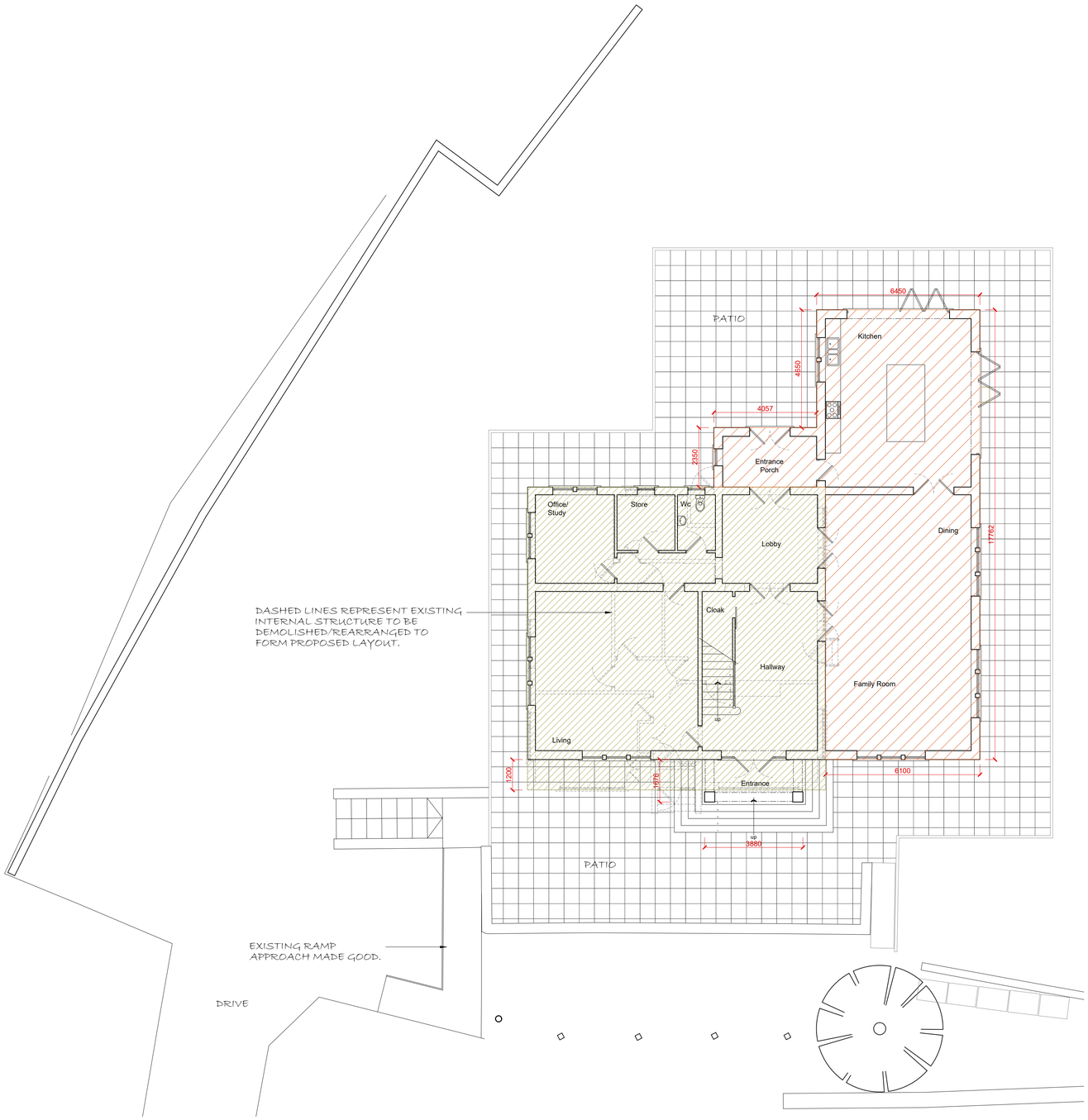


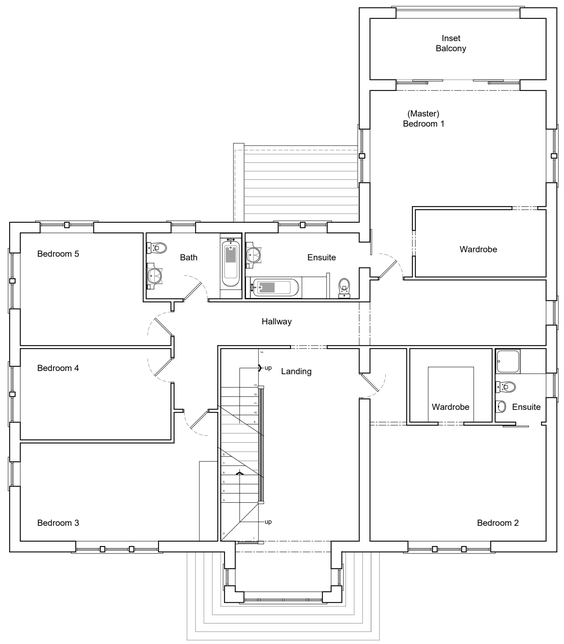
PROPOSED GROUND FLOOR PLAN

SCALE - 1:00

LEGEND:

HATCHED AREA DENOTES LOCATION OF EXISTING DWELLING TO BE RECONFIGURED.

HATCHED AREA DENOTES PROPOSED/ADDITIONAL BUILDING FOOTPRINT ADDED TO THE EXISTING DWELLING.



PROPOSED FIRST FLOOR PLAN

SCALE - 1:100

1:100 0 1 2 3 4 5m Scale

CDM 2015

RISKS

1. RESTRICTED ACCESS TO SITE.
2. SITE WELFARE REQUIREMENTS.
3. SITE CLEARANCE.
4. EXCAVATIONS/CONCRETE WORKS.
5. TEMPORARY SUPPORT.
6. WORKING AT HEIGHT.
7. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES.
8. HANDLING LOADS.

Do not scale from this drawing. tractus:dma must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of tractus:dma .

NOTES

All efforts have been made in measuring existing site.
However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Planning Application for -

Demolition of Existing Garage & Out-Buildings. Proposed Extension including First Floor to Existing Dwelling including Detached Stable and External Works to meet the applicants requirements and as shown on the planning drawings.

Materials As Proposed:

Walls - Stonework finish to outerleaf.

Doors - Upvc framed composite doorset(s) with vision panels.

Windows - Upvc framed double-glazed units.

Roof - Marley Hawkins Clay Plain Roof Tiles Blue Smooth or similar.

Fascia/Guttering - Upvc fascia with guttering and downpipes.

1) GENERAL BUILDING NOTES

a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
d) All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING ISSUE

Rev	Description	Date	By	App'd

tractus:dma
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Client
MRS. N. JAVEED

Project
49, CROSS BANK ROAD
BATLEY, WF17 8PN

Drawing title
PROPOSED GROUND FLOOR & FIRST FLOOR PLAN

Drawn by		Date	App'd
AM		11/25	-
Drawing no	**Project no**	**Scale @ A1**	**Rev**
PL-02	25-986	1:100	-

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