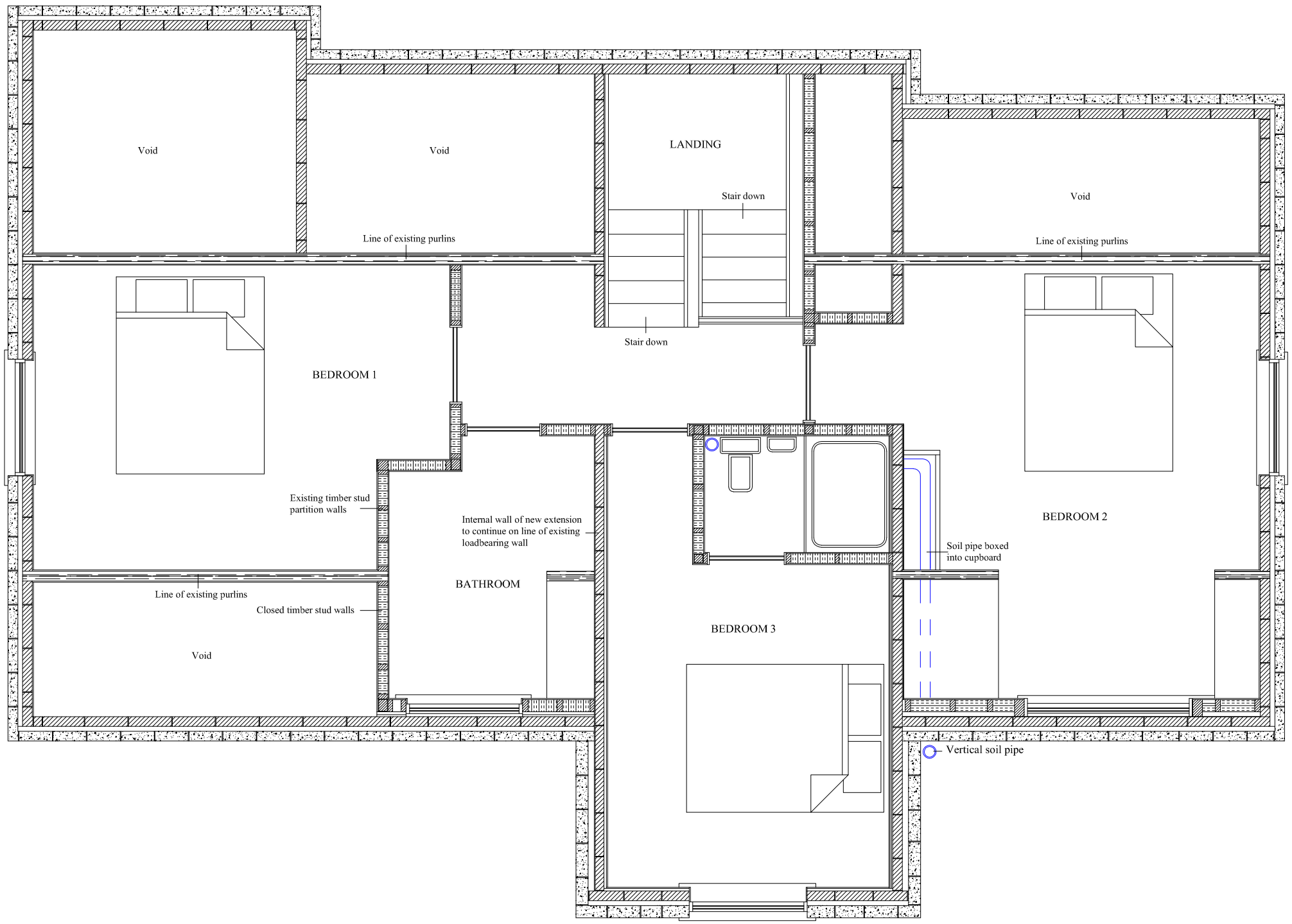
PROPOSED FIRST FLOOR PLAN



CONSTRUCTION NOTES

CLOSED FRAME STUD WALLS
The closed 100mm x 50mm studs set at 300mm centres with 100mm x 100mm studs at the ends of the wall and adjacent to the window frames will form the frame to the external front and side walls. The frame will have diagonal bracing to stiffen the frame, 6mm sheathing plywood placed on the external face of the frame will ensure stability and integrity of the frame.

FIXED INSULATION BETWEEN STUDS
Kooltherm K12 Framing Board 70mm thick fixed between studs with a vapour control barrier on the warm side of the wall, the internal face will have a complete surface covering of 38mm thick Kooltherm insulated plasterboard to achieve a "U" value of 0.18W/m2K. The design will counteract the possibility of cold bridging through the timber studs.

SIDE WALLS TO DORMER WINDOWS
Close boarded stud walls 100mm thick with exterior slate fixed to treated softwood counter-battens and breathable nilvent membrane. 12mm exterior grade sheathing secured to the stud wall with 70mm K12 Framing Board insulation between studs, the internal face will have 38mm K18 Dry-lining fixed to the timber stud wall.
The external cladding will be a Sandtoft Goxhill plain red clay tiles fixed vertically with 2 No. alloy nails per tile, the slate will fix to 25mm x 35mm tanilized battens to the manufacturers specification. A Nilvent vapour control barrier will be fixed to the the rear of the battens.

FIXED INTERNAL LIGHTING
Fixed energy efficient light fittings shall be placed in the hall and first floor landing, the fittings shall be capable of a luminous efficiency greater than 40 lumens per circuit-watts.

DRAINAGE
The property benefits from a separate mode of drainage. The existing foul water drain discharges directly to a foul water outlet. The new drainage will extend via two inspection chambers for the connection of the drainage to the new en-suite facility. The internal drainage to the en-suite will run above the existing floor joists with cleansing access points at each change in direction the pipes will be enclosed in a purpose made duct. The new soil stack will discharge 900mm above the ridge.
The existing surface water discharges into a sustainable surface water outlet, there will be no alterations to the surface water drains. All new rainwater pipes will discharge into the existing surface water gullies.

MECHANICAL VENTILATION
Extract ventilation rates:-
Kitchen - 60 litres/seconds;
Bathrooms - 30 litres/second.

SCALE 1:50

DRAWING NO. 07