

GENERAL CONSTRUCTION NOTES

All dimensions to be checked on site before work commences.
 Any discrepancies to be confirmed to the Designer.
 All openings in the building envelope to be fitted with draught excluders.
 The building to be built in an airtight manner.
 Builder to ensure that all statutory authority enquiries are carried out at least four weeks before site works commence to determine if any services (gas, water, electric, BT etc) are present in area of excavations.

Builder to ensure that he is given a copy of all Planning and Building Regulation approval notices and be aware of all conditions that must be complied with. All work carried out on site until a Building Regulation approval is given is at the Client's risk.

All workmanship to be carried out in accordance with Building Regulations, NHBC, British Standards, Robust Details and manufacturer's instructions and recommendations.

ABOVE GROUND DRAINAGE

All water pipework to be copper tubing with capillary solder fittings.
 Cold water storage tank to be unvented.
 Soil stacks to be unvented to meet bye law 50.
 Soil stacks / SVP 100mm dia fitted with air admittance valves (to OFPA 12380).
 Last manhole must be vented to external air (not AAV) pipe to be 900mm min above any nearby opening with within 3m of opening into the building & fitted with wire cage balloon (metal in rodent areas).
 No connections permitted into stacks within 450mm of drain invert.
 A branch pipe from a ground floor WC should only discharge directly into a drain if greater than 1300mm.
 All branch pipes / soil stacks to be accessible for rodding with rodding points above level of the lowest connected appliance.

All points of discharge to be fitted with a water seal no less than:
 Wash basin - 32mm dia.
 WC pan - 100mm dia.
 Shower - 38mm dia.
 Sink - 38mm dia.
 Bath - 38mm dia.
 All common wastes to be increased to 50mm dia. with anti-vac traps installed to excessive waste lengths (ie: over 3.0m in length).
 All fittings to be protected by a 75mm deep sealed trap.
 All wastes to have rodding access at changes of direction and air admittance valves at head of runs.

HEATING AND HOT WATER (Refer must be made to SAP calculations which take preference)

Gas fired central heating system:
 - Condensing Combi Boiler, Gas fired, balanced SEBOLUK A or B rating 90% fire, 15% over capacity. Achieve 22°C in all rooms when external temperature is -3°C & 4 air changes per hour. Boiler condensate may connect to sanitary pipework (pipes to be 22mm dia with 75mm trap). Boiler must be at least 98% efficient. SAP CALCS TAKE PREFERENCE OVER THIS SPEC.
 - Balanced flue terminal to be at least 600mm from any boundary & 300mm away from adjacent door & window openings.
 - 24 hour/7 day programmer and controls.
 - Thermostat controls to each room to enable individual area control, with master override to provide minimum heat protection against freezing. The heating control must be at least time and temperature zone controlled in 2 timed zones with thermostatic controlled radiator valves, hot water separately timed, boiler interlocked.
 - Radiators, single and double, pressed steel panel radiators. Sizes of radiators to be calculated by heating specialist.
 - Full copper pipe installation for heating, hot water and cold water plumbing to all appliances.
 - Cold water to all taps, baths and showers to be drinking water quality.
 - Lagging to all pipework, outside insulated accommodation.
 - Areas with different heating needs (sleeping & living areas) to have individual temperature control.
 - Separate timing controls to be provided for space heating & hot water (except combination boilers & solid fuel appliances).
 - Boiler controls to include provision to prevent boiler operation when neither the space heating system or hot water system requires heat.
 - Hot water storage vessels to have 35mm min factory applied coating of PU-foam.
 - Pipes & ducts to be insulated, hot pipework connecting boilers to be insulated for at least 1m from the point they connect.
 - All heating and hot water systems need to be commissioned to ensure they are operating at max efficiency.
 - Proper instructions to owners to be provided including routine maintenance.

ELECTRICAL

Install lighting in Kitchen and Bathroom (min 2 locations) having luminous efficiency greater than 40 lumens per circuit watt such as fluorescent tubes or compact fluorescent lamps, 1No. such to each area.
 Internal lighting to have provision for the installation of energy efficient lighting. Provide 1No energy light per 4 or 1No energy light per 23sqm of floor area.
 External lighting to automatically extinguish when enough daylight is achieved, (or when they are not needed at night) & have sockets that can only be used with lamps having luminous efficiency greater than 40 lumens per circuit watt.
 External lighting to be on PIR sensors only.

Light and power switches at heights between 450mm to 1200mm above floor.

