

ALL EXTERNAL DOORS AND WINDOWS TO BE DOUBLE GLAZED

Windows and doors to be glazed with 24mm minimum sealed double glazed units comprising Low E glass or K glass of 0.15 emissivity and 16mm gap giving a U value of 1.5W/sq.m K

Velux windows to be fitted with double glazed units giving u value of better than 1.5W/sq.m K and to have double rafters to both sides, top & bottom

All new first floor bedrooms to have windows capable of being used as a means of escape ie; a minimum of 0.33sq.m, and at least 450mm wide & 750mm high clear opening with the cill between 800 & 1100mm above floor level

Windows to have min 1/20th floor area as opening lights and 1/10th floor area as glazed area to all habitable rooms.

VENTILATION

All habitable rooms to have 8000 sq. mm trickle ventilation plus an openable window or door equal to 1/20th of the floor area.

Kitchens to have background trickle ventilator of 4000 sq. mm plus an openable window and a mechanical extract fan capable of extracting 30 litres per second if a cooker hood or if a fan located elsewhere capable of extracting 60 litres per second.

Ventilation to an internal wc provided by an extract fan capable of extracting 6 litres per second operated intermittently and have an overrun of 15 minutes.

Air inlet provided by a 10mm gap under the door. Wc's with window to have opening of window equivalent to 1/20th floor area does not require mechanical extract.

Bathrooms and shower rooms to have background trickle ventilator of 4000 sq.mm and to be provided with an extract fan capable of extracting 15 litres per second and operated intermittently plus an openable window.

Utility Room to have trickle vent of 4000sq.mm and fan capable of extracting 30 litres per sec.

All extracts from fans to be connected via a pvc duct to outside air, terminating in an approved grille.

DRAINAGE

New 100mm drain system constructed in plastics.

Drain to be protected with 75mm concrete slab laid to the full width of the trench 150mm above the pipe where less than 600mm of cover.

All drains to be surrounded by pea gravel.

Concrete lintels provided to both leaves of external walls and internal wall where drains pass through. 50mm space all round drainpipe with masking both sides of 9mm Supalux board.

All drainage laid in accordance with BS.8301.

RAINWATER

All rainwater gutters, downpipes etc., to be black Upvc and to discharge via trapped access gullies to a suitably sized soakaway

PLUMBING

All new soil and vent pipes to be 100mm dia. Upvc fixed with wall brackets at 2.0M centres.

All bends in SVP to be so constructed as to have the largest possible radius of curvature and no change in cross section of the pipe throughout the bend.

New & Existing SVP to discharge to outside air via tile vent or similar approved terminal

Internal S & VP to be boxed in using 50 x 50 s.w. timber framing and 12.5mm plasterboard and skim.

All waste connections to S and VP's to be separated from the 100mm dia. WC. connection by 200mm measured vertically.

Sinks to have 40mm dia. Upvc branch pipes. Lavatory basins to have 32mm wastes up to 1.7 metre length,

increased to 40mm up to 3.0 metre lengths. 50mm wastes over 3.0m

Hot and cold water to all sinks & whb's

All earthing of pipework is to be concealed.

All sanitary fittings to be individually trapped with 75mm deep seal traps.

Stub vent pipes to be fitted with air admittance valve above the spillover level of the highest appliance connected to it.

The boxing to the stub pipe to have an air vent grille at high level.

Hot water to bath to be limited to 48degrees C by use of in line blending valve to comply with the requirements of BS EN1111:1999

Anti-syphon traps to BS 3943 into soil vent pipe or air attaining value as indicated. No branch to discharge into SVP lower than 450mm above invert of tail of the bend at the base of the stack.

Access plate to be provided at the base of each tack immediately above FFL min 200mm bend at the base.

ALL WATER INLETS AND DRAINAGE, AS WELL AS POSITIONS OF NEW OR RELOCATED MANHOLES TO BE AGREED WITH THE BUILDER ON SITE SOAKAWAYS

Position on site to be agreed with L.A. inspector but must be a of 5M from any building and subject to the results of standard percolation test.

FALLS:Foul and Surface water drains to be laid at 1:60 min unless otherwise stated.

Foul water drainage runs and connections to be inspected and fully agreed by the Building Control prior to backfilling of trenches

New drains to be connected to mains sewerage system to have permission obtained by relevant statutory authority.

MANHOLES

For depths of over 900 mm to be constructed in Class B engineering brickwork, min wall thickness 225 mm, and flush pointed internally.

Base slab to be 150 mm thick concrete. Benching channel to be 30 degrees and topped with monolithic render (1:1 mortar).

Back filling to chamber should not be carried out until 48 hours after construction and hand packed with selected hard material.

Manholes deeper than 1.0 m to be fitted with iron steps set at 300 mm apart vertically and 200 mm apart horizontally.

Inspection chambers 900mm deep max to be Hepworth or similar 450mm dia polypropylene fitted in accordance with the manufacturers details and instructions

HEATING

to be extended small bore h.w. radiator system

Thermostatic control in ground floor hall space and thermostatic valves to all radiators

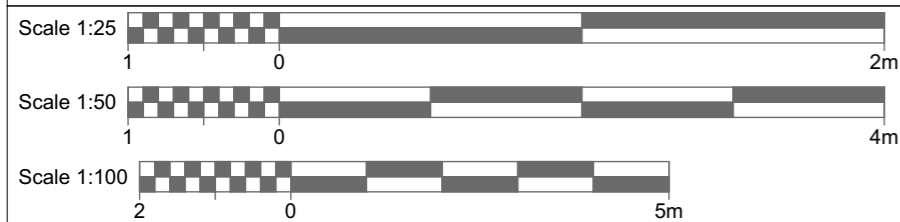
New floor areas to have underfloor heating system if required

Space and water heating also controlled using a manually adjustable timer

Heating system generally to comply with the requirements of BS5449:1990

Existing boiler to remain in existing position. Details to be found on site visit.

Hot water & heating systems Hot water & heating system to be sealed gas fired condensing combi boiler with automatic ignition with balanced flue - outlet to terminate externally through the external wall 300mm from any opening light. System to be designed & installed by a Capita gas safe registered heating engineer/contractor. All radiators are to be convector type with thermostatic valves. New boilers to have a SEDBUK rating of 88.



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All Dims in millimeters unless otherwise stated.
Do not scale except for planning purposes.
If in doubt - Ask
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16/03/2022

DRAWING SHEET SIZE:
A3

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07/03/2024
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