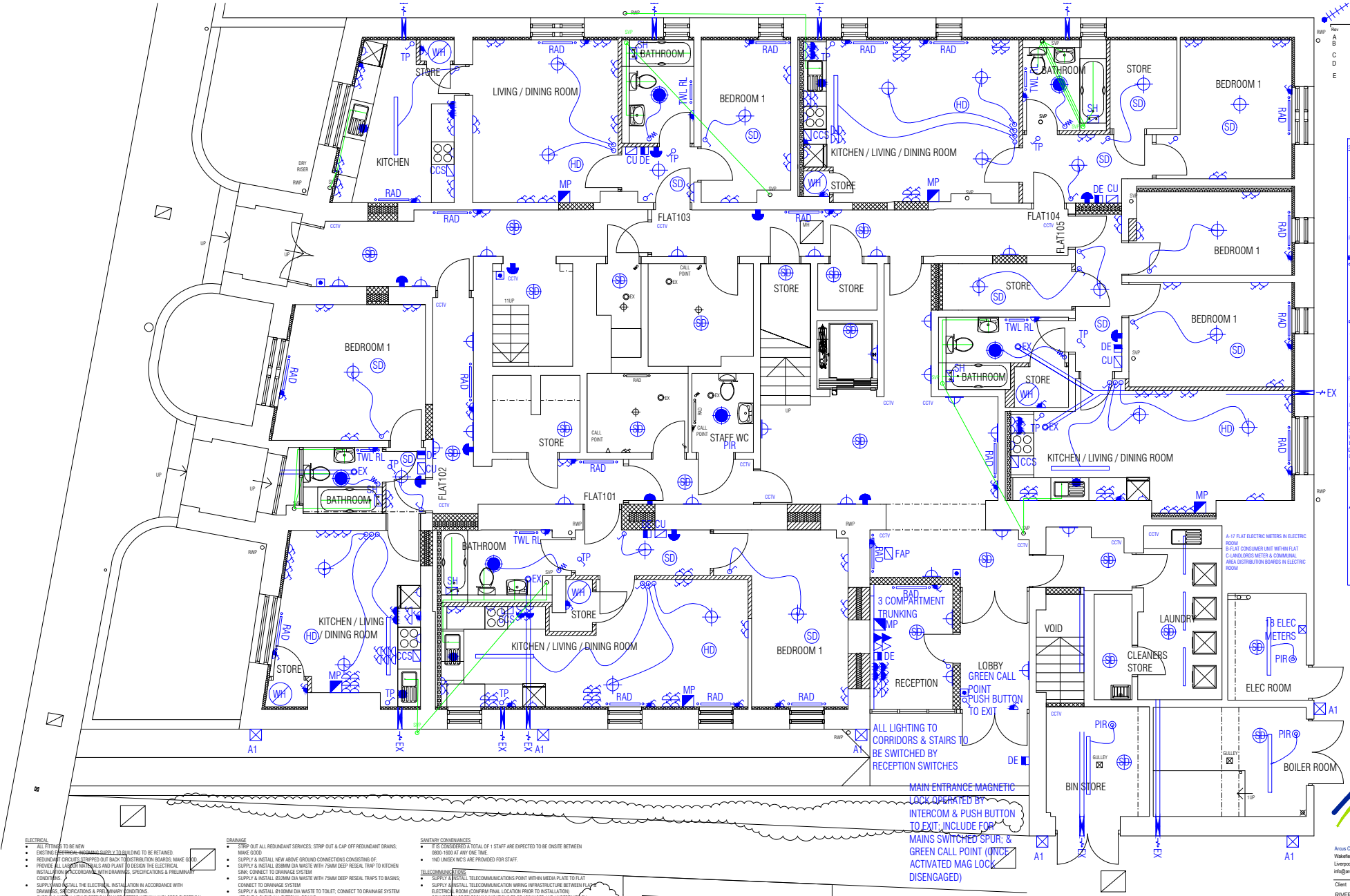

Rev	Date	Description
A	NOV 19	MINOR UPDATE FOLLOWING COMMENTS FROM CLIENT
B	JAN 20	WG2&3 CHANGED TO RETAIN EXISTING WINDOW WITH INTERNAL SECONDARY GLAZING
C	FEB 20	UPDATED INLINE WITH BUILDING CONTROL QUERIES
D	APR 20	UPDATED FOR TENDER CLARIFICATION AND IN ACCORDANCE WITH CLIENT INSTRUCTIONS
E	JUL 20	VELUXS OMITTED, CONSERVATION AREA ROOF LIGHTS ADDED

