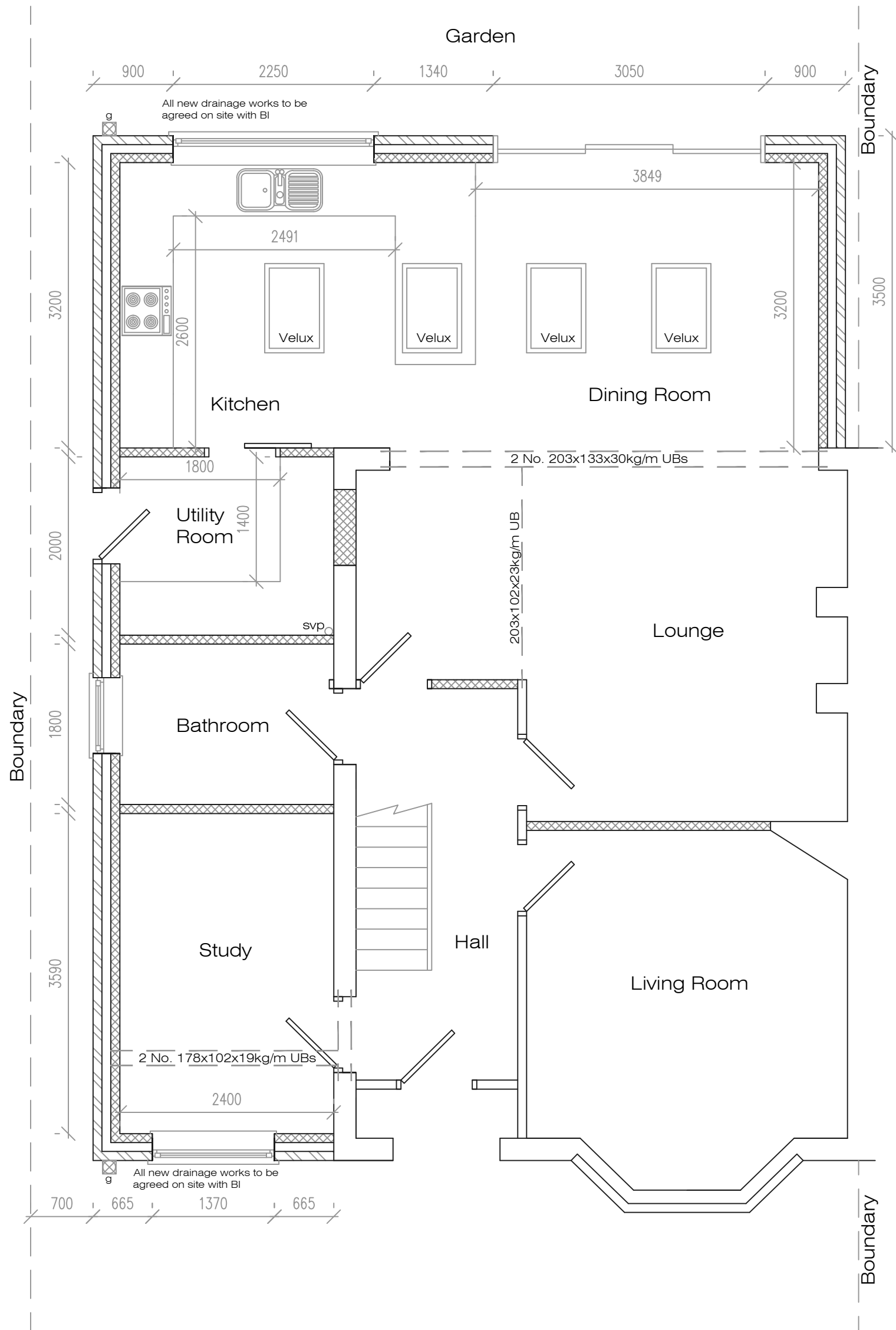
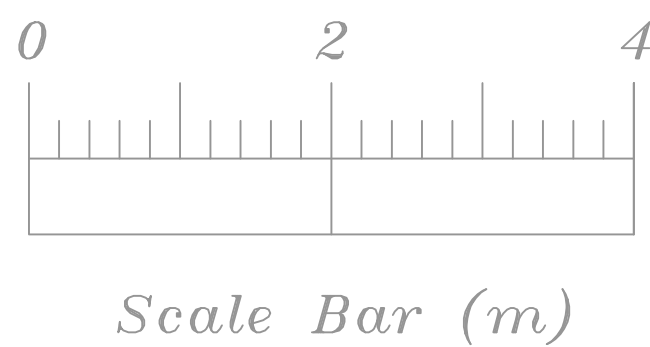


Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

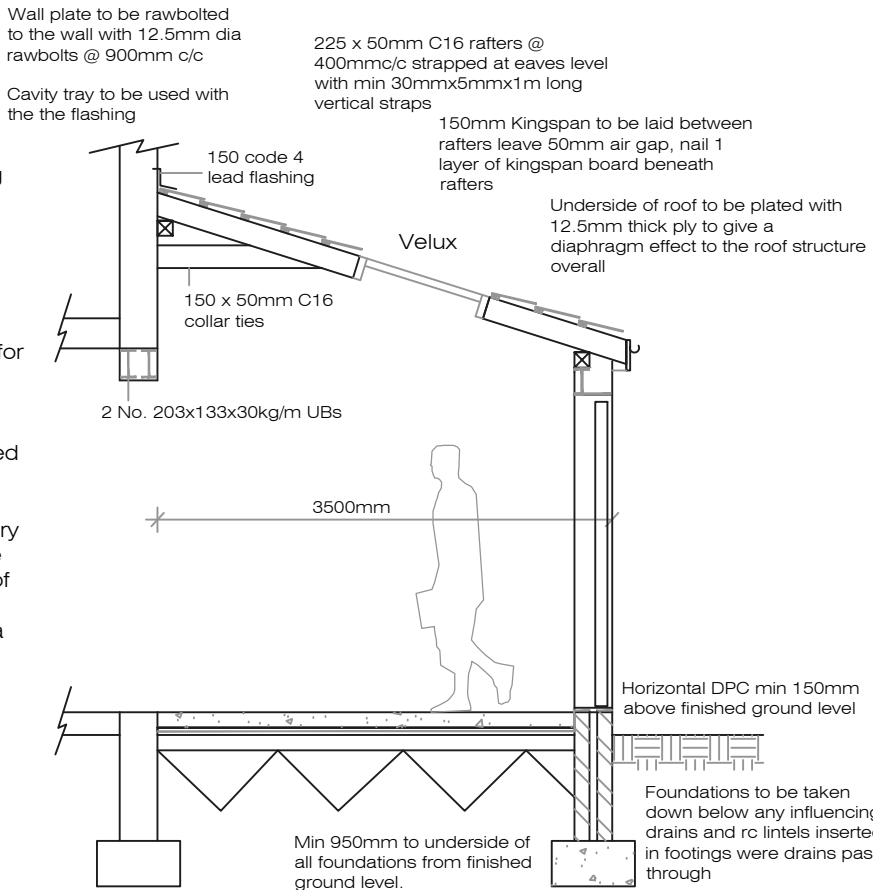
Proposed Side Elevation



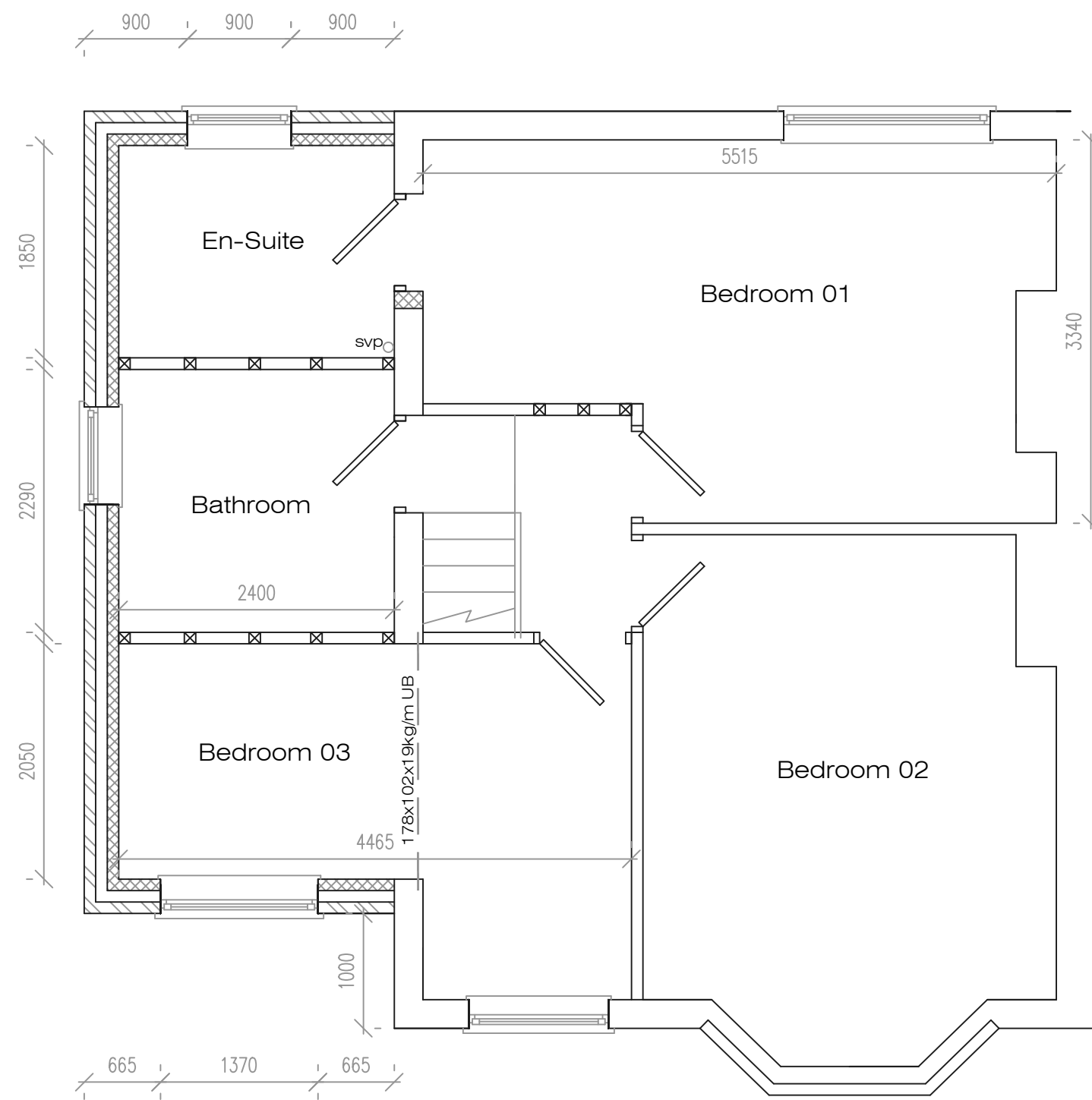
Proposed Ground Floor Plan

SPECIAL CONSIDERATIONS

1. All work is to be completed in accordance with the current building regulations, all relevant Codes of Practice and British Standards.
2. All work is to be to the completed satisfaction of the Local Authority Building Control Officer.
3. These drawings are not working drawings and should not be scaled for building purposes. All dimensions should be checked on site prior to commencement of works and any discrepancies that may arise reported to the architect/agent.
4. It is the responsibility of the owner/builder to obtain any necessary neighbour consents and to notify the Local Authority of commencement of works.
5. All elements of structure to have a minimum 30 minute fire resistance.
6. All roof and ceiling timbers to be stress graded and kiln-dried.
7. Prior to any demolition works commencing, all structure to be adequately pinned and propped.

