DPC, CAVITY TRAYS AND FLASHINGS

Cavity trays, horizontal and vertical DPC in 2000 gauge polythene to BS 6515 to all openings in external walls and wall/roof abutments. All DPC and DPM to be continuous. Flashings and soakers to be milled lead sheet code No. 4. All cavity trays to be provided with weep holes.

LINTELS

To be IG, Catnic or similar approved of galvanised mild steel, cavity to be factory insulated. Engineer to advise whether base plate is required to support random stone outer wall. Outer edge of lintel with preformed cavity tray to be provided with weep holes where applicable. Lintels designed and specified by Structural Engineer

STRUCTURAL STEEL BEAMS

Fire protection unless stated otherwise to be provided by an inner layer of 12mm Gyproc wallboard cut around the steel and fixed with 1.2mm steel wire binding at 100mm pitch (centres). Fix a further layer of 12mm Gyproc wallboard bonded to the first with Gyproc multi-purpose adhesive. All joints must be staggered. Where the specification is altered approval by the Approved Inspector must be granted.

SOAKAWAY

a) Prior to the works commencing the Contractor is to establish the permability of the subsoil to assess the suitability of soakaways as a means of surface water disposal. b) The size of the soakaway will be dependant on advice from the Approved Inspector. In general provide a rubble filled soakaway with concrete cover with a minimum size of 1m3. c) If percolation test is required, results to be in accordance with BRE digest 365 provided by others. Test results must be provided prior to work commencing on site. d) Generally all soakaways to be a min of 5000mm from any building.

RAIN WATER GOODS

a) 110mm PVCu guttering fixed to manufacturers specification with min. 1:200 fall to outlets. b) 64mm PVCu down pipes in positions shown on drawings.

LEAD STEPPED FLASHING

a) All abutments of the roof slopes with existing masonry weathered with Code 4 lead flashings. b) Stepped flashing to be maximum 1500mm in length with 100mm lap. Flashing to provide 85mm vertical upstand from the surface of the roof covering. c)For single lap flat tiles or slates cover 150mm as above and provide secret gutter in accordance with good practice. f) Top edge of flashings recessed 25mm into mortar joints and secured with 25mm wide lead wedges and mortar (one for every step). g) Where appropriate link lead flashings with stepped type E cavity tray dpcs. h) All exposed lead coated with patination oil. i) All work in accordance with Lead Development Association details.

PLUMBING

All wastes to have 75mm deep seal traps. All appliance traps to be either removable or fitted with cleaning eye facility. SVP - 100mm dia PVCu terminated at proprietary roof vent tile 900mm above any window opening.
SVP to be surrounded in at least 100mm thick glass fibre insulation quilt and encased in two layers of 12.5mm plasterboard on timber framing with access panel at low level.
Unless otherwise indicated -
Bath, sink and shower - 40mm dia. up to 3m max. length
50mm dia. from 3m - 4m max. length.
Wash basin, bidet - 32mm dia. up to 1.7m max. length
40mm dia. from 1.7m - 3m length.

BELOW GROUND DRAINAGE

a) These are general notes only and should be read in conjunction with the relevant drawing. b) Drains formed in PVCu pipework (BS 4660 & BS 5481) and bedded in suitable material to BS5955:Part 6:1980 Appendix A depending on subsoil conditions. c) All joints to be flexible. d) Pipes bridged through walls with rc lintels or sleeved, with min. 50mm clearance all round the pipe and masked with rigid sheet material to prevent the ingress of vermin or fill. e) Drains within 600mm of ground level in garden areas to be protected by 75mm thick paving slab. f) Drains within 900mm of ground level below private roads to be protected by reinforced concrete slab. g) Drains within 1000mm horizontally of foundations to be surrounded by concrete to at least the level of the underside of the foundation. Drains more than 1000mm horizontally of foundations to be surrounded by concrete to a level below the underside of the foundation equal to the distance from the wall to the nearside of the trench less 150mm. h) Where drains are encased in concrete provide 18mm compressible boards at pipe joints and protect joints by wrapping with polythene or tape. i) Manholes formed in polypropylene for inverts up to 1000mm or engineering brickwork or concrete rings as indicated on the drawings. j) Manhole covers to be double seal, screw-down type where located within a building. k) All underground drainage to generally comply with Building Reg. Doc. H2.

