BRK



AVR04 Surveyed Data Locations

AVR02				
Survey No.	Eastings	Northings	Height	Description of Point Position
PK6	378078.252	118812.599	80.866	Height of Nail
Total Station	378078.252	118812.599	82.565	1.699 above PK6 Nail
Camera	378078.252	118812.599	82.630	1.764 above PK6 Nail
A 46254	378064.502	118837.928	78.912	1 - CHQ CENTRE
B 46255	378040.822	118872.132	77.703	2 - CHQ CENTRE TOP UNDER TAPE
C 46256	378027.112	118909.519	76.306	3 - CHQ CENTRE
D 46257	378057.335	118926.570	74.528	4 - CHQ CENTRE
E 46258	378075.653	118907.559	75.099	5 - CHQ CENTRE
F 46259	378077.541	118875.051	77.258	6 - CHQ CENTRE
G 46260	377829.604	119145.017	76.454	7 - TOP RIGHT WINDOW
H 46261	377871.163	119176.637	77.727	8 - TOP RIGHT WINDOW
I 46262	377946.708	119151.991	76.336	9 - TOP RIGHT WINDOW
J 46263	378058.695	119011.689	72.893	10 - APEX OF WHITE BARGE BOARD
K 46264	377989.668	119189.968	74.644	11 - BOTTOM LEFT WINDOW



AVR02 Surveyed Data Locations

AVR05				
Survey No.	Eastings	Northings	Height	Description of Point Position
PK5	377645.928	119034.939	74.113	Height of Nail
Total Station	377645.928	119034.939	75.798	1.685 above PK5
Camera	377645.928	119034.939	75.863	1.750 above PK5
A 46240	377661.474	119025.398	73.858	11-CHQ CENTRE
B 46241	377679.763	119001.298	72.972	12 - CHQ CENTRE TOP UNDER TAPE
C 46242	377718.544	118965.011	72.512	13 - CHQ CENTRE
D 46243	377812.650	118972.326	71.075	14 - CHQ CENTRE
E 46244	377774.337	118993.540	71.178	15 - CHQ CENTRE
F 46245	377723.332	119007.665	72.454	16 - CHQ CENTRE
G 46246	378105.819	118906.904	79.419	17 - TOP LEFT WINDOW
H 46247	378184.385	118815.926	86.325	18 - TOP RIGHT WIND
I 46248	378106.620	118728.292	96.649	19 - TOP LEFT CHIMNEY
J 46249	378021.620	118696.170	94.022	20 - TOP OF SPIRE



AVR05 Surveyed Data Locations

AVR03				
Survey No.	Eastings	Northings	Height	Description of Point Position
PK2	377861.206	118476.913	80.729	Height of Nail
Total Station	377861.206	118476.913	82.359	1.630 above PK2 Nail
Camera	377861.206	118476.913	82.424	1.695 above PK2 Nail
A 46205	377875.566	118485.147	81.424	11 - CHQ - TOP CENTRE UNDER TAPE
B 46206	377908.205	118500.780	82.248	12 - CHQ - TOP CENTRE UNDER TAPE
C 46207	377941.063	118523.802	83.105	13 - CHQ - TOP CENTRE UNDER TAPE
D 46208	377896.723	118543.457	84.428	14 - CHQ - TOP CENTRE UNDER TAPE
E 46210	377921.046	118532.312	83.597	15 - CHQ - TOP CENTRE UNDER TAPE
F 46211	377965.114	118637.241	93.336	16 - RIDGE END
G 46212	378134.572	118718.390	109.765	17- TOP STONE SPIRE
H 46213	378138.559	118674.468	97.114	18 - TOP LEFT CHIM POT
I 46214	377962.002	118612.437	87.008	19- TOP STONE GABLE
J 46215	378023.502	118613.04	88.748	20 - TOP LEFT WINDOW



AVR03 Surveyed Data Locations

REV	DATE	COMMENT	AUTH/CHKD

PROJECT TITLE  
Tess Square and Butts Lane AVR Study

DETAIL  
Surveyed Viewpoint Data

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
TSB - LHC - XX - XX - AVR - FIG - 07.02

