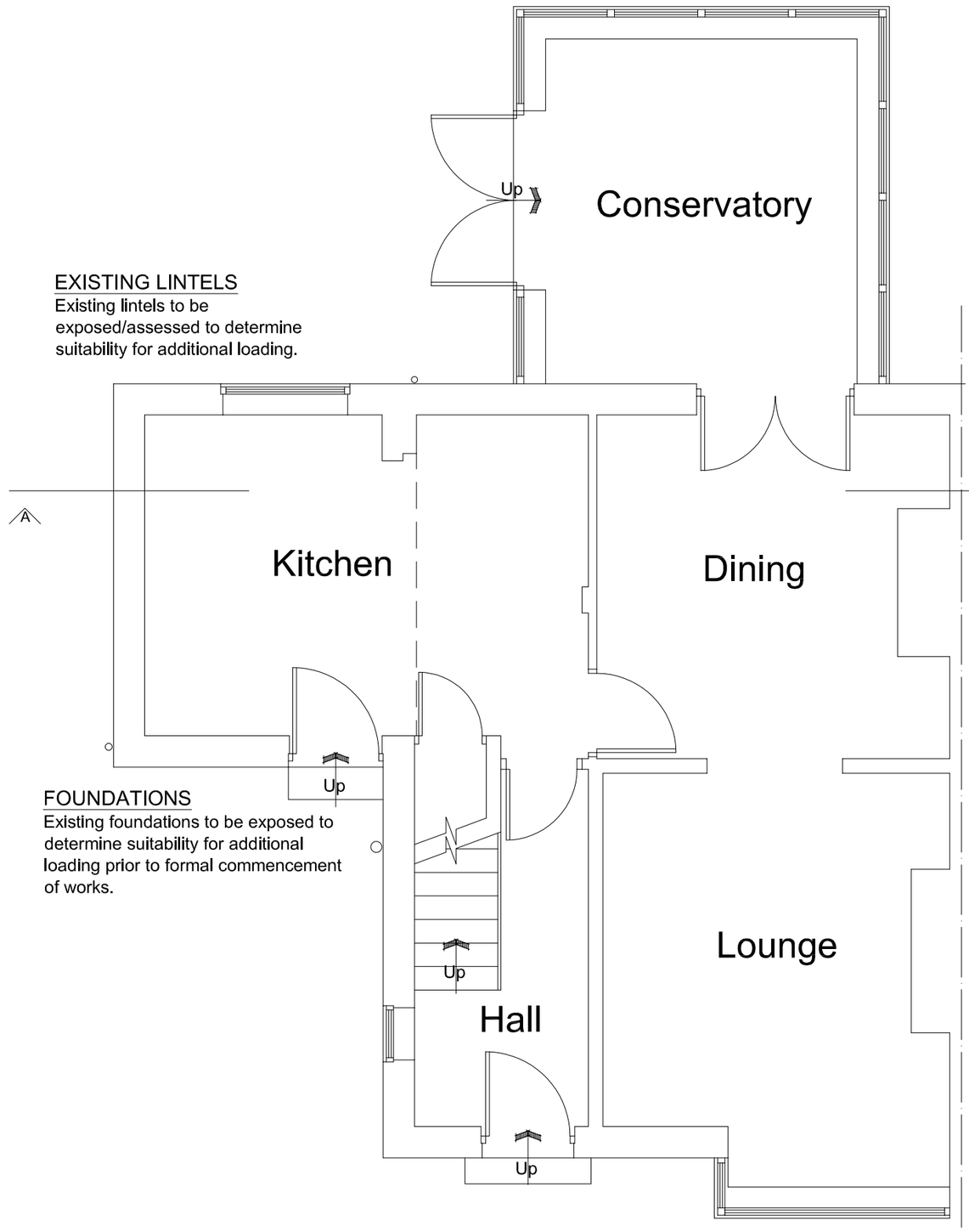


EXISTING LINTELS
Existing lintels to be exposed/assessed to determine suitability for additional loading.

