This Drawing Is To Be Checked & Verified By The Contractor Prior To Work Commencing On Site & Any Discrepancy Or Query Shall Be Immediately Reported & Resolved Before Proceeding With Construction.
Do Not Scale Of This Drawing.All Dimensions To Be Checked On Site Prior to Ordering Materials
The Contractor Shall Be Entirely Responsible For The Security,Strength And Stability Of The Building During The Course Of The Works
All Building Work To Be Completed To The Full Satisfaction Of The L.A Building Control Inspector And In Accordance With The Current Building Regulations And As Such Additional Unforeseen Building Works May Be Required On Site
Existing Structure- Existing Roof To Be Exposed Together With Any Existing Lintels As Directed By Building La Building Inspector On Site To Assess Their Suitabilty
For Extra Loadings Extra Works That May Be Necessary To Be Carried Out In Compliance With The Building Inspectors Recommendations. Ensure That The Existing Structure Is Temporarily Supported During Construction.
Where Possible Dust And Disturbance To The Unaffected Areas Of The House Should Be Minimised
Allow To Remove All Materials From Site As A Result Of Demolition, Unless Otherwise Requested By Client Or Is To Be Reused
Note Contractor To Allow For Re-Skimming All Walls And Ceilings Where Required.
Upvc Window Frames Double Glazed With Low E Argon Filled 20mm Air Gap To Achieve 'U' Value 1.8w/M2k And 1/20th Floor Area Opening Vents
And 8,000 Mm2 Trickle Vent To Head Of Frames.
Safety Glass To Be Used In Windows If Cill Height Is Less Than 800mm Aft And To Comply With Bs 6206.
Fit Mains Operated Smoke Alarms With Battery Back-Up And Interlinked To Base And Head Of Stairs 300mm Min From Walls And Light Fittings As Indicated On Plans
Exg Heating To Be Extended And Radiators To Have Thermostatic Valves, All Work To Be Undertaken By Corgi Registered Person.
Fit Energy Efficient Lighting In Bedrooms
All Electrical Work Must Meet The Requirements Of Part P (Electrical And Safety), And Must Be Designed, Installed, Inspected And Tested By A Qualified Person. On Completion Certificate To Be Issued Under Bs7671 Copy Provided By Bco.
No Part Of Proposed Extension To Encroach Over Neighbouring Boundary.

