SAFETY GLAZING:

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1-2011 and part K of the current Building Regulation, i.e., within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT DOORS:

New and replacement doors to achieve a max U-Value of 1.80 W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1-2011:2011 and part K of the current Building Regulations

NEW AND REPLACEMENT WINDOWS:

New and replacement windows to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better and to achieve max U-Value of 1.6W/m²K.

BACKGROUND AND PURGE VENTILATION:

Background ventilation – Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm², and to kitchens, bathrooms, WC's and utility rooms at a rate RAINWATER DRAINAGE:

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia. UPVC downpipes. Rainwater taken to new soakaway, situated a minimum distance of 5.0m away from any building, via 110mm dia. UPVC pipes (1:80 fall) surrounded in a 150mm granular fill. Soakaway to be min of 1 cubic meter capacity (or to depth to local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary, carry out a porosity test to determine design and depth of the soakaway. Soakaway to be designed in accordance with BRE Digest 365.

UNDERGROUND FOUL DRAINAGE:

Underground drainage to consist of 100mm diameter UPVC propriety pipe work to give a 1:40 fall. Surround all pipes in100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS:

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all

2500mm². Purge ventilation – New Windows/rooflights to have openable areas in excess of 1/20th of their floor area. If the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

EXTRACT TO KITCHEN:

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to a hob to external air, sealed to prevent entry of moisture. Internal doors should be provided in accordance with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to building control Body.

changes of level, direction, connections and every 45m in a straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE DRAINAGE:

All new above ground drainage and plumbing to comply with BS EN 12056-2-2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of waste pipes and max length of the branch connections (if max length is exceeded then anti vacuum traps to be used).

Wash basins – 1.7m for 32mm pipe 4m for 40mm.

Bath/Shower – 3m for 40mm pipe 4m for 50mm pipe

W/C – 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE:

SVP to be extended up in 110mm dia. UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS:

Where new pipework passes through external walls from rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall Alternatively provide 75mm deep pre-cast concrete plank lintels over drains to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

NOTES

REV	DATE	BY	REVISION
00	JAN19	KA	FIRST ISSUE

ALFORD ENGINEERING

Project Title and Client:

R.ALFORD
1 CROMWELL ROAD
CM6 3GE

Drawing Title:

GENERAL NOTES
SHEET 3 OF 3

PROJECT No.	2019/NC/0001				
DRAWN BY:	KMA	DATE	JAN 19		
DESIGNED BY	—	DATE	—		
CHECKED BY:	—	DATE	—		
DWG No.	P/0001/03	REV:	00		

ORIGINAL DRAWING SIZE A3