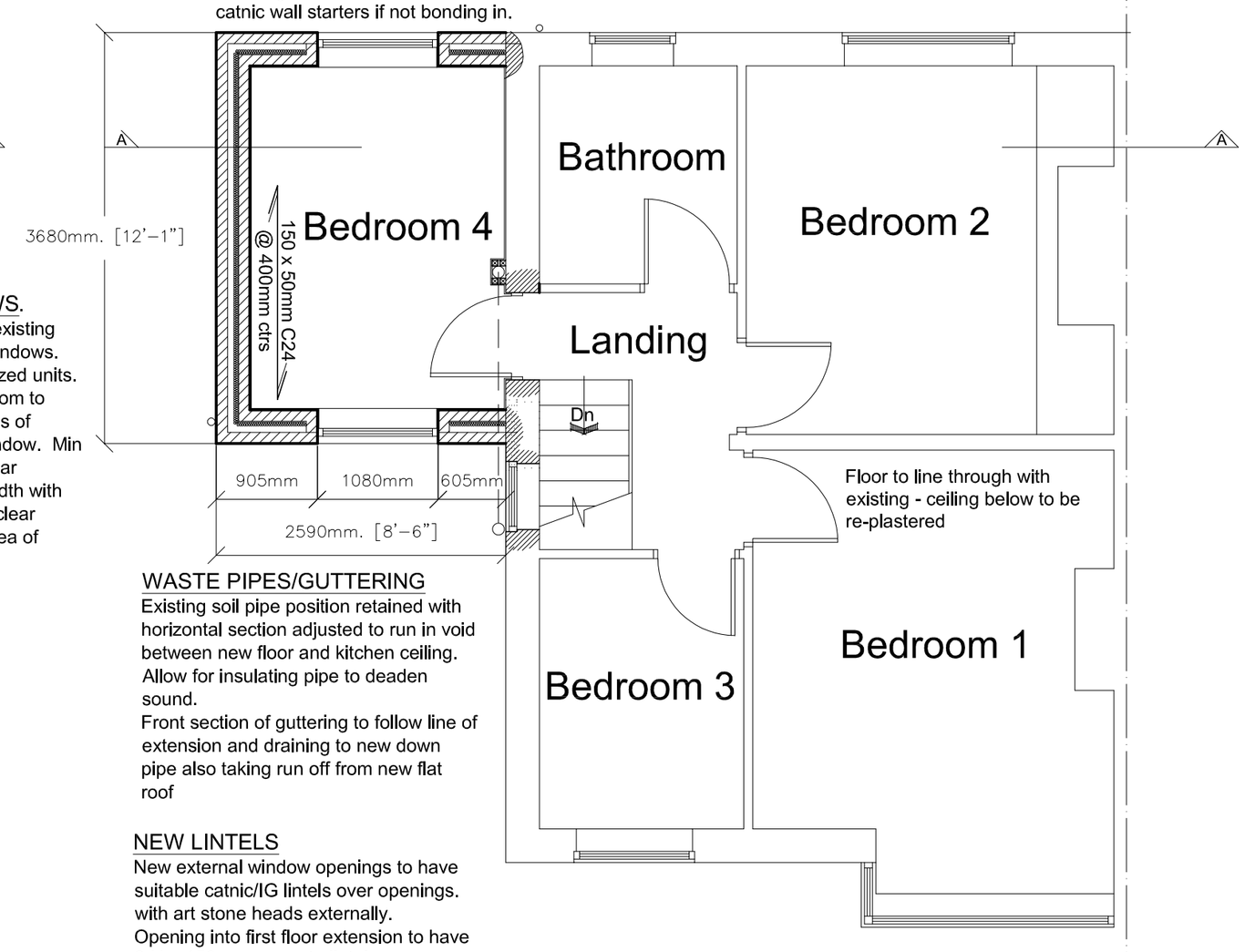
FOUNDATIONS
Existing foundations to be exposed to determine suitability for additional loading prior to formal commencement of works.

WINDOWS.
To match existing property windows. Double glazed units. New bedroom to have means of escape window. Min 450mm clear opening width with an overall clear opening area of 0.33m2

EXTERNAL WALLS
100mm blockwork outer leaf with render finish to match existing and 50mm clear cavity with 50mm kingspan insulation board clipped back to inner leaf of 100mm blockwork. Stainless steel wall ties at 450 & 900mm ctrs, Include for inserting vertical DPC at abutment with catnic wall starters if not bonding in.

ELECTRICS
All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.