PROPOSED KEY

SYMBOL	DESCRIPTION
	TWIN SWITCHED SOCKET
	TWIN SWITCHED SOCKET WITH TWO UNIVERSAL SERIAL BUS (USB) PORTS
	TWIN UNSWITCHED SOCKET
	SINGLE SWITCHED SOCKET
	SINGLE UNSWITCHED SOCKET
	SWITCH
TWS	TWO WAY SWITCH
	PULL CORD SWITCH
TP	SINGLE SPUR FAN ISOLATOR
	SINGLE SWITCHED FUSED SPUR
	SINGLE UNSWITCHED FUSED SPUR
	ISOLATOR
PIR	PASSIVE INFRARED (PIR) SENSOR TO BE CEILING MOUNTED 360DEGREE TO COVER ENTIRE ROOM; INCLUDE FOR KEY TEST SWITCH
	NAURE FAITH SELV (OR EQUAL APPROVED)
	DESIGN & SUPPLY ELECTRIC HEATING SYSTEM TO INDIVIDUAL FLATS; TO INCLUDE 7DAY TIMER CONTROL & THERMOSTAT; INCLUDED FOR CHROME HEATED TOWEL RAL TO BATHROOMS/WCS
	SINGLE TELEPHONE LINE - RJ11; PROVIDE ALL INTERNAL WIRING FROM ELECTRIC ROOM TO RJ11
	SINGLE DATA LINE - RJ45
	PENDANT CEILING LIGHT FITTING
	THORN NOVALINE LED3500-840 HF WH WALL LIGHT
	KITCHEN – ML KNIGHTSBRIDGE SINGLE LED BATTEN 230V 26W BATTEN 1525MM (5FOOT) 4000K
	BATHROOM – LED SCIRLED BL/WH-WW-CW-SSD;
	ACCESSORIES BY SCHNEIDER OR EQUIVALENT IN WHITE
SD	SMOKE DETECTOR (MAINS WIRED) POSITION TO BE COMPLIANT
HD	HEAT DETECTOR (MAINS WIRED) POSITION TO BE COMPLIANT
	FIRE ALARM SOUNDER WITH VISUAL INDICATOR
	CALL POINT (BREAK GLASS POINT) WITH PLASTIC INSERTS (GLASS NOT ACCEPTABLE)
FAP	NEW FIRE ALARM PANEL SUITABLE FOR PROPOSED LAYOUT TO COMPLY WITH BRITISH STANDARDS TO COVER STAFF & COMMUNAL AREAS INCLUDING BS5839
TV	DIGITAL TV AERIAL
DE	AUDIO INTERCOM / DOOR ENTRY CONSISTING OF: EXTERNAL INTERCOM; CONNECTED TO INTERNAL HANDSETS IN FLATS WITH DOOR RELEASE BUTTON.
CCS	45AMP COOKER CONTROL SWITCH & SINGLE SOCKET
SH	M9X ADVANCED FLEX
WH	HEATRAE SADIA MEGA ECO DIRECT UNVENTED
EM	ELECTRIC METER
EX	GAS SUPPLY OUTLET
GM	GAS METER
	WATER STOP COCK & WATER METER
CU	CONSUMER UNIT
A1	EXTERNAL LIGHT: THORN AVENUE W300 II LED 12L35 740 CL2
MP	MEDIA PLATE TO INCLUDE: 2X 2-GANG 13A DP SWITCHED SOCKETS, QUAD TV, FM/DAB, SATELLITE OUTLET, SINGLE TV (IEC FEMALE) & TELEPHONE SOCKET
	SATELLITE DISH CONNECTION POINT (DISH BY OTHERS)
	PREWIRED LINK TO MEDIA PLATE

