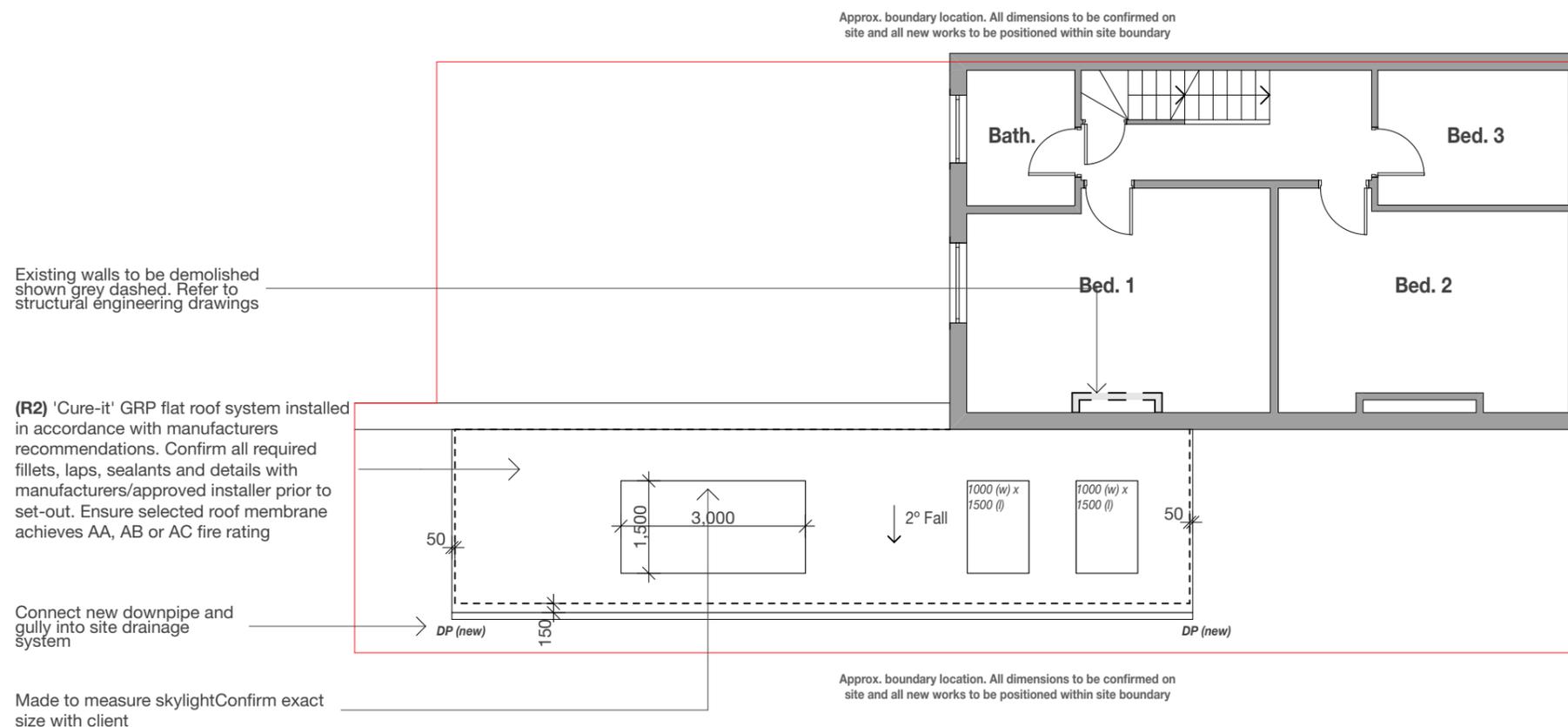


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Issue/ Rev #	Description	Date
	Initial Issue	21.09.23
A	Layout revised so that the extension is fully concealed by the existing wall	12.07.24



**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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Client
Patrick Montrose

Project Description
14 Bankfield Terrace, Outcote Bank, Huddersfield

Project Number **BAN014**
Drawing Title

Plans - Proposed First Floor Plan

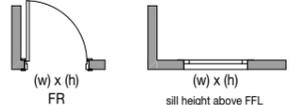
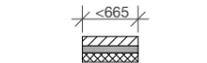
Drawing Number **WD3.3** Scale **1:100 @ A3**

Legend					
ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	O	oven
dw	dishwasher	W2	wall type 2	D/O	double oven
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter

Refer to General Notes For Details

All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing

Notes
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.
All works to be constructed in accordance with accredited construction details

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer
	
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings