



SECTION 1:50

BUILDING REGULATION NOTES:

- GENERAL**

DEMOLITION / ALTERATIONS

WALLS AND CHIMNEY STACKS (SHOWN DOTTED) TO BE CAREFULLY REMOVED.
- FOUNDATIONS**

ALL NEW STRIP FOUNDATIONS TO BE A MINIMUM OF 300MM DEEP BY 600MM WIDE AND AT A LEVEL TO SUIT SITE CONDITIONS BUT AT LEAST 1000MM DEEP AND AT LEAST AS DEEP AS THE EXISTING FOUNDATIONS.

EXISTING FOUNDATIONS TO BE EXPOSED AS REQUESTED BY BCO TO ENSURE SATISFACTORY TO TAKE NEW LOADS.

BRICKS AND BLOCKS FOR USE BELOW DPC TO BE CERTIFIED FOR SUITABLE USE BELOW GROUND. PROVIDE AND FIX HYLOAD OR EQUIVALENT PITCH POLYMER DPC TO BOTH LEAVES. EXTERNAL DPC TO BE MIN 150MM ABOVE EXT GROUND LEVEL. CAVITY TO BE FILLED WITH WEAK CONCRETE UP TO 225MM BELOW LOWEST DPC LEVEL.

PROVIDE NON COLD BRIDGING INSULATED CAVITY CLOSERS / VERTICAL DPC AT WINDOW AND DOOR JAMBS. MAINTAIN CAVITIES WHERE NEW AND EXISTING CAVITY WORK ABUT. MASONRY TO BE TIED TO EXISTING USING STAINLESS STEEL CHANNEL AND TIE SYSTEM.
- DRAINAGE**

ALL NEW DRAINAGE TO BE AGREEMENT. APPROVED UPVC ABOVE GROUND TYPE . 100MM DIA PIPES TO BE USED FOR SVP'S AND WC'S. 32MM FROM WHB'S AND 40MM FROM SHOWERS. ALL WASTES PIPES TO RUN INTO SVP,S AND TO CONNECT INTO EXISTING SYSTEM.

GENERALLY ALL PIPE SIZES AND FALLS ARE TO COMPLY WITH APPROVED. DOC PART H

ALL NEW DRAINAGE ABOVE GROND TO COMPLY WITH B.S 4515,B.S 5255 AND BS12056 RODDING EYES TO BE PROVIDED AT BEGINNING OF RUNS AND AT ANY CHANGE OF DIRECTIONS. AAV'S TO BE USED AS REQUIRED.
- STAIRS**

NEW PRIVATE TIMBER STAIRCASE - GROUND TO FIRST FLOOR = 2550

13 EQUAL RISERS @ 196mm RISE AND GOINGS TO BE 250mm

STAIRCASE WIDTH TO BE 900mm

NEW PRIVATE TIMBER STAIRCASE - FIRST TO SECOND FLOOR = 2450

13 EQUAL RISERS @ 188.4mm RISE AND GOINGS TO BE 250mm

STAIRCASE WIDTH TO BE 900mm

HANDRAIL TO BE 900mm MIN ABOVE NOSINGS AND 1000mm ABOVE LANDINGS.

GAP BEWTWEEN BALUSTERS TO BE MAX 99mm.

MIN 2000mm HEADROOM TO BE MAINTAINED ABOVE PITCH LINE OF STAIRS.

CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO MANUFACTURE TO ENSURE BUILDING REGULATION COMPLIANT

STAIR CAN BE CORRECTLY INSTALLED.

FIX 2 LAYERS OF 12.5mm PLASTERBOARD AND SKIM TO UNDERSIDE OF NEW STAIRCASE.
- HEATING AND ELECTRICAL**

TRY'S TO BE PROVIDED TO ALL NEW RADIATORS

ALL NEW LIGHTING TO BE ENERGY EFFICIENT LIGHT FITTINGS.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E.E WIRING REGULATIONS 18<sup>TH</sup> EDITION) THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLE QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.
- SMOKE DETECTION**

INTERLINKED MAINS OPERATED SMOKE DETECTION (WITH BATTERY BACK UP) TO BE PROVIDED WITHIN CIRCULATION AREAS AND ALL HABITABLE ROOMS.

