

**Two storey side extension, front porch and internal alterations
at 1 Woodbury Avenue, Langstone.**

For Mr Mrs Brooks

rev 010

September 2014

These notes are for Building Regulation purposes and do not constitute a specification of work to be done. They are to be read in conjunction with drawings and calculations. All dimensions must be checked on site by contractor before and during construction on site. Where the proposed work falls within the scope of the Party Wall etc. Act 1996, it is the responsibility of the owner to give the appropriate notice to adjoining owner(s).

General: Side and front extension as shown on drawings SPLS 01,02,03,04. Depth and line of adjacent sewer in front garden to be established and foundations within 1m of drainline to be taken down to invert level of drain. See also foundation note below.

The existing house has a Finlock type concrete gutter system that has failed and needs to be removed and replaced with a traditional fascia, soffit and gutter system.

The existing porch on the west side of the property and the verandah to the south-east and east elevation are to be completely demolished. The existing rear flat roofed annexe is to be refurbished and incorporated into the main house as shown on dwg SPLS01. The existing external coloured coating finish is to be removed completely and replaced with coloured render system to clients choice.

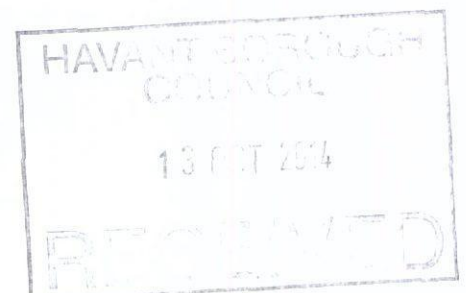
New roofs: -Plain tiles to match existing pitch (40 degrees to main roof and 35 degrees to porch) and colour to match 25mm thick battens and "Tyvek Supro" or equivalent breather membrane, min 225 mm laps laid in accordance with Agrément Certificate and manufacturers requirements on 50 X 125mm rafters at 400mm centers. Provide double rafters adjacent Velux roof windows. 75x175 Purlin with 50x125 struts at 2.7M maximum centres onto load bearing walls. Ensure hip is strutted at hip/purlin intersection. Ceiling joists to side extension to be sized as floor joists for storage purposes-50x200 C24 for span up to 4.0M and 75x200 C24 for spans up to 4.7M-all at 400 c/c. 50x 100 at 400 c/c to porch ceiling joist. NOTE: Provide additional 50x100 ties at 800mm c/c fixed to opposing rafter feet spanning across ceiling joist to ensure rafters not tied with ceiling are restrained.

Insulate all void areas with 100mm fibreglass insulation laid between joist and a further 200mm fibreglass laid across joists. Total thickness 300mm. Ensure insulation is dressed down at eaves to meet wall insulation. 9.5mm foil backed plaster board ceilings and set. White PVC-U fascias, bargeboards and soffits.

Roof to be birdsmouthed over new wall plates and 50x150 high level plate resin bolted to wall at 400 c/c to support porch roof at junction with existing wall. Code 4 lead flashing and cavity tray where roof meets existing house wall including stop ends at end of tray. Provide Ryton weep hole ducts in perps at max 450mm centres above all cavity trays

All Rafters must be birdsmouthed over all supporting plates/beams. Where rafters and ceiling joists run parallel with external walls, provide galvanised 5x30ms straps, 1.2m long let into underside of timbers with noggins in between and hooked down cavity face of inner skin. Provide 5x30 ms 1m long vertical straps @ 2m c/c to all plates.

Provide 450mm diameter Sunpipe as shown on plans to new first floor landing area-to be fixed in accordance with manufacture instructions



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New Kitchen lantern: to be supplied by specialist in double glazed glass frames with Low-E glass to give a maximum U-value of 1.6W/m²K i.e. minimum 16mm air gap to sealed units if emissivity = 0.05 – soft coat. New trimmers as per calculations and insulated upstand /weathering in accordance with manufacturer recommendations.