LEAD APRON FLASHING

a) All abutments of mono pitched roof slopes with walls weathered with Code 4 lead flashings. b) Lead dressed 150mm over roof tiles for roof pitches above 30°, 220mm above 20°, 290mm above 15°. c) Top edge of flashings recessed 25mm into mortar joints min. 75mm above roof level and secured with 25mm wide lead wedges and mortar. d) Lead to be in lengths no greater than 1500mm incorporating 100mm laps, coated with patination oil and fixed at 450mm centres with code 5 lead clips. e) Where appropriate link lead flashings with cavity tray dpc's f) All work in accordance with Lead Development Association details.

CENTRAL HEATING

a) Traditional vented central heating system i.e. Heatrae Sadia or similar to have a SEDBUK rating of min 86%. b) Balanced flue gas fired boiler fitted strictly in accordance with manufacturers specification by approved contractor. Special attention should be made to the position of flue terminals with wall abutments and openings. c) Balanced flue terminal fitted with protective guard where it is within 2m of ground level. d) Space heating system to consist of pumped hot water central heating incorporating zoned control by the provision of room thermostat and thermostatic rad valves fitted to each radiator. Boiler to be fitted with timing control device and interlock. e) Hot water system to consist of hot water cylinder to comply with BS1566 fitted with thermostat and time switch and insulated with 35mm thick, factory applied coating of PU-foam having zero ozone depletion potential and a min. density of 30kg/m. f) Hot water pipes in unheated rooms and spaces and within 1000mm of the cylinder to be insulated to a thickness equal to the outside diameter of the pipe up to a max. of 40mm. Water pipes below chipboard to be made accessible by purpose made ducts. g) All cisterns situated within the roof void to be surrounded in insulation except to the base and provided with close fitting lid and screened air inlet and warning pipe.

ROOF COVERING

a) Plain tiles on 50 x 25mm pre-treated softwood battens. Tiles nailed at eaves, verges, top courses and each tile in every fifth course. All works to comply with BS 5534 Part 1 1997. b) Lap of tiles dependant on exposure and pitch of roof and to be in accordance with manufacturers specification. c) Ridges covered with half round ridge tiles bedded in 1:3 mortar with pigment to appropriate colour if required and fixed to manufacturers specification. d) Hips covered with half round hip tiles edge bedded onto the tiling with solid bedding at butt joints or bonnet tiles where indicated. Galvanised metal hip irons at the foot of each hip. e) breather membrane roofing felt laid over the rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters.

ROOF INSULATION to achieve min 0.15w/m²k U value

Where sloping ceilings occur min. 150mm approx rafters to be confirmed by structural engineer. 170mm celotex insulation or equivalent, with a u value of 0.15 w/m²k
a) new rafters min 150mm deep to receive 2 layers of unequal thickness of rigid insulation boarding placed between and below line of habitable side of rafter. b) cut and friction wedge 120mm depth insulation roof batts by celotex GA4120. c) add second layer of insulation 50mm thickness using Celotex PL4050 beneath rafters secured using proprietary insulation clips. Finish with 12.5mm plasterboard to be fixed in line with rafters. d) refer to Celotex manufacturers guidelines, which details the installation. e) to be carried out in accordance with manufacturers instructions.

REVISIONS

STATUS
Building regulations

CLIENT
GEORGE MILLS LTD

PROJECT
Land south of 2 Madeira Avenue, Worthing. W. Sussex. BN11 2AU.

DRAWING TITLE
Proposed building regulation notation (sheet 2)

SCALES	DRAWING No.	REVISION
nts	H10-097-2a6	