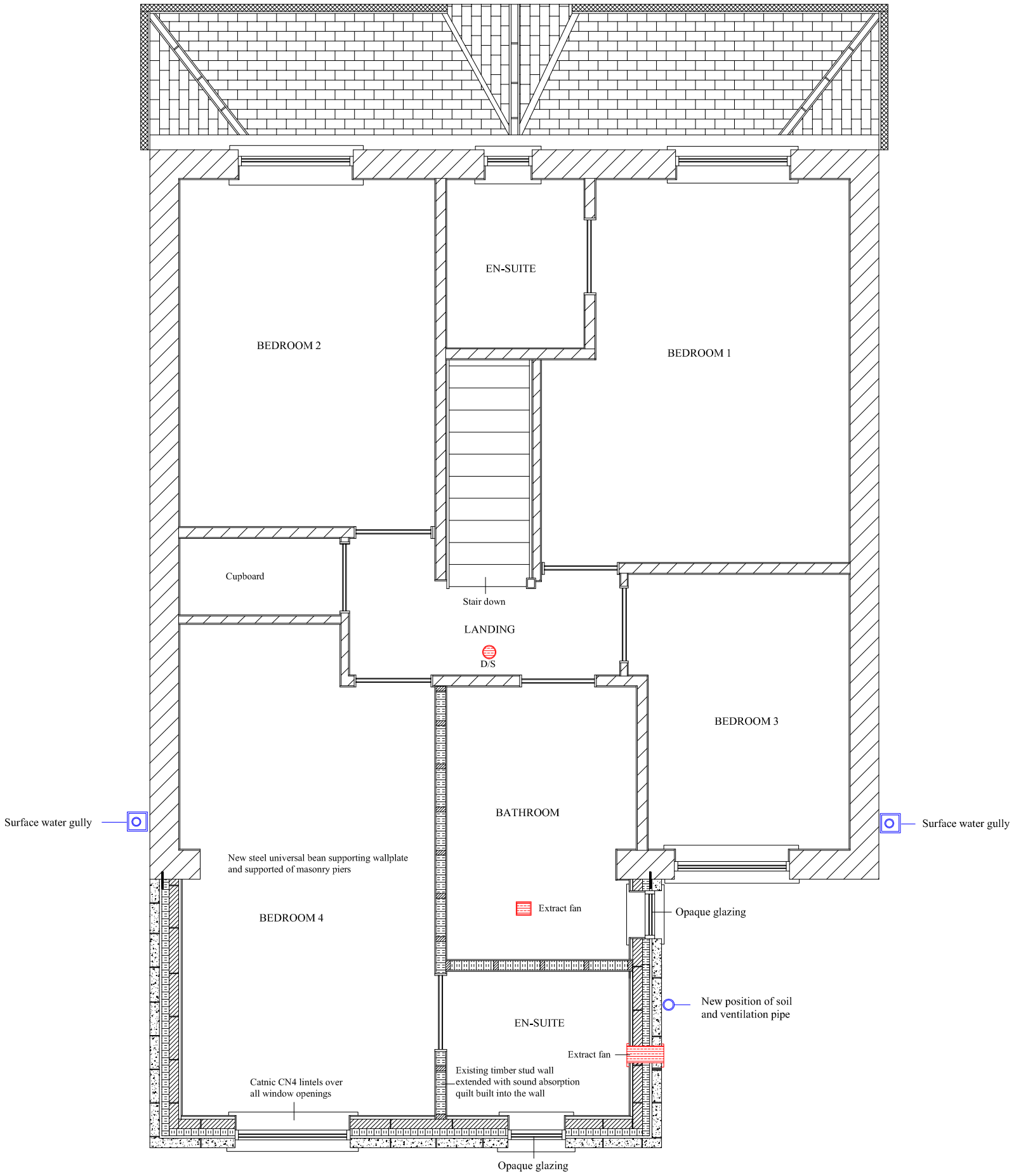
PROPOSED FIRST FLOOR PLAN



CONSTRUCTION NOTES

MATERIALS

The new external walls will be constructed of Peakstone reconstructed coursed stone, windows will be timber casement windows and all rainwater goods will be white u.p.v.c. The roof will have a covering of Marley Modern roof tiles, all materials will match that of the existing and surrounding properties.

The new purlins will be built into the new external wall and span and be supported by the existing house wall that will be built around the purlins.

The roof timber will be 125mm x 50mm at 400mm centres with timber wallplates of 100mm x 75mm. The wallplates are to be secured by galvanised steel wallplate straps at 1800mm centres and extend down and be secured 900mm to the inner block walls.

NEW TIMBER STUD PARTITIONS

All new partitions are to be constructed using 100mm x 50mm kiln dried scant timber with studs set at 400mm centres. Each side of the wall will be of 12mm plaster-board with a 3mm plaster skim finish. Placed between each stud with full depth Pilkingtons Crown or other approved sound absorption quilt.

FIRE SAFETY

Fire "X" smoke alarms will be sited in the ground floor lounge and on the first floor landing. The alarms are mains powered with a battery backup for residential use. The smoke alarms are Ionisation 240V AC with a battery backup and automatic reset to BS 5446: Part 1 1990.

DRAINAGE

The property benefits from a separate mode of drainage. The existing foul water drains discharge directly to a foul water outlet and the surface water discharges into an existing land drainage system. All new foul water drains will connect directly into the existing inspection chambers.

The new foundations will be constructed below the invert level of the existing drains. Openings in walls for pipes are to be constructed with reinforced concrete lintels spanning over with a clear 50mm clearance all around the drain.

SCALE 1:50

DRAWING NO. 06