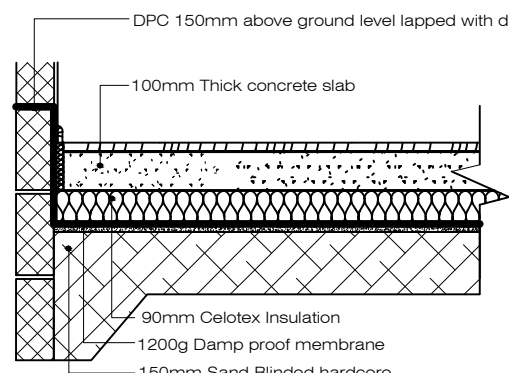


Proposed Section
- Not to scale

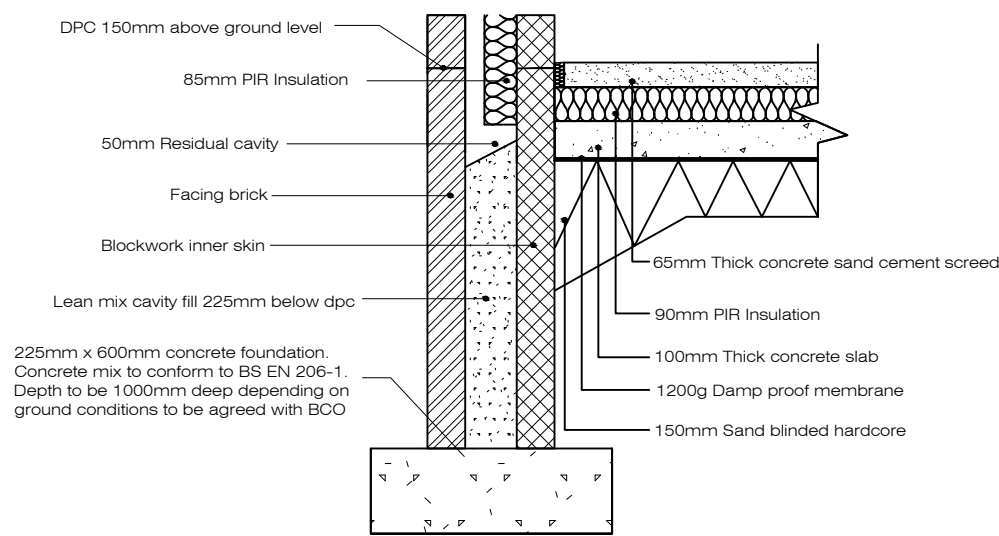


Proposed First Floor Plan

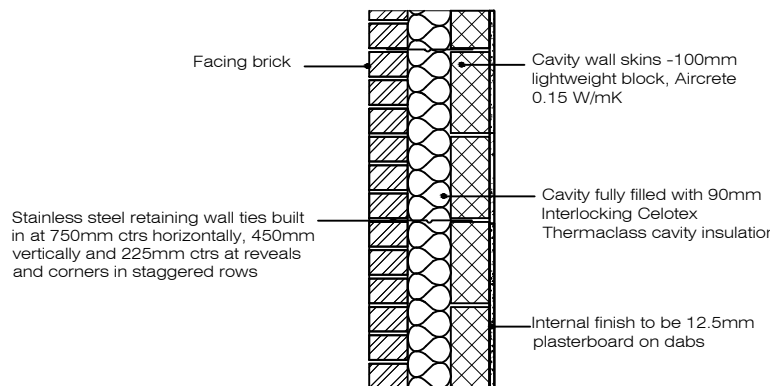
Standard Details 1:20



Solid Ground Floor



Strip Foundation



Full fill cavity wall

Address					
98 St James Road, L34					
Job Title					
Two storey side extension and single to rear					
Drawing title					
Proposed Plans					
Chkd	Appvd	date	scale	date	Dwg No.
		July '24	1:50/1:100/1:20	01	002