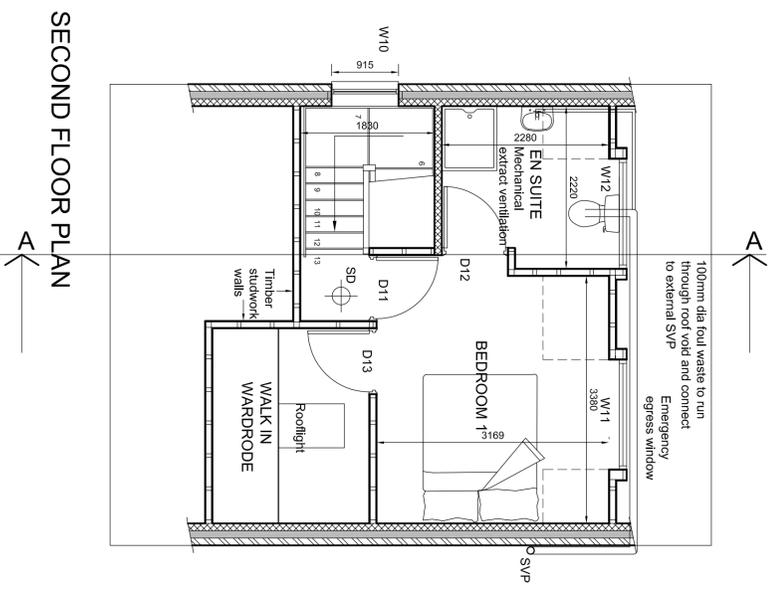
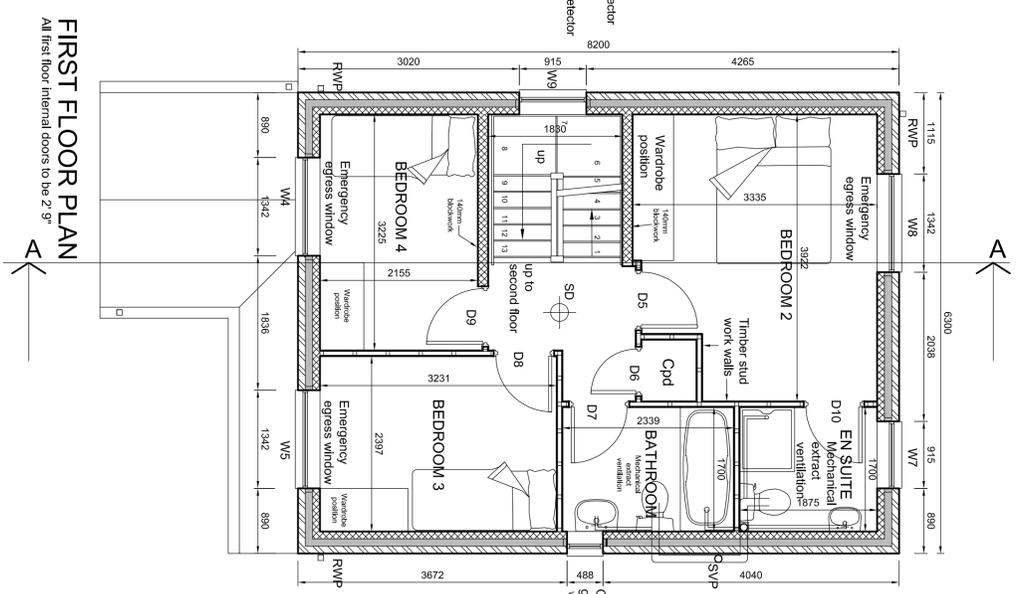
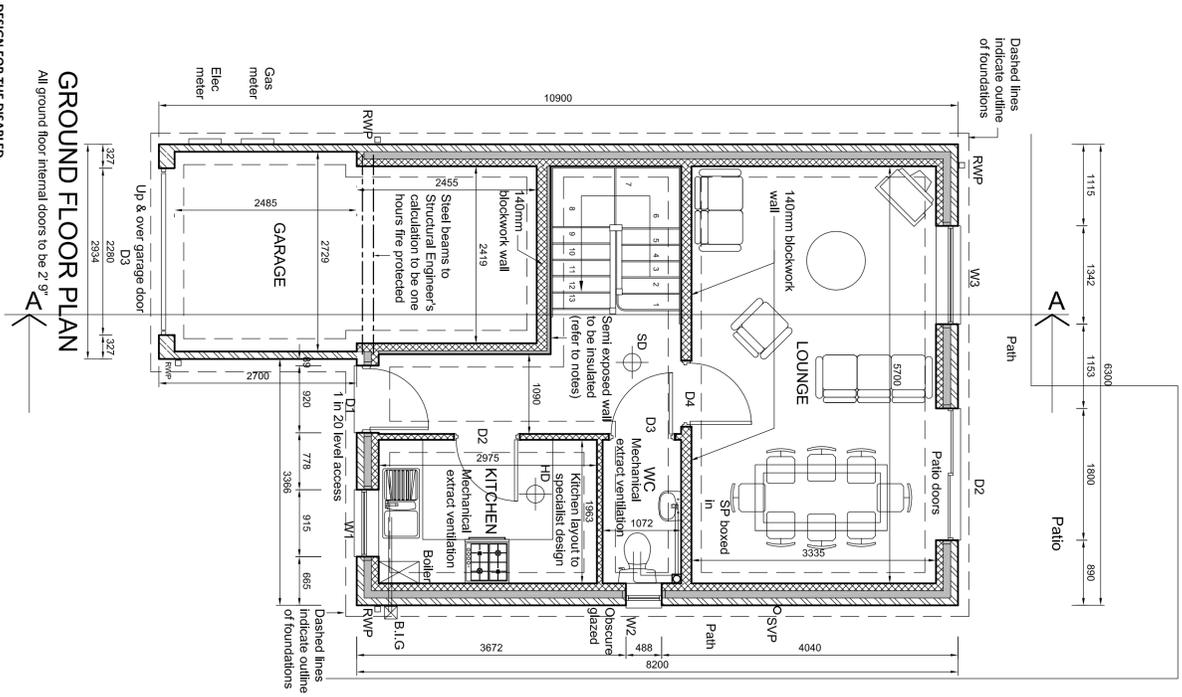
Electrical system to be installed in accordance with I.E. wiring regulations latest edition. All electrical work must meet the requirements of the Building Regulations: Part P (Electrical Safety). Work must be designed, installed, inspected and tested by a person competent to do so. An appropriate BS7671 electrical installation certificate must be issued for the work by a person competent to do so. A copy of the certificate must be submitted to the Building Inspector before a completion certificate is issued.