Existing flat roof: To be renewed where defective as warm deck to comply with Part L 2013 in accordance with Celotex recommendations

External masonry walls: Coloured rendered finish to clients choice to match existing, Outer skin of 100mm "Thermalite Shield 2000" block (or equivalent block by other manufacturer) 100mm cavity with 100mm rockwool in accordance with manufacturers installation guidelines and built in as work proceeds, 100mm "Thermalite Shield 2000" block (or equivalent block by other manufacturer) inner skin, cement rendered internally with plaster finish. Ensure all wall insulation is extended up past eaves to link with roof insulation. Stainless steel wall ties at 750mm horizontally and 450mm vertically staggered and every block course alongside openings. All new work toothed and bonded to existing. Cavities and dpc's to be continuous. External dpc minimum 150mm above ground level. Close cavities at reveals with insulated vertical dpc's ('Ruberclose' or similar). Wall insulation to be taken up to underside of window board. IG or Catnic steel lintels (or similar approved steel lintels) over openings insulated with polystyrene with minimum 150mm bearing to each end. Provide all cavity trays with weep holes and end turnups.

Stud Internal Walls / Partitions: 100 X 50mm C16 timber studwork at 400mm centres, double studs at openings, cross braced, lined with 12.5mm plasterboard and 3mm plaster set coat. Provide 100mm fibreglass insulation in-between studs

Ground Floor: P/A 0.64- 50mm screed, 100mm concrete, 70mm Celotex GA4000 with 20mm vertical insulation to external perimeter on 1200 gauge polythene dpm fully lapped to and made continuous with wall dpc on minimum 100mm sand blinded, compacted hardcore. Install 500 gauge polythene Vapour control layer (VCL) over insulation to minimise risk of condensation. Maintain ventilation to any existing floor voids with 100mm diameter UPVC pipes laid in hardcore taken to new telescopic air bricks in new extension rear wall.

First Floor: 22mm t&g chipboard to BS 5669:part 2 type C4 or C5 with glued joints, water resistant type to wet areas. New joists 50x200mm C24 joists @ 400mm c/c for up to 4.0 span, increased to 75x200 C24 up to 4.7M span. All floor joists to be provided with Solid or herring bone strutting at 1/3rd and 2/3rd span position. Provide 50x50 battens to support all edges of plasterboard. 15 mm plaster board ceiling with plaster finish. Provide double joists under studwork partitions. Provide fully supported 5x30 ms straps @ 2m c/c where joists run parallel with walls. Provide 100mm Rockwool in all floor voids.

Stairs: Total rise approximately 2716mm to be accurately checked on site prior to manufacturing stairs. 14 no riser of 194mm, Going 220mm. Max pitch 42 degrees. Minimum headroom generally 2M above pitch line and landing of new and existing stairs. Balustrade handrail at 900mm above pitch line and first floor landing level with vertical balusters. Double newel/newel posts at half landing with stair trimmers as per calculations
Contractor must check these dimensions are fully achievable prior to ordering



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Foundations: External-600mm wide x 600mm deep concrete strip foundation at min depth 1.2m deep. Final depth to be in accordance with NHBC practice note 4.2 where building in shrinkable soil within the influence of trees-depth to depend on plasticity of subsoil. Heave precautions to be installed in accordance with NHBC table 4.2. Final depth to suit site conditions but must be firm 100KN/M2 base. All to Local authority approval. Bottom of foundation trench must also be deep enough to allow a 45 degree line taken from bottom edge of excavation to fall under the invert level of any adjacent drainage.

Structural: See plan and notes/calculation sheets for structural details of new beams. Steel Beams to be encased in 2x12.5mm plasterboard for 30 minutes fire resistance. Provide padstones/steel bearing plates under all steel beams as detailed in calculations.

