PROPOSED ALTERATIONS AND FIRST FLOOR ADDITIONS.
32A, HART PLAIN AVENUE, COWPLAIN, HANTS.
FOR MR&MRS G. ABRAHAM.

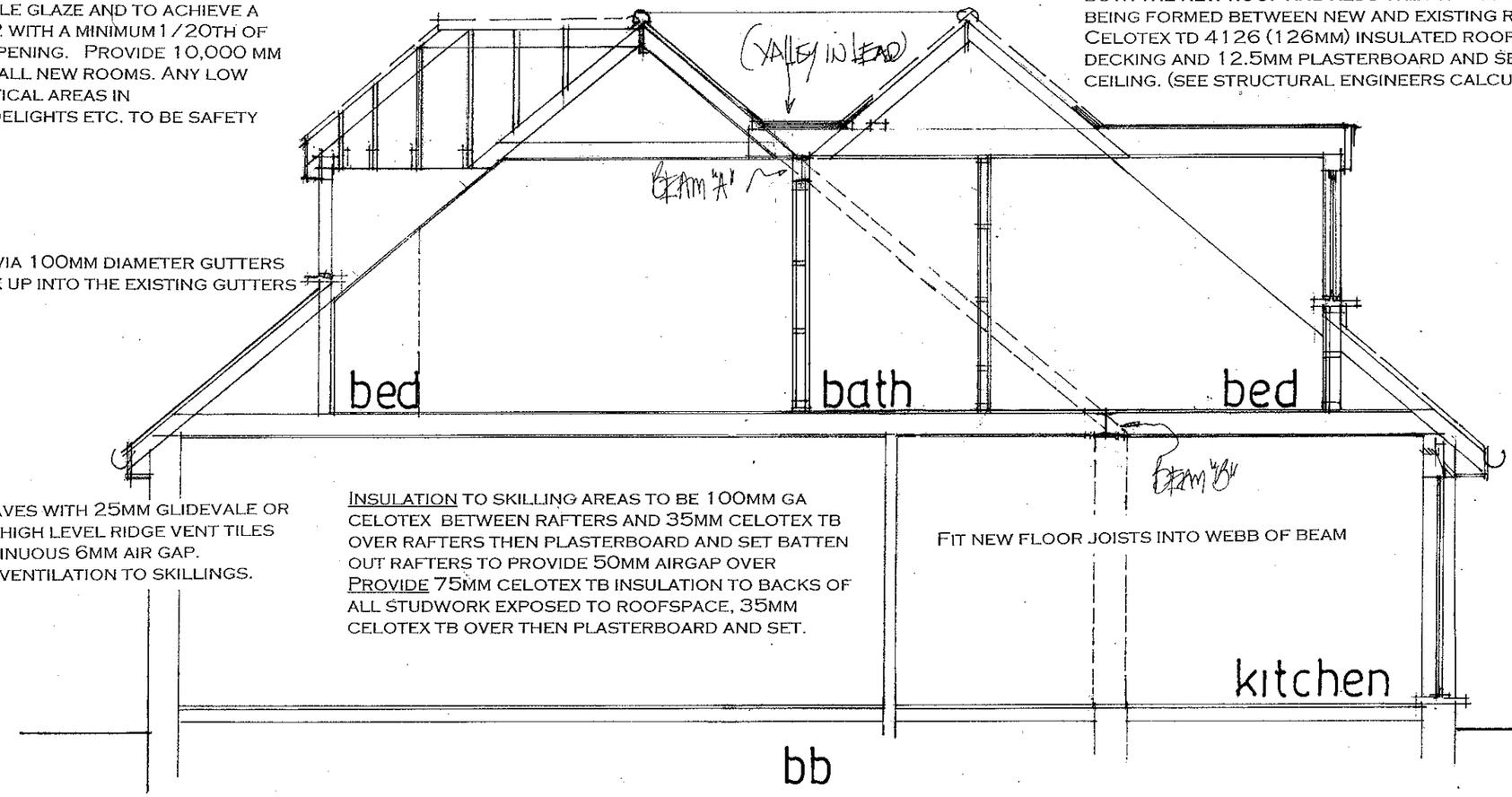
NEW PITCH ROOF DORMERS STRIP OFF EX FLAT ROOF TO FRONT DORMERS FORM NEW PITCHED ROOFS WITH 100X50MM RAFTERS AND CEILING JOISTS ALL AS PER MAIN SPEC FOR INSULATION ETC PROVIDE ADDITIONAL 100X50MM RAFTERS TO STRENGTHEN CHEEKS.

FORM VALLEY GUTTER IN LEAD TO LATEST BS ON 100X50MM BEARERS AND 25MM MARINE PLY DECKING DRESS LEAD UP UNDER TILES ON LAY BOARD FORM LEAD OUTLETS DUCTED THROUGH ROOF

DORMER CHEEKS AND FACE FELT/BATTEN AND TILE HANGING TO LA APPROVAL BUILT OFF TREBLE RAFTERS INSULATE WITH 75MM CELOTEX GA BETWEEN STUDS AND 12MM CELOTEX TB OVER TAPED THEN 12.5MM PLASTERBOARD AND SET.