MECHANICAL VENTILATION

Bathroom = Mechanical extract fan with over-run and extract capacity of 15 litres per second.
 Kitchen Accommodation = Mechanical extract fan with over-run and extract capacity of 6 litres per second.
 Kitchen = Mechanical extract fan with a capacity of 30 litres per second adjacent a hob then 60 litres per second elsewhere in kitchen.

SMOKE ALARM

Self contained smoke alarm permanently wired up to a separate fixed circuit at the distribution board.
 Each smoke alarm to be fixed to the ceiling at least 300mm from any wall or light fitting (centrally preferred).
 Units designed for wall mounting should be fixed between 150mm & 300mm below the ceiling level.
 Smoke alarms required to all circulation areas (ie: Hall, landing etc).



DESIGN FOR THE DISABLED

A suitable approach to be provided from the point of access to the entrance. The point of access should be reasonable level. A level approach should not be steeper than 1 in 20. The external door is to have a minimum clear opening width of 775mm.

The entrance door threshold should be suitable for wheelchair users (ie: half moon design with a maximum upstand of 13mm).

Switches and electrical socket outlets for lighting and other equipment in habitable rooms to be between 450mm and 1200mm from finished floor level.

FINISHES

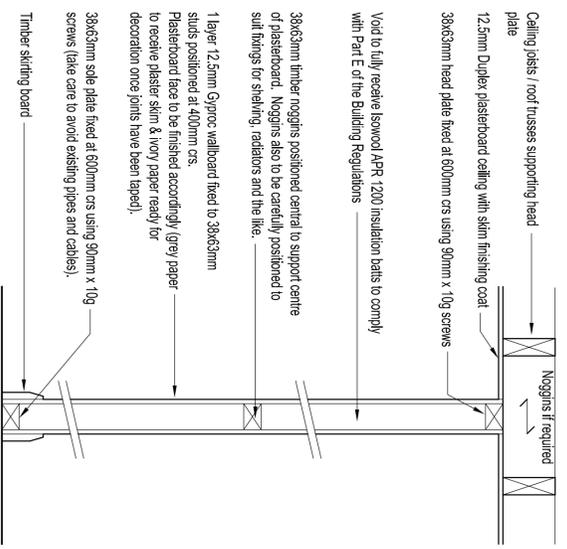
Builder to provide plaster finish to all internal walls suitable for decoration.
 Perimeter of rooms to receive timber skirting board plugged & screwed to walls.

Builder to agree with Client at tenders stage the extent of finishes required (ie: Client to confirm if Builder is to decorate Walls, ceilings, woodwork etc and lay floor coverings).
 Type of kitchen units and final layout / number of units and worktop areas to be confirmed by Client.

Electrical sockets, lighting positions and types together with radiator locations to be agreed between Builder and Client on site.
 Finishes to external works (ie: special paving, landscaping etc) to be confirmed to the Builder by the Client.

PAINTING NOTES:

New painted timber
 Knot, stop and prime, two undercoats, one coat full gloss.
 New hardwood
 Three coats clear satin laquer.
 New ceilings and walls
 Apply one mist coat, two coats full emulsion.
 New metalwork
 Rub down, prime, touch up, one undercoat, one full coat gloss.



TIMBER PARTITION SECTION (N.T.S.)

No plaster should be allowed to come into contact with copper pipework.
 Pipework to run parallel to timber studs avoiding unnecessary drilling of studs.
 Any holes required through studs to be as small as possible and central to timber.
 Cables and pipework not to run together in the same hole.
 Extra studs / noggins to be provided to support metal boxes for light switches and sockets.

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PROJECT: PROPOSED SITE REDEVELOPMENT
 DRAWING TITLE: PLOT 1 & 2 - FLOOR PLANS
 PROJECT ADDRESS:

DATE:	SCALE: 1:50	FORMAT: A1
DRAWN: CF	06/48 / 12	REVISION:
CHECKED:		APPROVED:

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