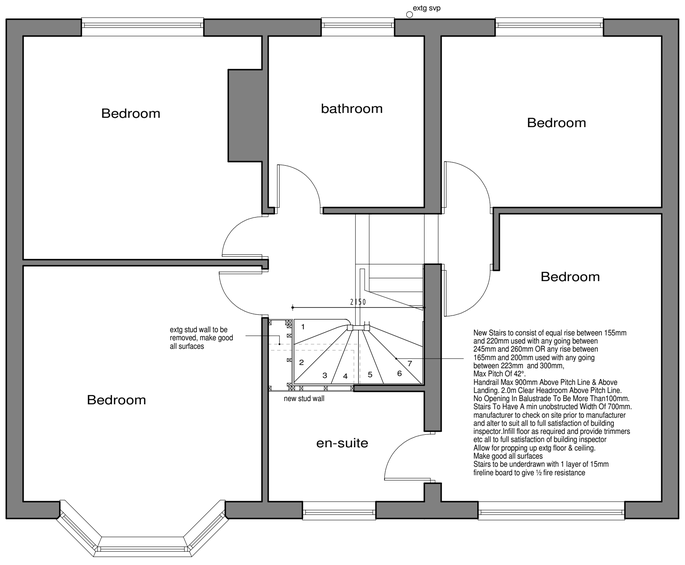


PROPOSED FRONT ELEVATION
SCALE 1:100

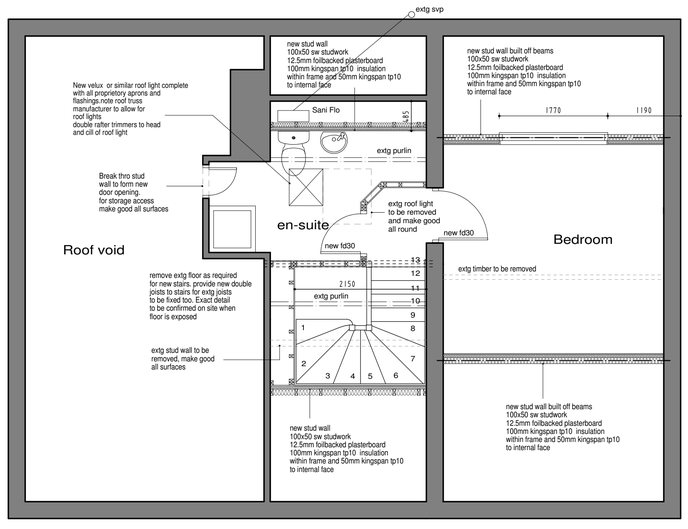
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

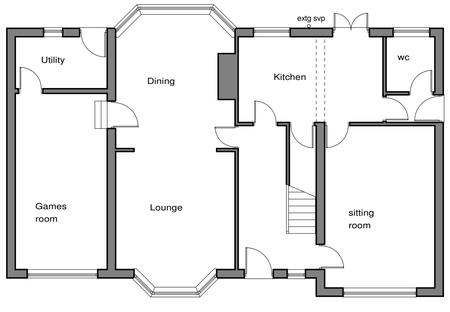
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FIRST FLOOR
SCALE 1:50

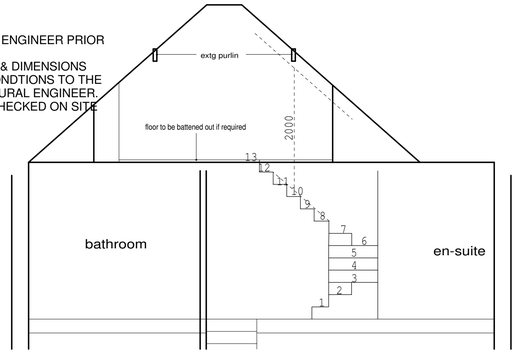


PROPOSED SECOND FLOOR
SCALE 1:50

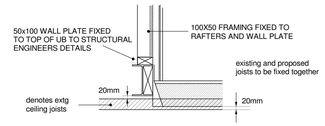


PROPOSED GROUND FLOOR
SCALE 1:100

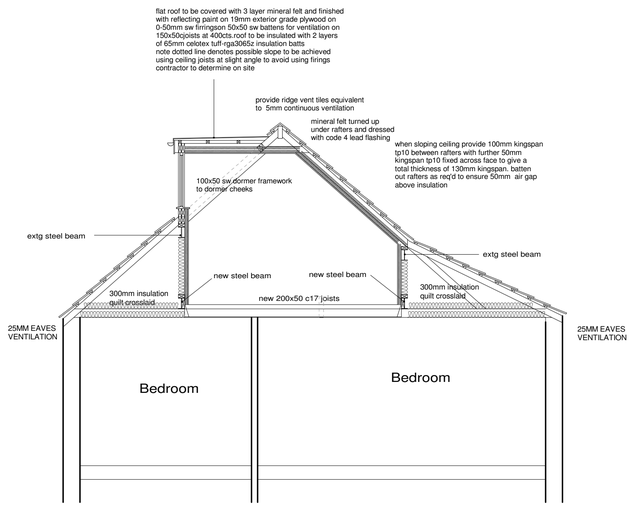
ALL DETAILS TO CHECKED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO COMENCING
THE ONUS IS ON THE CONTRACTOR TO CHECK ALL DETAILS & DIMENSIONS ON SITE PRIOR TO COMMENCING & ADJUST TO SUIT SITE CONDTIONS TO THE FULL SATISFACTION OF L.A BUILDING INSPECTOR & STRUCTURAL ENGINEER.
DO NOT SCALE OF THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS



TYPICAL SECTION
SCALE 1:50



TYPICAL FIXING DETAIL



TYPICAL SECTION
SCALE 1:50

MR M MULLARKEY

PROPOSED LOFT CONVERSION AT 4 ROSE MOUNT, BIRKBY HUDDERSFIELD HD2 2BU

PROPOSED PLANS

scale	date	drawn	checked
1:100 / 1:50 @ A1	DEC 17	PB	DG

drawing no: **17 - RM - 4**

revision:

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