#1 General
All work to comply with current Building Regulations and Codes of Practice. All works to the satisfaction of the Building Control Officer. NOTE: Anything weighing more than 20kg to be mechanically lifted. These notes are a guide to good building practice, please build in line with local building regulations. Always consider the environment, recycle responsibly where possible.

#11 Lintels
Provide standard pattern Catnic or similar approved steel corrosion treated insulated cavity lintels – sizes as for manufacturers recommendations for clear spans – min end bearing 150mm. Provide cavity tray DPC and lintel stop ends (Cavity Trays Type L). Approved proprietary insert weep holes to be provided at max 450mm centres. Provide concrete lintels where necessary to BS1239 with min 150mm end bearings.

#13 Wallplate
50x100mm wall plate bedded to top of loadbearing walls with 2.5x30x1000 long restraining straps at max 1800 centres plugged and screwed to walls.
5x30x1500 long gs restraining straps at max 2000 centres to be built into cavity walls and secured to three rows of trusses/rafters where running parallel to walls at ceiling level and at verges. At eves, straps to be secured to every third truss/rafter and built into cavity wall, all in accordance with Approved Document A of the Building Regulations.

#14 Abutments
At abutments of roof with any wall, where appropriate open cavity and install cavity tray gutter. Elsewhere provide stepped lead flashing over roof tiles into wall, tuck in, wedge and points with cement mortar. Apply clear silicon waterproofer above flashing to eaves or verge.

#15 Lateral Support
End 3 no. rafters, ceiling and floor joists around perimeter of the building to be strapped with 30x5mm mild steel galvanised straps at 1800mm centres taken 100mm down cavity. Provide noggin pieces between members at 1200mm maximum centres. Only to new members.

#16 Fascia/Soffit & Ventilation
Fascia / soffit to match existing UPVC. Pitched roofs 15 or more to have 10mm continuous ventilation equal to 10mm wide strip. Where insulation positioned with rafters forming sloping ceilings provide 5mm continuous ridge ventilation and 25mm eaves ventilation. All ventilation openings to be protected with fly proof gauze.

#17 Leadworks
Code 6 lead sheet flashings and trims fixed fully in accordance with Lead Development Association recommendations regarding laps and joints.

