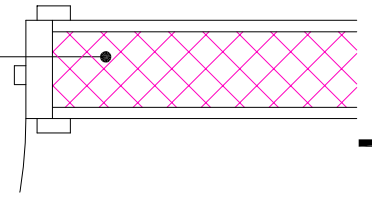
Denotes timber stud partitions 130mm o/a comprising 12.5mm plasterboard min. mass per unit area of 10kg/m² with 2.5mm skim each side of 88 x 50mm studs & cross noggings at 400mm c/s.- include 12mm ply to one face all in accordance with structural engineer's details - unfaced mineral wool batts (min. thickness 25mm & min. density 10kg/m³) wire reinforced suspended in cavity voids - all joints to partition construction to be well sealed.



C B A

IC no. 11

BALCONY

1500 4000 2500 4000 1500

inward opening windows

9 10

800

8 7 6 5 4 3 2 1

up

2695

762mm wide door in sw. frame o/a width
834mm with packs each side and 44 x 19mm splayed architraves

BEDROOM

610mm wide doors in sw. frame o/a width
682mm with 44 x 19mm splayed architraves

610mm wide doors in sw. frame o/a width
682mm with 44 x 19mm splayed architraves

1200 531 882 400 1000

200 680 515 2270 415 680 980 680 415 2270 515 680 1350

2695

1200

ROOM

block wall from below

whb

TOILET 1

wc

shower tray

782

1250 1190 1190 1885

WARDROBE 1

WARDROBE 2

782

wc

whb

TOILET 2

bath

2695 1937

2695

1540 700 2710 700 2200 700 2710 700 1540

rwp & g

stove

C B

IC no. 3
ID = 1150mm

A

IC no. 10

NOTES:

1. all dimensions to be checked on site before commencement of work
2. structural timbers to be pressure impregnated with preservative
3. windows to be upvc construction with double glazed units (min. 16mm air gap) using glass with low emissivity coating and opening casements as shown to achieve an average area 'U' value of 1.40w/m²k - trickle ventilation to window & door heads required - 8000mm² to Bedrooms - where glass to windows is less than 800mm above finished floor level the glass shall be safety glass ie; toughened or laminated - glass to doors to be safety glass ie; toughened or laminated
4. install energy efficient lighting
5. sockets and light switches to be positioned between 450mm and 1200mm above floor level
6. For sections and details see dwg. nos. PD08, 09 & 10
7. mains powered interlinked smoke detection to be provided above staircase

MECHANICAL VENTILATION NOTES:
mechanical ventilation to toilets to achieve 30 l/s

DRAINAGE NOTES:

1) wc's to have min. 50mm seal
2) whb's to have 32mm waste c/w 75mm deep seal resealing traps
3) shower trays to have low back traps
4) 32mm wastes from whb's - 38mm wastes from shower trays - 100mm wastes from wc's

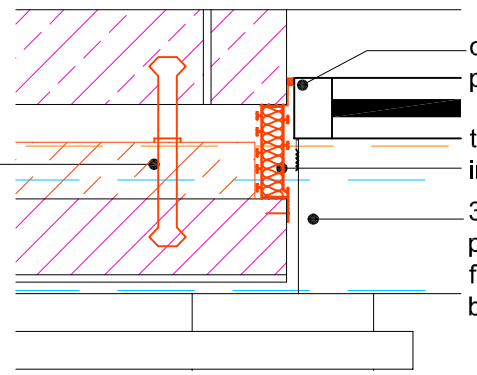
DRAINAGE NOTES:(cont.)

5) wastes from all fittings taken thro' floor and connected to 100mm dia. horizontal waste

C rev. Toilet 2 layout amended 14.08.26 PMcG

A Balcony added 18.08.26 PMcG

wall tie max. 225mm from reveal and at 225mm vertical c/s



dpc with polysulphide pointing to frame

thermabate or similar approved insulated cavity closers

3mm plaster skim to 12.5mm p'board screwed to reveal finished with metal stop bead at frame

WINDOW / DOOR REVEAL - (1:10)

PLANNING APPLICATION

rev	description	date	
drawn	Paul McGuire	date	05/01/26

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CIAT CHARTERED PRACTICE

client: Dr. K & Mrs. B. HELLAWELL

project: PROPOSED FIRST FLOOR EXTENSION OVER GARAGE

address: THORNCLIFF SPRING FARM
12 THORNCLIFF GREEN KIRKBURTON
HUDDERSFIELD HD8 0UQ

drawing title: FIRST FLOOR PLAN AS PROPOSED

scale	prefix	drawing No	rev
1:50 @ A3	2025.05	(KBH) PD 05	A