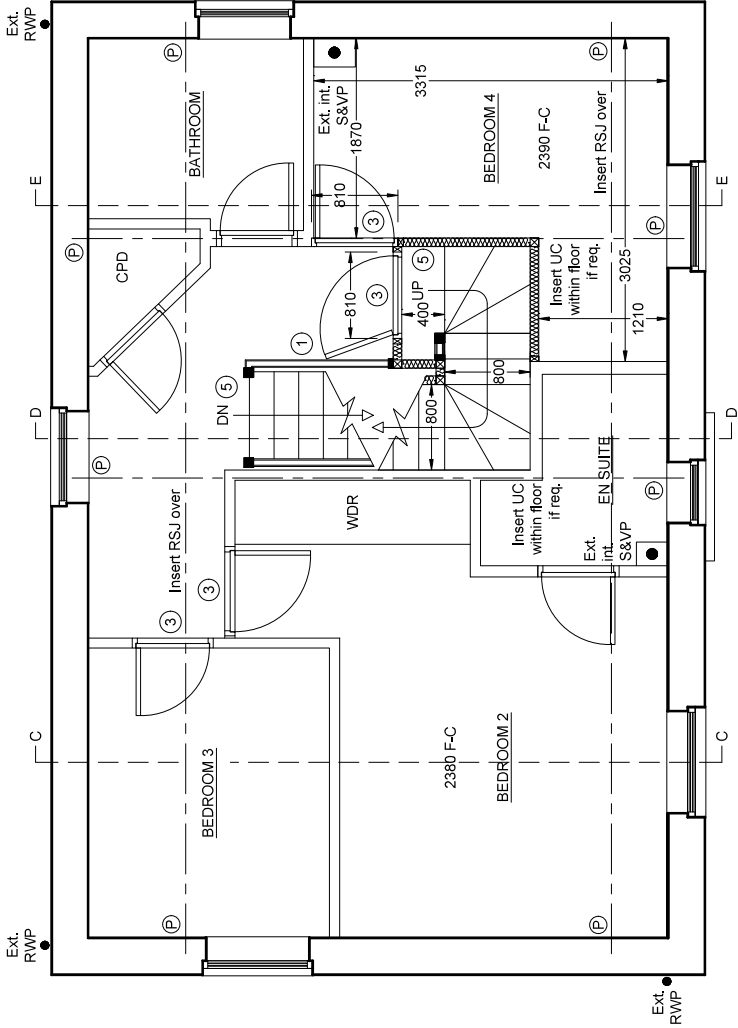


NOTE: CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.				
NOTE: PLEASE DO NOT SCALE FROM THE DRAWING.				
Party Wall Act Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner, for the purpose of the Party Wall etc Act 1996 contact: Caim Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Olkley, LS21 1SB M 07739 576181 cwm@caimwharf.co.uk For further information on the Party Wall etc Act 1996: www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf				
Building Contract It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Caim Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Olkley, LS21 1SB M 07739 576181 cwm@caimwharf.co.uk				
CDM 2015 Regulations The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Caim Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Olkley, LS21 1SB M 07739 576181 cwm@caimwharf.co.uk				
GENERAL NOTES Materials to match existing. These notes do not comprise a full specification. The drawings are to be used in conjunction with the specification and the notes for the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards. Where further clarifications are required contractor shall refer to the client for details and instruction. All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.				
Rev.A	Omitted garage conversion and pitched roof dormers from left to suit planner officers comments.		18.12.22	
REV				
 01943976398 www.masdesignconsultants.com 1 Oxford Street, Gulseley, Leeds, LS20 9AX				
PROPOSED				
EXTENT OF PROJECT: PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.				
CLIENT DETAILS: MR M FLETCHER, 7 ALEXANDRA LANE, FLOCKTON, WAKEFIELD. WF4 4FA.				
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN.				
PAPER	SCALE	DATE	DRAWING No.	REV
A3	1:50	08/22	M3833/04/103	A

- KEY:**
1. Mains operated & interlinked smoke detector.
 2. Heat detector.
 3. 30 minute fire door.
 4. 2 number trimmers to stairs.
 5. Clear landing at head & foot of stairs.
 6. 150mm deep C24 floor joists (S:E to confirm)
 7. Load bearing studwork.



(P) Denotes padstone

PROPOSED FIRST FLOOR PLAN