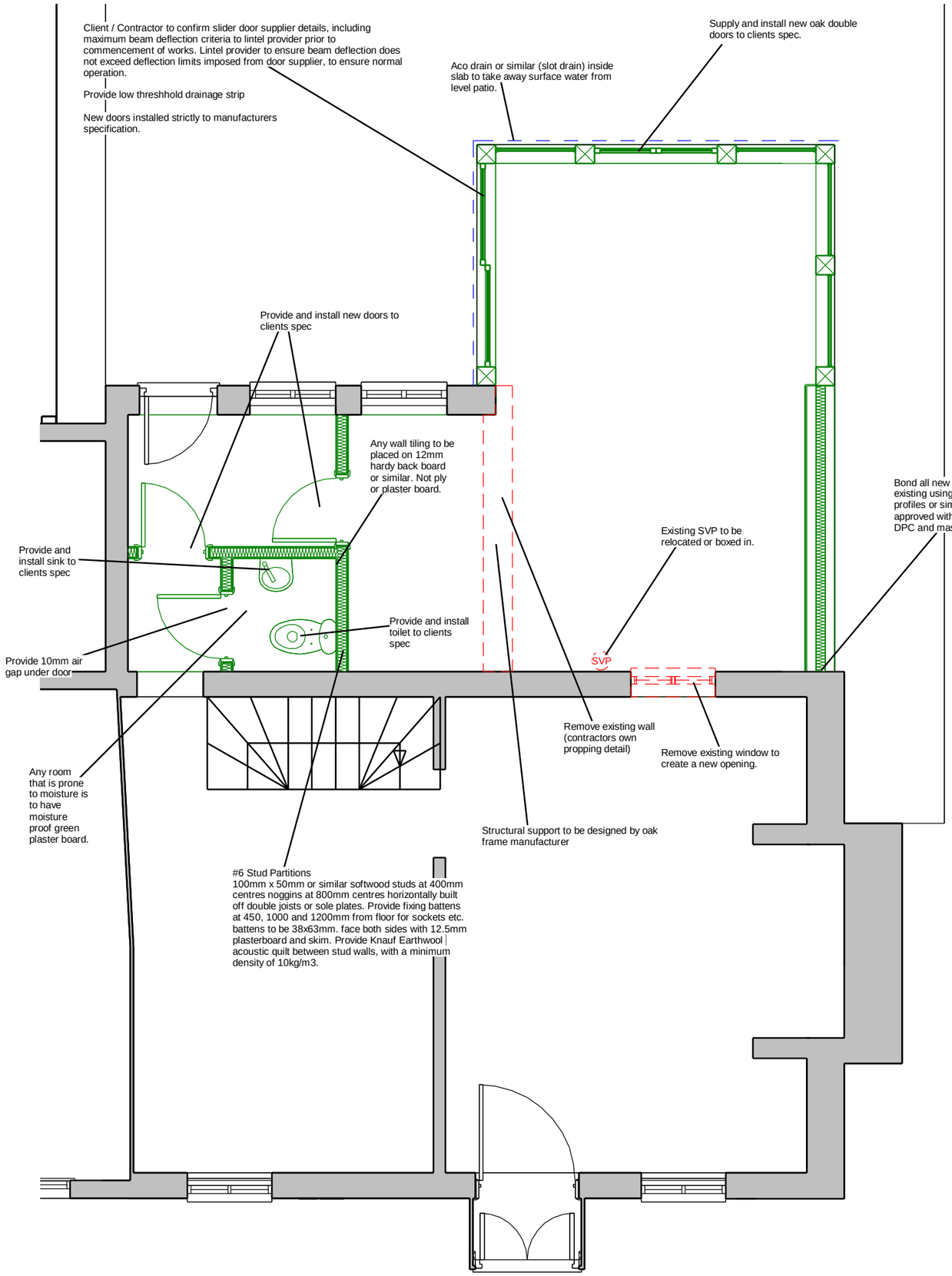
#18 Services Generally
Upon commencement of works Mechanical/Electrical/Drainage Engineer to be appointed to advise upon capacity of existing/new statutory supply services (water, drainage, electric, gas, telecom's etc.).

The supply should be checked for capacity to adequately resource the Clients intended consumption requirements; This should be confirmed directly between Engineer and Client. (i.e. Single or 3 Phase, storm/foul/combined sewer, water/gas supply adequacy)
Service Engineers to also advise upon the installation and supply of any necessary safety equipment such as gas shut off valves, additional monitoring equipment etc to suit the intended situation, which is to be ascertained directly with the Client.

#26 Part B Fire Safety
Provide Mains operated inter linked smoke alarms located within the circulation areas of each floor of the dwelling (located within 7.5m of the door to every habitable room).

#27 Part G – Sanitation, Hot Water Safety
Outlets from domestic hot water storage vessels to be fitted with an inline hot water supply tempering valve to prevent water temperatures exceeding 48C.
Hot water storage systems to be restricted to 100 degrees C max and outlets from domestic hot water storage vessels to be fitted with an inline hot water supply tempering valve to prevent water temperatures exceeding 60 degrees C max.
Hot water storage vessels to be fitted with a non-self-setting energy cut out to instantly disconnect the power supply.
In order to comply with the requirements of ADG 2015 where the consumption of wholesome water must not exceed 125 litters / person / day, the fittings approach as per para 2.5, 2.6 and table 2.1 will be adopted. Table 2.1 indicates the maximum fittings consumption as follows and when adopted remove the requirement for providing water efficiency calculations:

Water Fitting	Maximum Consumption
WC	6/4 Litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	185 litres
Basin taps	6 l/min
Sink taps	8 l/min
Dishwasher	1.25 litres / place setting
Washing machine	8.17 / kilogram



Drawing No:	Pr 07	Rev:	4

Project Name:

CS 4046 - 2 Slowwe Cottage

Construction Ground Floor

Client:

[redacted]

Date: 05/09/2022

Scale: 1 : 50 **@ A3**

Project Address:

2 Slowwe Cottages, Silver Street, Arlingham, GL2 7JU

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only

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