ALL COMMUNAL AREA LIGHTING TO BE EMERGNCY LIGHTING; TO HAVE 3 HOUR BATTERY BACK UP. SHOULD THE POWER FAIL THE COMMUNAL AREA LIGHTING WILL CONTINUE OPERATING FOR UP TO 3 HOURS

CCTV TO BE RETAINED & RECONFIGURED TO SUIT NEW COMMUNAL AREAS

CONCTRACTOR TO DESIGN EXTRACT PROVISION WHERE MORE THAN 600MM LENGTH OF DUCT

A-17 FLAT ELECTRIC METERS IN ELECTRIC ROOM
B-FLAT CONSUMER UNIT WITHIN FLAT
C-LANDLORDS METER & COMMUNAL AREA DISTRIBUTION BOARDS IN ELECTRIC ROOM

ELECTRICAL

- ALL FITTINGS TO BE NEW
- EXISTING ELECTRICAL INCOMING SUPPLY TO BUILDING TO BE RETAINED.
- REDUNDANT CIRCUITS STRIPPED OUT BACK TO DISTRIBUTION BOARDS; MAKE GOOD
- PROVIDE ALL LABOUR, MATERIALS AND PLANT TO DESIGN THE ELECTRICAL INSTALLATION IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS & PRELIMINARY CONDITIONS
- SUPPLY AND INSTALL THE ELECTRICAL INSTALLATION IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS & PRELIMINARY CONDITIONS.
- SUPPLY & INSTALL NEW ELECTRICAL SMART METERS WITHIN LANDLORDS ELECTRICAL ROOM
- SUPPLY & INSTALL NEW ELECTRICAL CONSUMER UNIT WITHIN EACH FLAT AS DRAWING
- SUPPLY & INSTALL NEW ELECTRICAL DISTRIBUTION BOARD WITHIN LANDLORDS ELECTRICAL ROOM FOR COMMUNAL AREAS & STAFF AREAS
- THE ELECTRICIAN WILL BE A PROFESSIONALLY REGISTERED WITH A SELF CERTIFICATION SYSTEM EG NATIONAL INSPECTION COUNCIL FOR ELECTRICAL INSTALLATION CONTRACTING (NICEIC). ELECTRICIAN TO ENSURE THE DESIGN, INSTALLATION AND TESTING IS COMPLIANT WITH ALL LEGISLATION AND BEST PRACTICE

WATER

- STRIP OUT REDUNDANT SERVICES
- RETAIN EXISTING MAINS WATER SUPPLY TO BUILDING
- DESIGN SUPPLY & INSTALL NEW WATER SUPPLY TO EACH FLAT, & LANDLORDS SUPPLY
- SUPPLY & INSTALL WATER METER TO EACH FLAT UNDER KITCHEN SINK
- SUPPLY AND CONNECT COLD WATER SUPPLY TO WATER HEATER, BASIN, KITCHEN SINK & BATH / ELECTRIC SHOWER, STAFF KITCHEN SINK, COMMUNAL SINK IN LAUNDRY, WASHING MACHINE
- SUPPLY AND CONNECT HOT WATER TO BASIN, KITCHEN SINK & BATH / SHOWER, STAFF KITCHEN SINK, COMMUNAL SINK IN LAUNDRY
- SUPPLY AND INSTALL ISOLATION VALVE TO WATER SUPPLIES BEFORE OUTLET
- SUPPLY AND INSTALL ELECTRIC WATER HEATER CYLINDER WILL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION & GUIDANCE
- INSULATE WATER SUPPLIES.
- HOT WATER SUPPLIES TO BE THERMOSTATICALLY REGULATED.
- SUPPLY

