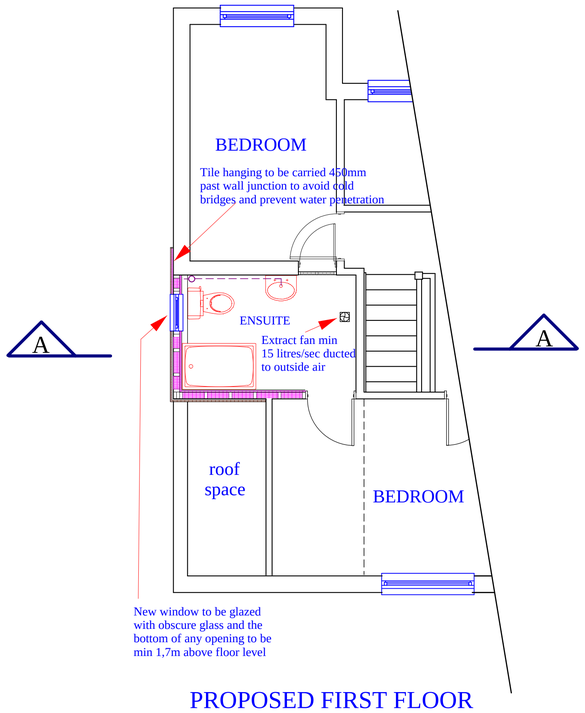
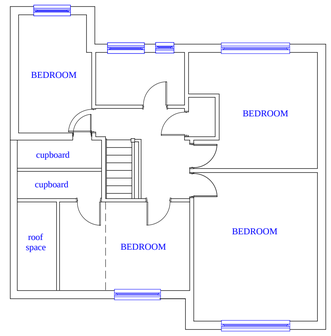
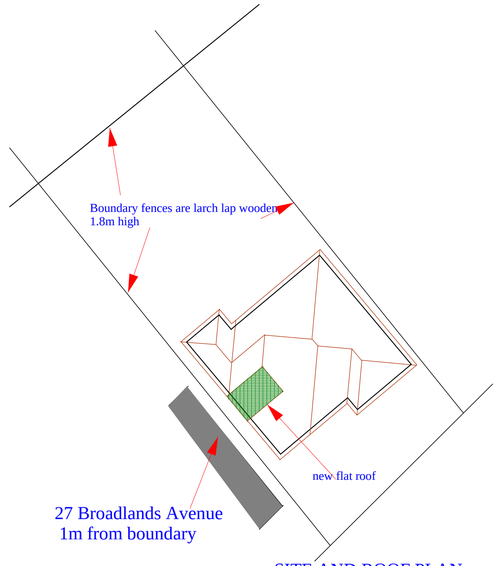


PROPOSED FIRST FLOOR



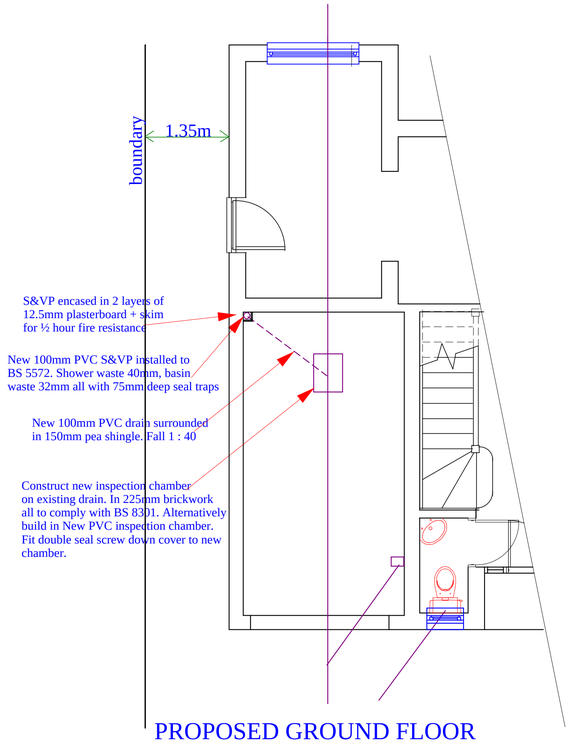
EXISTING FIRST FLOOR



SITE AND ROOF PLAN
1 : 200

NOTES :