HEAT DETECTOR TO BE PROVIDED WITHIN KITCHEN. DETECTION TO CONFORM TO BS EN 14604:2005 OR BS 5446-2:2003.
- MECHANICAL EXTRACTION.**

TO BE PROVIDED TO NEW W.C., EN SUITE AND BATHROOM 15L/S.

30L/S IN KITCHEN IF ADJACENT HOB OR 60L/S IF LOCATED ELSEWHERE.
- STEELWORK.**

ANY NEW STEEL WORK PROVIDED IN THE LOFT CONVERSION SHOULD ACHIEVE 30 MINUTE FIRE RESISTANCE THROUGH EITHER INTUMESCENT PAINT OR BY BOXING IN THE STEEL WITH 2 x LAYERS OF 15MM FIRELINE BOARD
- GROUND FLOOR CONSTRUCTION**

TO COMPRISE OF:

70MM (MIN) FLOOR SCREED

ON VCL TURNED UP 100MM AT ROOM PERIMETER WITH ALL JOINTS LAPPED 150MM AND SEALED

ON 75MM THICK CELOTEX FLOOR-GRADE INSULATION (GA4075) WITH TIGHTLY-BUTTED JOINTS AND 20MM INSULATION AT PERIMETERS. (P/A WORST CASE SENARIO =0.6)

ON 1200 GAUGE DAMP PROOF MEMBRANE LAPPED WITH NEW DPC'S

ON 10MM LEVELLING SCREED

ON BEAM AND BLOCK FLOOR (CONTRACTOR DESIGNED)

NEW AIR BRICKS TO BE INSTALLED TO ALLOW CROSS VENTILATION MAX 1200MM APART(CLAY)

U VALUE NOT TO EXCEED 0.20W/M2K
- NEW FIRST AND SECOND FLOOR CONSTRUCTION**

30 MINS FIRE RESISTANCE / 40db SOUND REDUCTION - FLOOR FINISH TO BE CONFIRMED.

22mm FLOORING GRADE T&G CHIPBOARD OVER

NEW SWW TIMBER JOISTS ALL TO STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS

100mm ISOWOOL (OEA) INSULATION BETWEEN JOISTS SUPPORTED ON CHICKEN WIRE.

NEW SINGLE LAYER OF 12.5mm PLASTERBOARD CEILING FINISHED WITH SKIM COAT.
- EXTERNAL WALL CONSTRUCTION.**

TO COMPRISE OF:

20mm SAND / CEMENT RENDER

100mm BLOCKWORK OUTER SKIN

WITH 100MM CAVITY WITH FULL FILL CAVITY WALL INSULATION (ROCKWOOL)

INNER SKIN TO BE LIGHTWEIGHT BLOCKWORK (CELCON SOLAR OR EQUIVALENT).

WITH 13mm LIGHTWEIGHT PLASTER AND SKIM COAT FINISH TO RECEIVE DECORATION.

NON FERROUS WALL TIES TO BE USED AT 600MM CENTRES HORIZONTALLY

AND 450MM VERTICALLY STAGGERED WITH ADDITIONAL TIES AT REVEALS OF OPENINGS.

U VALUE NOT TO EXCEED 0.28W/M2K
- INTERNAL WALL CONSTRUCTION.**

TO COMPRISE OF:

LIGHTWEIGHT WALLS CONSTRUCTION - TIMBER OR METAL STUDWORK FINISHED WITH 15mm PLASTERBOARD.

WITH ROCKWOOL INSULATION WITHIN VOID. SEE KEY FOR PLASTERBOARD TYPE.
- EXTERNAL WINDOW AND DOORS.**

TO BE WHITE UPVC DOUBLE GLAZED.

ALL GLAZING TO BE LOW E COATING,

PILKINGTON K GLASS WITH

TRICKLE VENTILATION INCORPORATED AT HEADS.

ALL GLAZING TO MEET B.S. 6262 SAFETY GLAZING.