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

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AVR01



AVR02



AVR03



AVR04



AVR05

REV	DATE	COMMENT	AUTH/CHKD

PROJECT TITLE  
Tess Square and Butts Lane AVR Study

DETAIL  
AVR Survey Locations

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
TSB - LHC - XX - XX - AVR - FIG - 07.03

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
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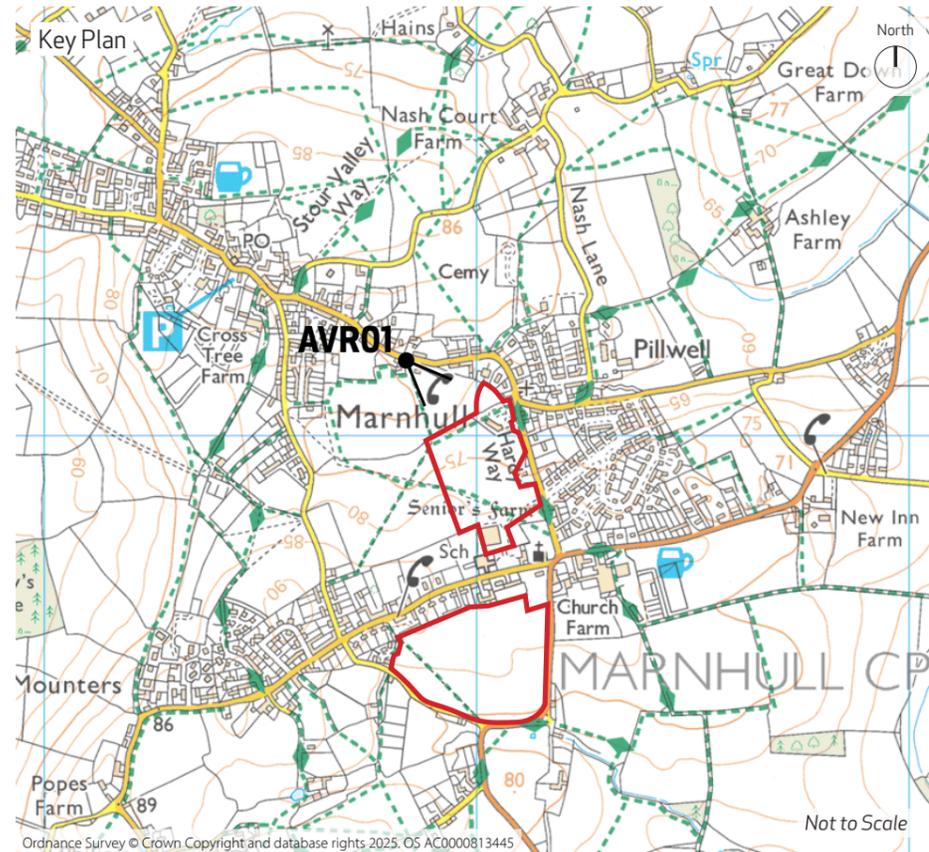
AVR01



EXISTING



PROPOSED



TECHNICAL INFORMATION

Camera: **Nikon D610**  
Focal Length: **50mm (35mm; in 50mm)**

VIEWPOINT INFORMATION

Viewpoint: **AVR01**  
Time Taken: 12:09  
Date Taken: 25/02/2025  
Visibility: Good

LOCATION INFORMATION

Location: **AVR01**  
Grid Reference: ST 77839 19171  
X: 377839  
Y: 119171  
Latitude: 50.971521  
Longitude: -2.3169935  
Postcode (near): DT10 1PS  
Address (near): Burton Street, Marnhull, Dorset

REV	DATE	COMMENT	AUTH/CHKD
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PROJECT TITLE  
Tess Square and Butts Lane AVR Study

DETAIL  
Type 4 Visual Representation - AVR01

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
TSB - LHC - XX - XX - AVR - FIG - 07.04

