

**CONSTRUCTION NOTES:**

**DORMER WALL CONSTRUCTION:**  
TILES HUNG ON  
38x25MM SW TREATED TIMBER BATTENS ON  
BREATHER MEMBRANE FIXED TO  
18MM STRUCTURAL SHEATHING BOARD FIXED TO  
10MM SUPALUX FIRE BOARD FIXED TO  
47x100MM C24 EXTERNAL STUD WALL (400 C/C) WITH  
60MM CELOTEX FR5000 BETWEEN STUDWORK TO PROVIDE 40MM CAVITY  
40MM CELOTEX FR5000 FIXED TO THE INNER LEAF OF THE STUD JOISTS TO BE TAPED  
USING CELOTEX INSULATION TAPE AND PERIMETER EDGES TO BE SEALED WITH MASTIC  
TO PROVIDE A VAPOUR CONTROL LAYER  
12.7MM PLASTERBOARD FIXED THROUGH THE STUD WITH  
SKIM FINISH

**CAVITY MASONRY WALL (FACING BRICK) U-VALUE 0.28W/M2K:**  
102.5 FACING BRICK  
85MM CAVITY WITH  
85MM ROCKWOOL DRITHERM CAVITY BATTS.  
100MM CELCON SOLAR BLOCK 3.5N.  
13MM RENDER AND SET

**CAVITY MASONRY WALL (RENDER) U-VALUE 0.28W/M2K:**  
13MM RENDER AND SET  
100MM CELCON SOLAR BLOCK 3.5N.  
85MM CAVITY WITH  
85MM ROCKWOOL DRITHERM CAVITY BATTS.  
100MM CELCON SOLAR BLOCK 3.5N.  
13MM RENDER AND SET

**STAINLESS STEEL WALL TIES AT 750MM CENTRES HORIZONTALLY,  
450MM VERTICALLY, 225MM VERTICALLY AT ALL OPENINGS.**

**ALL CAVITIES TO BE CLOSED TO WINDOW AND DOOR REVEALS BY  
MEANS OF INCORPORATING CAVITY TRAYS LTD TYPE H  
CAVICLOSER.**

**WHERE EXISTING EXTERNAL WALLS ARE EXTENDED UPWARDS  
AND THE NEW CONSTRUCTION DIFFERS FROM EXISTING, NEW  
WALL CONSTRUCTION WILL BE INSTALLED OVER A SUITABLE  
CAVITY TRAY**

**UPGRADE EXISTING PARTY AND EXTERNAL WALLS:**  
DOT AND DAB CELOTEX PL4085 65+12.5MM TO EXISTING BRICK WALLS. BOARD JOINTS  
SEALED AS VCL + AIR LEAKAGE BARRIER RECEIVING SKIM FINISH.

**FLAT ROOF CONSTRUCTION - DORMER (U-VALUE OF 0.18W/M2K):**  
3NO. LAYER FELT ROOF SYSTEM WITH 13MM STONE CHIPPINGS APPLIED TO  
22MM EXTERNAL GRADE FLYWOOD OVER  
SOFTWOOD FIRINGS AT A MINIMUM OF 140 FALL  
100MM CELOTEX FR5000 RIGID INSULATION BETWEEN  
47x200MM C24 GRADE FLAT ROOF JOISTS AT 350MM CENTRES WITH  
40MM CELOTEX FR5000 RIGID INSULATION UNDER JOISTS  
VAPOUR CONTROL LAYER  
12.7 PLASTERBOARD AND SKIM FINISH

**CLEAR 50MM GAP TO BE MAINTAINED ABOVE THE INSULATION (BETWEEN JOISTS).**

**GUIDEVALE RIDGE TILES TO BE INSTALLED TO PITCHED ROOF AT 100MM CENTRES.  
SOFFIT VENTILATION WILL NEED TO BE INSTALLED TO EXISTING ROOF FASCIA (FRONT AND  
BACK) AS MEANS OF VENTILATION**

**10MM OVER FACIA VENT TO BE INSTALLED TO PROPOSED FLAT ROOF DORMERS AS MEANS  
OF VENTILATION**

**CODE LEVEL 4 FLASHING UPSTAND DRESSED UP TILES. FLASHING TO HAVE 150MM LAP  
ONTO ROOF TILES**

**PITCH ROOF CONSTRUCTION - MAIN ROOF (U-VALUE OF 0.18W/M2K):**

**NEW CONCRETE TILES MATCH EXISTING OVER**  
38x25MM TREATED SOFTWOOD BATTENS  
BREATHABLE MEMBRANE OVER  
NEW 47x150MM C24 GRADE RAFTERS AT 400MM CENTRES WITH  
100MM CELOTEX FR5000 RIGID INSULATION BETWEEN JOISTS WITH  
40MM CELOTEX FR5000 RIGID INSULATION BELOW JOISTS AND  
12.7MM PLASTERBOARD AND SKIM

**REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR CONFIRMATION OF JOIST SIZE  
AND SPACING**

**EXISTING ROOF TO BE INSULATED BY MEANS OF 3 X 100MM ROCKWALL QUILT INSULATION**

**BS EN 12268, 100MM WASTE TO WC, 38MM WASTE TO SHOWER, 32MM WASTE TO SINK  
FITTED WITH 75MM DEEP SEAL TRAP. ALL WASTE TO DISCHARGE TO EXISTING FOUL  
DRAINAGE ON FRONT ELEVATION VIA NEW SANIFLO WATER GENIE MACERATOR OR  
EQUIVALENT**