FLAT ROOF TO REAR DORMER 3 LAYERS ASBESTOS BASED FELT TO BS 747 LAID TO CP144 12.5MM CHIPPINGS OVER ON 225X50MM JOISTS TAKEN THROUGH TO CANTILEVER OVER BEAM A TO PICK UPO BOTH THE NEW ROOF AND ALSO THE NEW LEAD VALLEY BEING FORMED BETWEEN NEW AND EXISTING ROOFS. CELOTEX TD 4126 (126MM) INSULATED ROOF DECKING AND 12.5MM PLASTERBOARD AND SET TO CEILING. (SEE STRUCTURAL ENGINEERS CALCULATIONS)

WINDOWS TO BE DOUBLE GLAZE AND TO ACHIEVE A U VALUE OF 1.6W/M2 WITH A MINIMUM 1/20TH OF THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ. TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW LEVEL GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS/SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206



RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICK UP INTO THE EXISTING GUTTERS ON SITE.

VENT NEW/EXISTING EAVES WITH 25MM GLIDEVALE OR SIMILAR PROVIDE ALSO HIGH LEVEL RIDGE VENT TILES EQUIVALENT TO A CONTINUOUS 6MM AIR GAP. MAINTAIN CROSSFLOW VENTILATION TO SKILLINGS.

INSULATION TO SKILLING AREAS TO BE 100MM GA CELOTEX BETWEEN RAFTERS AND 35MM CELOTEX TB OVER RAFTERS THEN PLASTERBOARD AND SET BATTEN OUT RAFTERS TO PROVIDE 50MM AIRGAP OVER PROVIDE 75MM CELOTEX TB INSULATION TO BACKS OF ALL STUDWORK EXPOSED TO ROOFSPACE, 35MM CELOTEX TB OVER THEN PLASTERBOARD AND SET.

FIT NEW FLOOR JOISTS INTO WEBB OF BEAM

EXISTING FOUNDATIONS, LINTELS TO BE OPENED UP FOR INSPECTION AND APPROVAL AS REQUIRED BY LA PRIOR TO THE COMMENCEMENT

STRIP OFF EXISTING FLAT ROOF INSERT 175X50MM JOISTS AT 400MM CENTRES TO ALINE WITH EXISTING FIRST FLOOR SEE ENGINEERS CALCS 22MM T&G BOARDING INSERT BETWEEN FLOOR JOIST 100MM THICK SOUND QUILT MIN DENSITY 10KG/M3

PLUMBING : SINGLE STACK PLUMBING TO BE BS 5572, 75 MM DEEP SEAL TRAPS SVP TO TERMINATE MINIMUM 900 MM ABOVE THE NEAREST OPENING WINDOW PROVIDE ALSO RODING ACCESS AT BASE OF STACK. AND AT ALL CHANGES IN DIRECTION

INSERT NEW WINDOWS CATNIC LINTELS OVER

NEW PITCHED ROOF TYVEK BREATHABLE FELT BATTENS AND TILES TO MATCH ON 100X50MM RAFTERS AND CEILING JOISTS AT 400MM CENTES. 12.5MM PLASTER BOARD AND SET CEILING WITH 400MM FIBREGLASS QUILT LAID OVER.

PLANS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS FOR BEAMS/ BEARINGS/PADSTONES, FLOOR JOISTS, FLAT ROOF JOISTS/ FOUNDATIONS AND SPREADER. STEELWORK TO BE ENCASED IN 2 LAYERS 9.5MM PLASTERBOARD AND SET FIXED STAGGERED JOINT.

ELECTRICAL INSTALLATION BY APPROVED CERTIFICATED ELECTRICIAN TO COMPLY WITH APPROVED DOCUMENT P REQUIREMENTS P1 AND P2 OF SCHEDULE 1 B REGS 2000 AS AMENDED CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK. USE ENERGY EFFICIENT LIGHT BULBS/FITTINGS.

PROVIDE MECHANICAL VENTILATION TO NEW BATHROOM AND SHOWER ROOMS DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC MEANS OF ESCAPE : FIRST FLOOR WINDOWS TO NEW BEDROOM TO HAVE 850 X 500MM FULLY OPENABLE

SMOKE DETECTORS TO BE MAINS OPERATED INTERLINKED WITH BATTERY BACKUP.

STUDWORK GENERALLY TO BE WELL BRACED 100MMX50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES, STUDWORK , ABUTTING STAIRWAY AND BETWEEN BATHROOMS AND BEDROOMS TO HAVE 2 LAYERS 12.5MM PLASTERBOARD AND SET BOTH SIDES AND TO INCORPORATE 100MM MINERAL WOOL QUILT MINIMUM DENSITY 10KG/M3

PLANS AMENDED MAY 2011-
MINOR ALTS TO WINDOWS & INTERNAL LAYOUT.
GARDEN STORE MADE LARGER & ROOF HIGHER.

date feb 2011
scale 1:50

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