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

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**AVR01 - EXISTING**



**AVR01 - EXISTING**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

**AVR01 - PROPOSED**



**AVR01 - PROPOSED**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

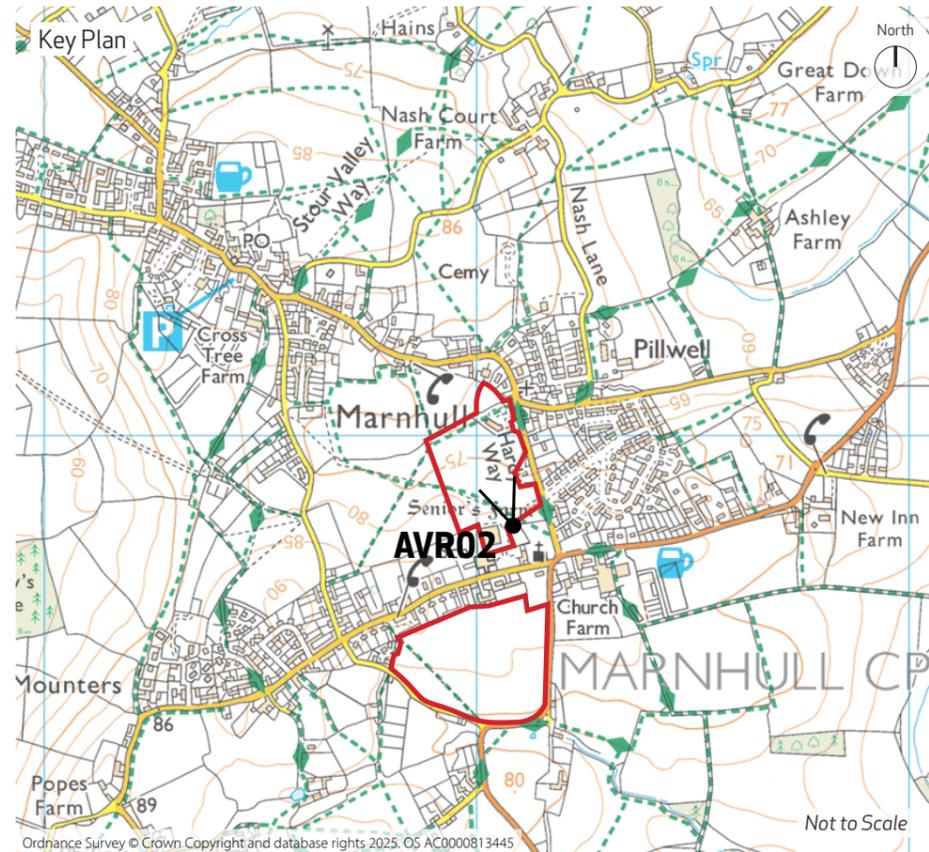
AVR02



EXISTING



PROPOSED



TECHNICAL INFORMATION

Camera: **Nikon D610**  
 Focal Length: **50mm (35mm; in 50mm)**

VIEWPOINT INFORMATION

Viewpoint: **AVR02**  
 Time Taken: 13:58  
 Date Taken: 25/02/2025  
 Visibility: Good

LOCATION INFORMATION

Location: **AVR02**  
 Grid Reference: ST 78078 18813  
 X: 378078  
 Y: 118813  
 Latitude: 50.96831  
 Longitude: -2.3135625  
 Postcode (near): DT10 1LP  
 Address (near): Schoolhouse Lane, Marnhull, Dorset

REV	DATE	COMMENT	AUTH/CHKD
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PROJECT TITLE  
 Tess Square and Butts Lane AVR Study

DETAIL  
 Type 4 Visual Representation - AVR02

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
 TSB - LHC - XX - XX - AVR - FIG - 07.05