DRAINAGE

- STRIP OUT ALL REDUNDANT SERVICES; STRIP OUT & CAP OFF REDUNDANT DRAINS; MAKE GOOD
- SUPPLY & INSTALL NEW ABOVE GROUND CONNECTIONS CONSISTING OF:
- SUPPLY & INSTALL 80MMM DIA WASTE WITH 75MM DEEP RESEAL TRAP TO KITCHEN SINK; CONNECT TO DRAINAGE SYSTEM
- SUPPLY & INSTALL 80ZMM DIA WASTE WITH 75MM DEEP RESEAL TRAPS TO BASINS; CONNECT TO DRAINAGE SYSTEM
- SUPPLY & INSTALL 0100MM DIA WASTE TO TOILET; CONNECT TO DRAINAGE SYSTEM
- JET OUT & CLEAR ALL EXTERNAL DRAINS.
- EXISTING SVPS RETAINED WHERE INDICATED; REDUNDANT CONNECTIONS CAPPED OFF
- SUPPLY & INSTALL PROPOSED SVPS & CONNECT TO UNDERGROUND DRAINAGE SYSTEM; ALL TO SATISFACTION OF CONTRACT ADMINISTRATOR; 100MM DIAMETER BLACK COLOUR, FINISHED WITH BIRDS NEST MESH
- ALL EXTERNALLY EXPOSED PIPEWORK TO BE BLACK
- ALL INTERNALLY EXPOSED PIPEWORK TO BE WHITE

GAS

- STRIP OUT MAINS GAS CONNECTION TO SITE
- STRIP OUT GAS METER & RETURN TO PROVIDER

BONDING

- FIT BONDING TO INCOMING UTILITIES & ALL SINKS & BASINS

ELECTRICAL SELF CERTIFICATION

- ELECTRICAL WORKS CERTIFICATE FOR DESIGN, INSTALL & TEST
- EMERGENCY LIGHTING CERTIFICATION FOR DESIGN, INSTALL & TEST

SANITARY CONVENIANCES

- IT IS CONSIDERED A TOTAL OF 1 STAFF ARE EXPECTED TO BE ONSITE BETWEEN 0800-1600 AT ANY ONE TIME.
- 1NO UNISEX WC'S ARE PROVIDED FOR STAFF.

TELECOMMUNICATIONS

- SUPPLY & INSTALL TELECOMMUNICATIONS POINT WITHIN MEDIA PLATE TO FLAT
- SUPPLY & INSTALL TELECOMMUNICATION WIRING INFRASTRUCTURE BETWEEN FLAT & ELECTRICAL ROOM (CONFIRM FINAL LOCATION PRIOR TO INSTALLATION)
- CONNECTION OF TELECOMMUNICATIONS TO BE ARRANGED AND UNDERTAKEN BY TENANTS PROVIDER

TV

- SUPPLY & INSTALL TV POINT WITHIN MEDIA PLATE TO FLAT
- SUPPLY & INSTALL TV WIRING INFRASTRUCTURE BETWEEN FLAT & AERIAL (CONFIRM FINAL LOCATION PRIOR TO INSTALLATION)
- SUPPLY & INSTALL SUFFICIENT AND SUITABLE DIGITAL AERIAL'S FOR ALL FLATS (THE DESIGNER ASSUMES THIS CAN BE SITUATED WITHIN THE ROOF VOID)

SATELLITE TV

- SUPPLY & INSTALL SATELLITE TV POINT WITHIN MEDIA PLATE TO FLAT
- SUPPLY & INSTALL WIRING INFRASTRUCTURE BETWEEN FLAT & PROPOSED SATELLITE DISH (THE DESIGNER ASSUMES THIS CAN BE SITUATED AT THE REAR GROUND FLOOR CORNER NEXT TO THE CHURCH OR ON THE ROOF)
- CONNECTION OF SATELLITE DISH TO BE ARRANGED AND UNDERTAKEN BY TENANTS PROVIDER

GROUND FLOOR LAYOUT

EXISTING INDICATED IN BLACK / WHITE
PROPOSED WORK INDICATED IN RED

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Client
RIVERSIDE
-

Project
BEDSITS TO FLATS
HOLDEN HOUSE, 2 RACE STREET, BARNSLEY, S70 1BG

Title
SERVICES
GROUND FLOOR LAYOUT

Scale	Date	Stage
1:50	NOV 19	WORKING DWG
Job No	Drawing No	Rev
6078	227	AS INDICATED
Drawn	Approved	
NW	AR	

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