Floor to line through with existing - ceiling below to be re-plastered

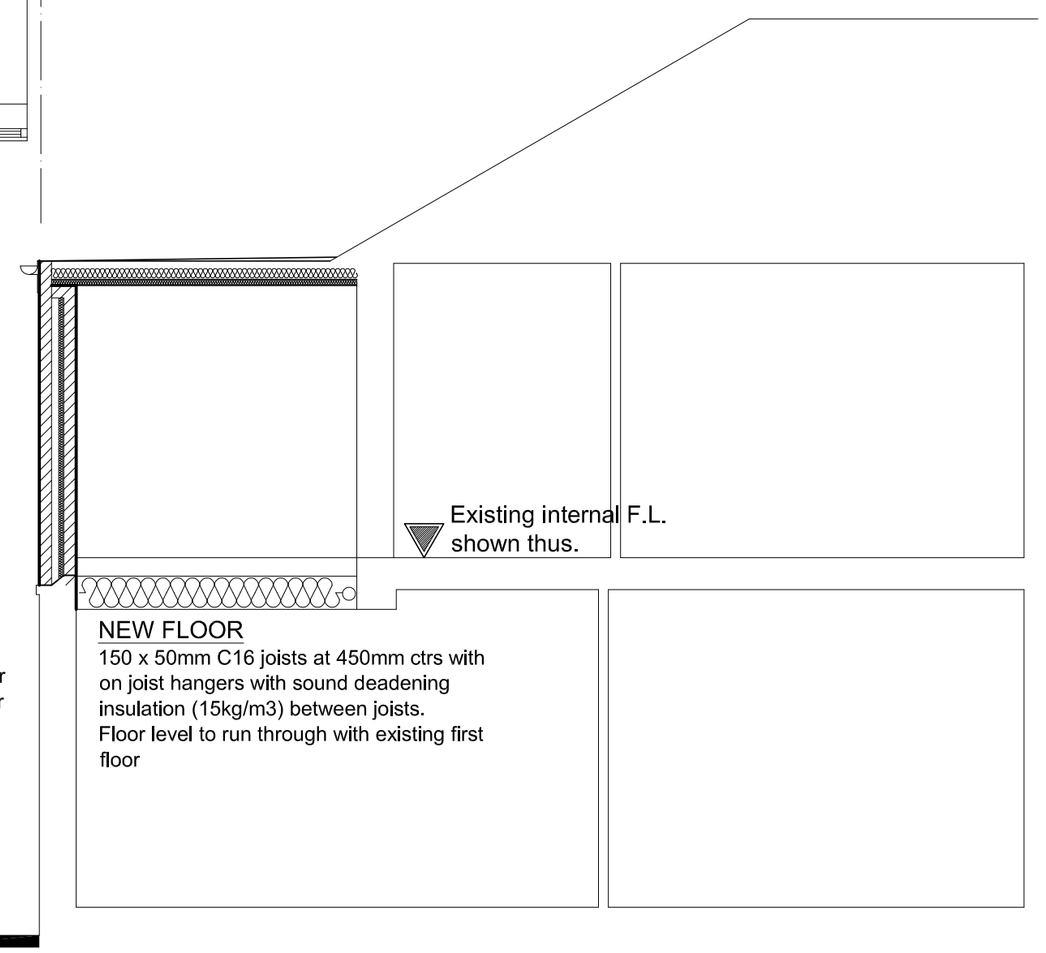
WASTE PIPES/GUTTERING
Existing soil pipe position retained with horizontal section adjusted to run in void between new floor and kitchen ceiling. Allow for insulating pipe to deaden sound.
Front section of guttering to follow line of extension and draining to new down pipe also taking run off from new flat roof

NEW LINTELS
New external window openings to have suitable catnic/IG lintels over openings. with art stone heads externally.
Opening into first floor extension to have 2 No. 150mm concrete lintels.

ROOF
150 x 50mm C16 rafters at 450mm ctrs with WBP ply finish and firring pieces giving 1 in 40 fall to gutter with 3 layer built up felt finish. Felt to be lapped up under main house roof tiles/felt. Include for 100mm Kingspan insulation between ceiling joists with 50mm Kingspan across face and 12.5mm plasterboard and skim. Over fascia vents to west elevation to provide ventilation to roof timbers

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



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NEW FLOOR
150 x 50mm C16 joists at 450mm ctrs with on joist hangers with sound deadening insulation (15kg/m3) between joists.
Floor level to run through with existing first floor

PROPOSED SECTION A-A

1:50

0.5m 1m 2m 3m 4m 5m 6m 7m

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Company Registration Number: 09898149 – Company Registered in England and Wales

Project
Erection of First Floor Extension at 13 The Grove, Fartown, Huddersfield, HD2 1BL.

Client
Mr & Mrs Douglas

Drawing Title/Issue
Proposed Floor Plans & Section A - A

scale	date	sheet size	dwg. no.
1:50	03/17	A2	17/327/05