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

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**AVR02 - EXISTING**



**AVR02 - EXISTING**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

**AVR02 - PROPOSED**



**AVR02 - PROPOSED**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

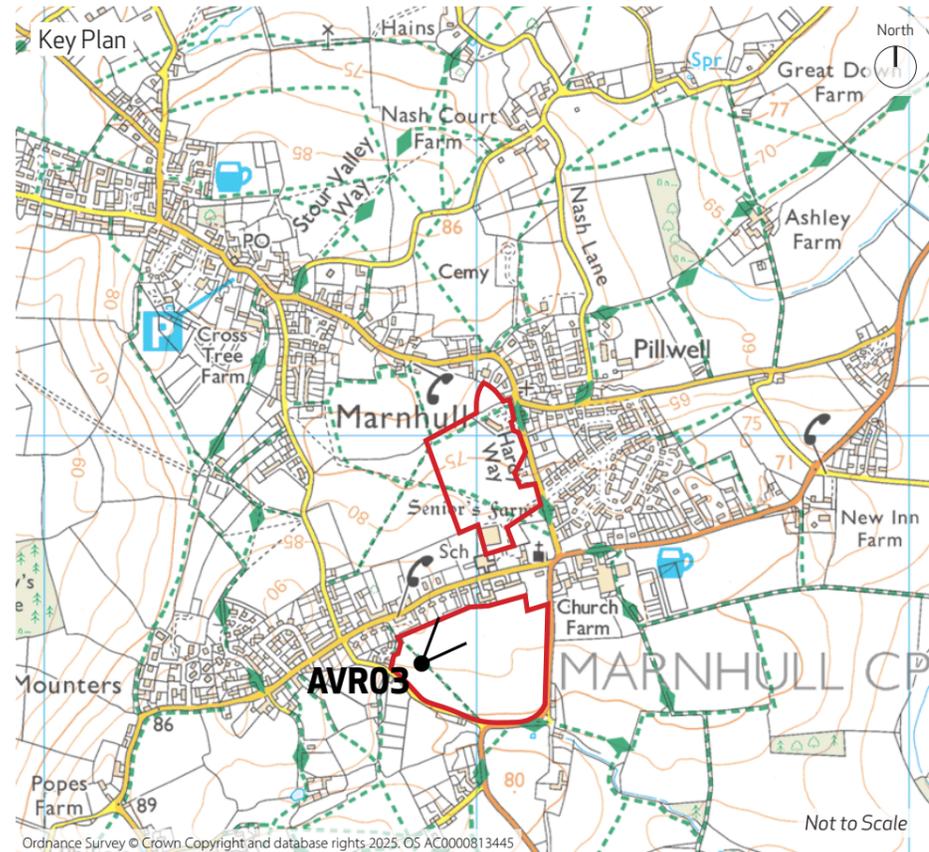
AVR03



EXISTING



PROPOSED



TECHNICAL INFORMATION

Camera: **Nikon D610**  
 Focal Length: **50mm (35mm; in 50mm)**

VIEWPOINT INFORMATION

Viewpoint: **AVR03**  
 Time Taken: 10:46  
 Date Taken: 25/02/2025  
 Visibility: Good

LOCATION INFORMATION

Location: **AVR03**  
 Grid Reference: ST 77861 18477  
 X: 377861  
 Y: 118477  
 Latitude: 50.965283  
 Longitude: -2.3166329  
 Postcode (near): DT10 1QB  
 Address (near): Chippel Lane, Walton Elm, Marnhull, Dorset

REV	DATE	COMMENT	AUTH/CHKCD
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PROJECT TITLE  
 Tess Square and Butts Lane AVR Study

DETAIL  
 Type 4 Visual Representation - AVR03

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
 TSB - LHC - XX - XX - AVR - FIG - 07.06