Windows & External Doors/Ventilation: All external doors, Sliding doors, rooflights and windows to be double glazed frames with Low-E glass to give a maximum U-value of 1.6W/m2K i.e. minimum 16mm air gap to sealed units if emissivity = 0.05 – soft coat. Opening vents minimum 1/20th of floor area of enclosed room. Provide trickle vents in window/door frames to give background ventilation of minimum 8000mm2. Glazing to be in accordance with Part K, Building Regulations 2013 with safety glazing to all critical areas to BS6206: 1981. Provide mastic seal around all door and window frames. Openable elements of doors and windows to be fitted with draught stripping.

Provide 2 no new Velux SO6 roof window to new roof area as shown to provide light to storage area in roof.

Provide new Velux CFPOOG 090120 flat roof light to new ensuite to ground floor guest room. Double up joists as trimmers.

Note: All new and existing first floor bedroom windows must provide at least one min 450 x750 clear opening to provide means of escape- to be changed if not provided.

Drainage: Locate positions of all existing below ground drains at commencement of work. Layout of proposed drainage as illustrated to be altered as necessary due to conditions on site. Existing manhole to be rebuilt to accept new connections and to allow re-routing outside of new extension.

New drainage to be 100mm diameter UPVC pipes laid in bed/surround of pea shingle; minimum fall 1 in 80. New manhole to be 450mm diameter upvc to collect new drain lines as shown and to connect into existing system as shown. Provide RC lintel over drains where passing through walls, provide 50mm clear gap around drain shielded with non rotable board. All to BS8301.

Mechanical Ventilation: Provide mechanical ventilation ducted to external air to kitchen (fan to extract at minimum 60 litres per second or cooker hood to extract at minimum 30 litres per second also ducted to external air. Provide Shower rooms and Utility area with 30 L/S extractor as above with 15 minute over run.



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Plumbing: All to BS 5572. New S&VP to be 100mm diameter extended up to terminate 900mm above highest opening window All to BS 5572. Provide new 100 diameter branch from new WC/shower room. Hand basin- 40mm branch , shower 40mm branch. All traps to be 75mm deep anti-vac traps.

Provide Durgo AAV to terminate new stub stack in new ground floor cloakrooms/wcs. Durgo to be boxed in with vent grill in boxing. Durgo to be positioned above handbasin flood level.

New ensuite appliances in ground floor guest room to be connected to Stub stack in Cloakroom via Sanilow plus macerator, all in accordance with manufacturers instructions.

Rainwater Disposal: 112mm gutter to roof slopes and 68mm dia downpipes to discharge as shown into 100mm diameter UPVC drains laid in bed/surround of pea shingle, minimum fall 1 in 80, taken to 100mm diameter UPVC drains laid in bed/surround of pea shingle, minimum fall 1 in 80, taken to new min 1.5M3 soakaways, positioned 5m away from any buildings. Existing RWDP at first floor level to be re-routed as shown.

Services: Extend/adapt existing heating and electrical and hot and cold water systems to serve new room and appliances in accordance with owners' requirements and relevant bylaws/regulations. New condensing boiler to achieve SUDBUK rating of min 89 %. Insulate pipework in accordance with Part L, Building Regulations. Fit thermostatic radiator valves to new radiators.

Provide in new room/areas affected by the proposed building work energy efficient lighting having a luminous efficacy greater than 40 lumens per circuit-watt – the number of such fittings required to be three fitting per four new fittings provided

All electrical work to meet requirements of Part P (Electrical Safety - dwellings) of the Building Regulations and to be designed, installed, inspected and tested by a person competent to do so. Existing meters to be resited under new stairs within new cupboard area.

Prior to completion of work the Building Control Surveyor will need to be satisfied that Part P has been complied with. This is likely to require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Install mains powered self-contained smoke detectors in ground floor hall and first floor landing area as shown SD on proposed floor plans. Detectors to have battery back up and to be interconnected and installed in accordance with BS5839-1: Building Regulations 2013.

Fittings, etc: Internal fittings, kitchen layout, electrical layouts, and decorations all to clients' requirements.