**EXTRACT FAN TO PROPOSED BATH AND EN-SUITE TO EXTRACT AT A RATE OF 60 LITRES  
PER SECOND**

**NEW R/WP TO DISCHARGE TO EXISTING I.C VIA EXISTING RAINWATER DRAINAGE TO MAIN  
ROOF**

**NEW WINDOWS TO REACH MIN. U-VALUE OF 1.80W/M2K:**  
NEW DOUBLE GLAZED ALUMINIUM BI-FOLD DOORS AND DOUBLE GLAZED UPVC WINDOWS  
FITTED WITH TRICKLE VENTS AND LOW-E GLAZING. WINDOWS TO BE GLAZED WITH  
SAFETY GLAZING IN ACCORDANCE WITH BS 6206 1981

**SECOND FLOOR CONSTRUCTION:**  
STRIP BACK EXISTING CEILING AND INSTALL NEW 47x195MM FLOOR JOISTS AT MAXIMUM  
400MM CENTRES BETWEEN AND BELOW EXISTING JOISTS. NEW FLOOR JOISTS TO BE  
HUNG FROM NEW STEELS. INSTALL 100MM ISOVER APR INSULATION BETWEEN JOISTS  
AND PLASTERBOARD BELOW.

**REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR CONFIRMATION OF JOIST SIZE  
AND SPACING**

**NEW PRIVATE STAIRCASE AS PER TABLE 1 OF APPROVED DOCUMENT K, PITCH NO MORE  
THAN 42 DEGREES.**

**CONTRACTOR TO MEASURE FFL TO FFL AND CONFIRM WIDTH OF STAIRCASE PRIOR TO  
FABRICATION OF STAIRCASE.**

**FLOOR TO FLOOR HEIGHT 2593MM  
GENERALLY 12 RISERS AT 216MM RISE AND 250MM GOING**

**40MM DIA HANDRAL TO BE POSITIONED AT 900MM ABOVE LINE OF SLOPE WITH  
BALUSTERS AT 100MM CENTRES  
STAIR WINDERS TO HAVE A MINIMUM OF 50MM GOING.**

**MINIMUM 2200MM CLEAR HEADROOM TO BE MAINTAINED UNDER NEW STAIRCASE  
THROUGHOUT**

**ALL DOORS OFF OF STAIRCASE LOBBY TO BE MIN FD30**

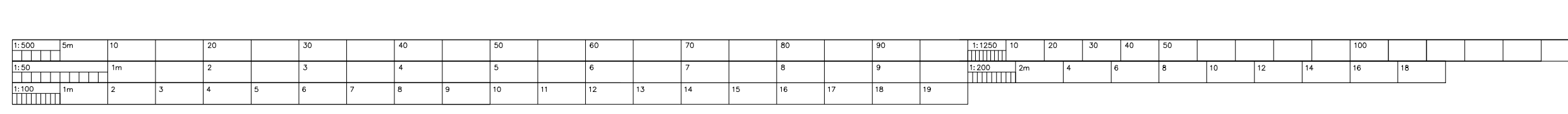
**NEW MAINS OPERATED SMOKE DETECTOR TO BE INSTALLED ON EACH LANDING WITH  
BATTERY BACK UP TO A GRADE D CATEGORY L03 STANDARD, IN ACCORDANCE WITH BS  
5839-6:2013.**

**SUITABILITY OF EXISTING HEATING SYSTEM TO BE CONFIRMED BY HEATING ENGINEER.  
SHOULD IT BE REQUIRED - EXISTING SYSTEM TO BE MODIFIED TO COVER THE  
EXTENSION. RADIATOR SIZES TO BE SIZED BY HEATING ENGINEER AND ALL FITTED WITH  
TRYS. ALL PIPES INSULATED IN ACCORDANCE WITH APPROVED DOCUMENT L. RADIATOR  
LOCATIONS TO BE AGREED WITH CUSTOMER PRIOR TO WORKS COMMENCING.**

**ELECTRICAL INSTALLATIONS BS7971:2008 AS AMENDED OR AN EQUIVALENT STANDARD.  
THE ELECTRICAL INSTALLATIONS SHOULD BE DESIGNED, INSTALLED, INSPECTED AND  
TESTED BY A PERSON COMPETENT TO DO SO. ALL WORKS TO COMPLY WITH PART P OF  
THE BUILDING REGULATIONS AND WITH ANY OTHER RELEVANT PART OF THE BUILDING  
REGULATIONS. ALL CERTIFICATION TO BE PROVIDED, BY A PERSON COMPETENT TO DO  
SO, WILL BE REQUIRED UPON COMPLETION.**

**75% OF LOW ENERGY LIGHT FITTINGS WITH AN EFFICACY EXCEEDING 45 LUMENS PER  
CIRCUIT WATT TO BE FITTED IN THE NEW WORKS.**

**PARTY WALL ACT 1996 - AS THE BUILDING WORKS WILL BE WITHIN 3 METERS FROM THE  
BOUNDARY, TWO MONTHS NOTICE IN WRITING TO BE GIVEN TO THE ADJOINING OWNERS/  
OCCUPIERS AND WRITTEN CONFIRMATION TO BE RECEIVED PRIOR TO THE  
COMMENCEMENT OF THE WORKS ON SITE.**



33 EASTERN AVENUE, PORTSMOUTH PO4 8JL			
EXISTING AND PROPOSED DRAWINGS	DATE	DRAWING NUMBER	REVISION
	EAS_02		
PLANNING			