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

LHC PROJECT NUMBER
25025



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**AVR03 - EXISTING**



**AVR03 - EXISTING**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

**AVR03 - PROPOSED**



**AVR03 - PROPOSED**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

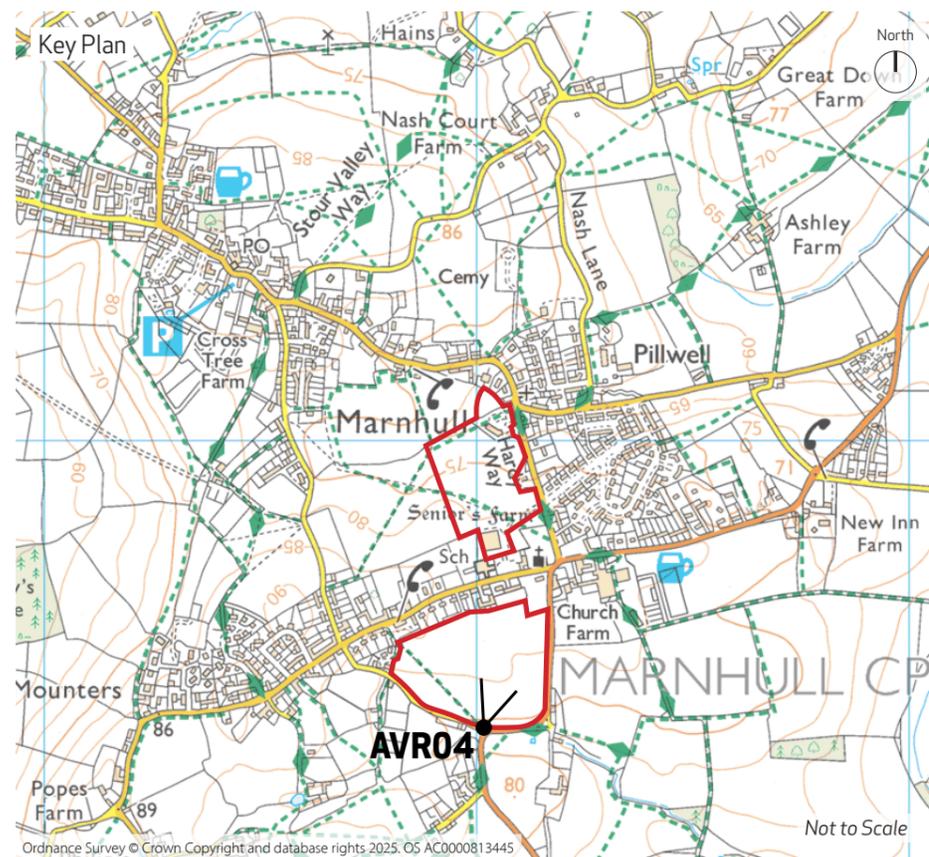
AVR04



EXISTING



PROPOSED



TECHNICAL INFORMATION

Camera: **Nikon D610**  
 Focal Length: **50mm (35mm; in 50mm)**

VIEWPOINT INFORMATION

Viewpoint: **AVR04**  
 Time Taken: **09:57**  
 Date Taken: **25/02/2025**  
 Visibility: **Good**

LOCATION INFORMATION

Location: **AVR04**  
 Grid Reference: **ST 78022 18333**  
 X: **378022**  
 Y: **118333**  
 Latitude: **50.963997**  
 Longitude: **-2.3143342**  
 Postcode (near): **DT10 1QB**  
 Address (near): **Chippel Lane, Walton Elm, Marnhull, Dorset**

REV	DATE	COMMENT	AUTH/CHKCD
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PROJECT TITLE  
 Tess Square and Butts Lane AVR Study

DETAIL  
 Type 4 Visual Representation - AVR04

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
 TSB - LHC - XX - XX - AVR - FIG - 07.07

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE	LHC PROJECT NUMBER
-	07/03/2025	NTS - A3	25025