VENTILATION TO EQUAL 1/20 ROOM AREA

AND LIGHT EQUAL TO 1/10.

TRICKLE VENTILATORS FITTED TO ALL WINDOWS

AND DOORS TO PROVIDE 8000mm2 TO ROOM

U VALUE NOT TO EXCEED 1.60W/M2K
- NEW PICHED ROOF**

TO COMPRISE OF:

CONCRETE ROOF TILES ON 50x25 TREATED SW BATTENS ON

TYVEK SUPRO BREATHABLE MEMBRANE (NO SOFFIT OR RIDGE VENTS REQUIRED)

ON NEW 150 x 50 SW RAFTERS AT 400mm CENTRES.

CELOTEX 100MM FITTED BETWEEN NEW RAFTERS WITH

CELOTEX 50MM BENEATH THE RAFTERS.

ALL JOINTS TO BE TAPED USING CELOTEX INSULATION TAPE

WITH PERIMETERS SEALED WITH MASTIC TO PROVIDE A

VAPOUR CONTROL LAYER. 25MM BATTEN INSTALLED ON THE

LINE OF THE RAFTER WITH 12.5MM PLASTERBOARD FITTED

TO USIDE THROUGH TO THE BATTENS.

U VALUE NOT TO EXCEED 0.15W/M2K
- NEW CROWN ROOF**

3 LAYER FLET ROOF COVERING, FINISH TO BE AA RATED FOR SPREAD OF FLAME.

18mm WBP PLYWOOD DECK

MIN. 50 x 50mm SW TIMBER FIRRINGS TO CREATE MIN. 1:80 FALL ACROSS ROOF

50mm CLEAR VENTILATION GAP ABOVE INSULATION

SW TIMBER JOISTS AT STRUCT ENG CALCS

165mm CELOTEX XR4000 INSULATION (OEA) BETWEEN JOISTS WITH

15mm PLASTERBOARD WITH TAPED JOINTS AND PERIMETER EDGES

SEALED WITH MASTIC TO FORM VAPOUR CONTROL LAYER.
- ROOFLIGHTS**

6 NO. VELUX MK08 TOP HUNG ROOFLIGHT (BEDROOM AND LANDING)

1400 x 780mm ALL TO BE INSTALLED IN CONJUNCTION WITH MANUFACTURERS

STANDARD DETAILS AND RECOMMENDATIONS

2 NO. VELUX MK04 TOP HUNG ROOFLIGHT (BATHROOM)

980 x 780mm ALL TO BE INSTALLED IN CONJUNCTION WITH MANUFACTURERS

STANDARD DETAILS AND RECOMMENDATIONS
- RAINWATER GOOD**

WHITE UPVC FASCIAES AND SOFFITS, WITH WHITE GUTTERS AND DOWNPIPES.

3 no. SWIFT BOXES FIXED TO UNDER GABLE SOFFIT

WHITE BEE BRICK INSTALLED WITHIN RENDERED WALL.

SEE ELEVATIONS FOR LOCATIONS

4 NO. PV SOLAR PANELS WITH MIN 300 WATTS PER PANEL TO ACHIEVE 1.2KW TO PROVIDE 19% REDUCTION IN CARBON EMISSIONS.

APPROX SIZE 1550 X 1050 PER PANEL.

BUILDING REGULATIONS ONLY

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DESIGN & DETAILS.

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1:100 @ A1

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1:50 @ A1

Work to indicated dimensions only. All dimensions to be confirmed on site. This drawing is to be read in conjunction with other drawings in this series and all relevant consultants drawings and documentation, where applicable. This drawing has been produced for the client and project identified below and is not intended for use by any other purpose other than indicated on this drawing. Report any discrepancies on this drawing to Garrick & Team for clarification.

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Scheme

Client

TWO NEW DWELLINGS AT 4 TANDRIDGE ROAD, HOVE.

MR PEJMAN VARGHAJ

Title

PROPOSED SECTION & BUILDING REGULATION NOTES.

Scale

1:50 @ A1

Date

14/10/18

Drawing  
Number

1938-04A