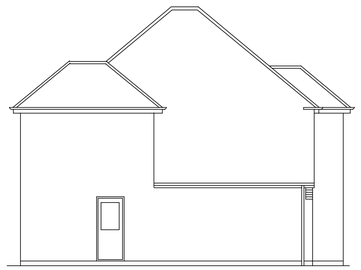
1. All timber walls and partitions to be constructed in 100 x 50mm timber braced and load bearing studwork with 12mm ply sheathing to external faces. External finish to be tile hanging on battens and "Tyvek" or similar breathable membrane All parts forming envelope to be insulated with 100mm "Kingspan" insulation between studs and a further 25mm over face of studs. Internal finish to be 12.5mm foil backed plasterboard + skim. Internal partitions to be filled with sound deadening quilt.
2. Rafters and joists to be strapped to walls at maximum 2.0 metre centres with 30 x 5mm cross section straps.
3. Flooring to be 22mm tongued and grooved.
4. Ventilation to be introduced into roofspaces at eaves with minimum 25mm wide continuous vent strip (or equivalent) and fitted with flyscreens.
5. Ridge ventilation to be built in equivalent to 5mm wide continuous vent.
6. Window to provide opening areas of 5% of floor areas with some part of ventilation openings 1.75m above floor level. 8000mm2 trickle ventilators to be included in every room.
7. Window to be double glazed (16mm gap and Low E glass inner pane max U value 1.6W/m²degK).
8. All glazing in critical locations to be toughened or laminated.
9. Where increased loads are imposed existing foundations to be exposed for inspection and underpinned if found necessary.
10. New room will be fitted with low energy lighting fitting (flourescent)
11. Radiators will be fitted with thermostatic valves
12. Electrical installations shall be installed by a person competent to do so and installation and test certificates in accordance with BS7671 shall be submitted to the local authority.



PROPOSED GROUND FLOOR



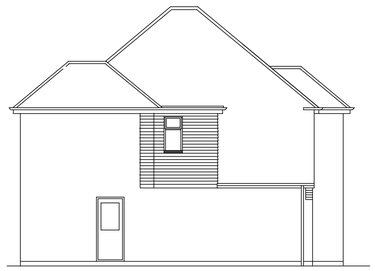
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



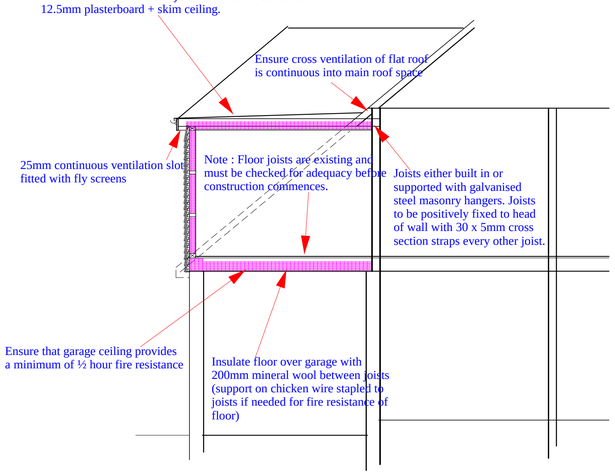
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

FLAT ROOF :
12mm white spar chippings bedded in hot bitumen
on 3 layer felt to BS 747 laid to CP 144 part3 1970
on 25mm rough boarding on firrings (fall 1 : 60) on
50 x 122mm C24 grade Joists at 400mm centres.75mm
celotex insulation between joists and further 50mm below
12.5mm plasterboard + skim ceiling.

Alternative flat roof covering is code 5 lead installed with all appropriate rolls in accordance with Lead Development Association guidelines.



SECTION A - A

PROPOSED NEW DORMER
FOR EN-SUITE BATHROOM
AT 29 BROADLANDS AVENUE
WATERLOOVILLE
for Mr D Pinch
Scales 1 : 50 & 1 : 100

A. J. GLADMAN

43 Portchester Road
Fareham
Hampshire
PO16 8AL
Tel 01329 232796
Mob 07704 563002
Fax 08707 059393
email tony@plan4.me.uk