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**AVR04 - EXISTING**



**AVR04 - EXISTING**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

**AVR04 - PROPOSED**



**AVR04 - PROPOSED**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

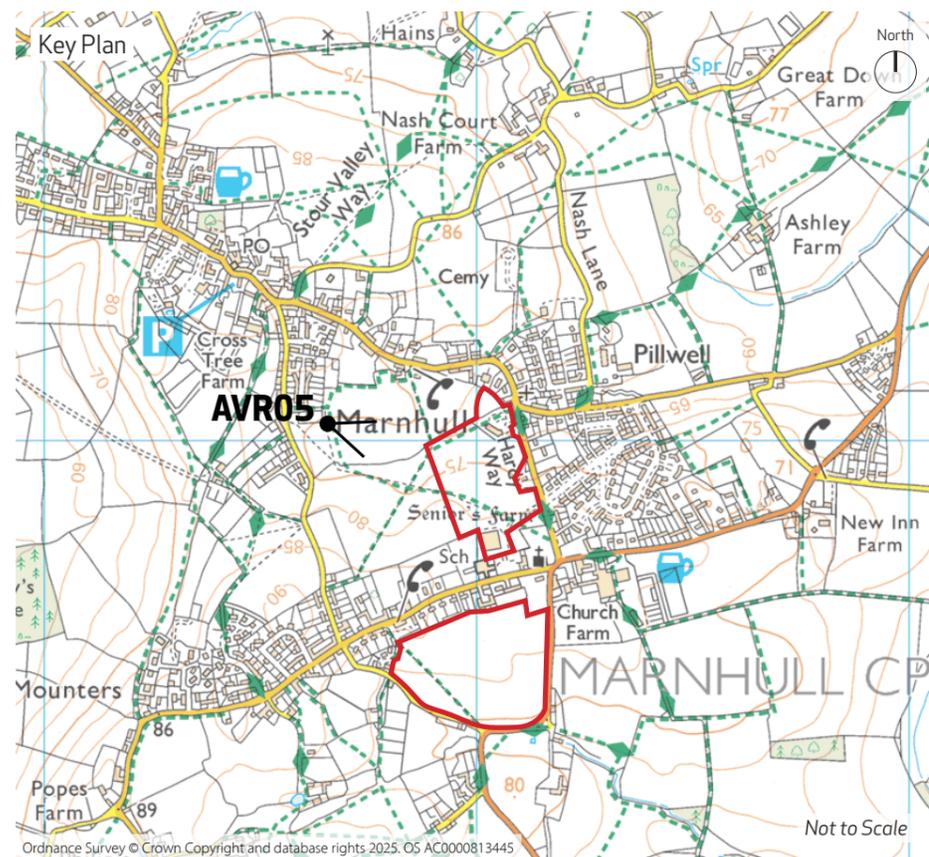
AVR05



EXISTING



PROPOSED



TECHNICAL INFORMATION

Camera: **Nikon D610**  
 Focal Length: **50mm (35mm; in 50mm)**

VIEWPOINT INFORMATION

Viewpoint: **AVR05**  
 Time Taken: 13:02  
 Date Taken: 25/02/2025  
 Visibility: Good

LOCATION INFORMATION

Location: **AVR05**  
 Grid Reference: ST 77646 19035  
 X: 377646  
 Y: 119035  
 Latitude: 50.970292  
 Longitude: -2.3197329  
 Postcode (near): DT10 1PW  
 Address (near): Sackmore Green, Marnhull, Dorset

REV	DATE	COMMENT	AUTH/CHKD

PROJECT TITLE  
 Tess Square and Butts Lane AVR Study

DETAIL  
 Type 4 Visual Representation - AVR05

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
 TSB - LHC - XX - XX - AVR - FIG - 07.08

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

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EXETER 01392 444334  
 PLYMOUTH 01752 969998  
 LISKEARD 01579 21212  
 lhc.net

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**AVR05 - EXISTING**



**AVR05 - EXISTING**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

**AVR05 - PROPOSED**



**AVR05 - PROPOSED**

*To be printed on an A3 sheet, and held at ~540mm from the eye*

# METHODOLOGY FOR THE PRODUCTION OF ACCURATE VISUAL REPRESENTATIONS (AVR)

## 1. INTRODUCTION

This methodology outlines the process followed to produce Accurate Visual Representations (AVR) in accordance with the *Landscape Institute's Technical Guidance Note 06/19*. This document ensures that visual representations adhere to Type 4 Survey Verifiable standards, providing reliable and verifiable imagery for assessment and decision-making.

## 2. VIEWPOINT COLLATION AND SURVEYING STANDARDS

For the selection and collation of viewpoints, a qualified surveyor attended the site equipped with professional surveying equipment and a full-frame DSLR camera with a fixed 50mm lens, in compliance with Type 4 Survey Verifiable standards. The following steps were undertaken:

- Survey control points were established and geo-referenced using GPS and total station survey methods.
- Camera positions and viewing directions were recorded with precision, ensuring that all necessary metadata (e.g., height, focal length, and location) was documented accurately.
- Photographs were taken under appropriate lighting and atmospheric conditions to maintain consistency with guidance standards.

Table 2 Visualisation Types 1-4		Type 1	Type 2	Type 3	Type 4
Aim of the Visualisation		To represent context and outline or extent of development and of key features	To represent 3D form of development / context	To represent appearance, context, form and extent of development	To represent scale, appearance, context, form, and extent of development
Photographic Equipment	Tripod	Recommended but discretionary	Not relevant	Recommended	Necessary
	Panoramic head	Not relevant		Recommended for panoramas	Necessary for panoramas
	Minimum Camera / Lens	Cropped frame or FFS + 50mm	Not relevant	Cropped frame or FFS + 50mm	Full Frame Sensor (FFS) + 50mm FL lens <sup>1</sup>
Locational Accuracy	Source of camera/viewpoint location data	GPS, OS Maps, geo-referenced aerial photography	Varies according to technology	Use good quality data: GPS, OS Maps, geo-referenced aerial photography, LIDAR	Use best available data: High resolution commercial data, LIDAR, GNSS, or measured / topographic surveys
	Survey-verified <sup>2</sup>	Not relevant			When appropriate
Data & Presentation	Verifiable (SNH) <sup>3</sup>	Not relevant			Required
	3D model	Not required	Required		
	Image Enlargement <sup>4</sup>	Typically 100%	Not relevant	Typically 100%	100% - 150%
	Form of Visualisation	sketch / outline / arrows	massing / wireline / textured	wireline / massing / rendered / textured to agreed AVR level <sup>5</sup>	
	Viewpoint mapping	Dedicated viewpoint location plan			Dedicated viewpoint location plan, + individual inset maps recommended
Reporting of methodology and data sources	Outline description of sources and methodology recommended		Data, sources and methodology recommended	Verifiable data, sources and methodology required	

Technical Guidance Note 06/19: Table 2: Visualisations Type 1-4

## 3. MODELLING AND VISUAL REPRESENTATION



Technical Guidance Note 06/19: Figure A6-1: Accurate Visual Representation (AVR) Levels 0-3 (Images ©Nicholas Pearson Associates)

### Tess Square Development (Level 3)

For the Tess Square development, an existing model created for planning purposes was utilised. To ensure accurate representation:

- The model was aligned with surveyed viewpoint data.
- Vegetation was added with the foliage removed where necessary to reflect seasonal screening effects at the time of the photography.

### Butts Square Development (Level 1)

As the Butts Square development remains at the outline stage, a new model was produced using the latest design information. The following parameters were applied:

- Floor-to-floor heights were set at 2700mm to provide a realistic representation of internal layouts.
- Roof pitches were defined based on building types:
- Two-storey buildings: 40-degree roof pitch.
- Bungalows: 37.5-degree roof pitch.
- Garages: 35-degree roof pitch.

Buildings were integrated with the topography, ensuring that front entrances intersected with the existing grade at +150mm to account for threshold levels.

## 4. IMAGE PROCESSING AND PRESENTATION

The rendered models were superimposed onto the site photography using precise alignment techniques, ensuring accurate scale and perspective.

Adjustments were made to lighting and shading to match environmental conditions recorded during photography.

Final outputs were verified against survey data and checked for compliance with the Landscape Institute's AVR standards.

REV	DATE	COMMENT	AUTH/CHKCD

PROJECT TITLE  
Tess Square and Butts Lane AVR Study

DETAIL  
Methodology

DRAWING NUMBER (PROJECT-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)  
TSB - LHC - XX - XX - AVR - FIG - 07.09

STATUS	STATUS DESCRIPTION
P1	PLANNING

REVISION	DATE	SCALE
-	07/03/2025	NTS - A3

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