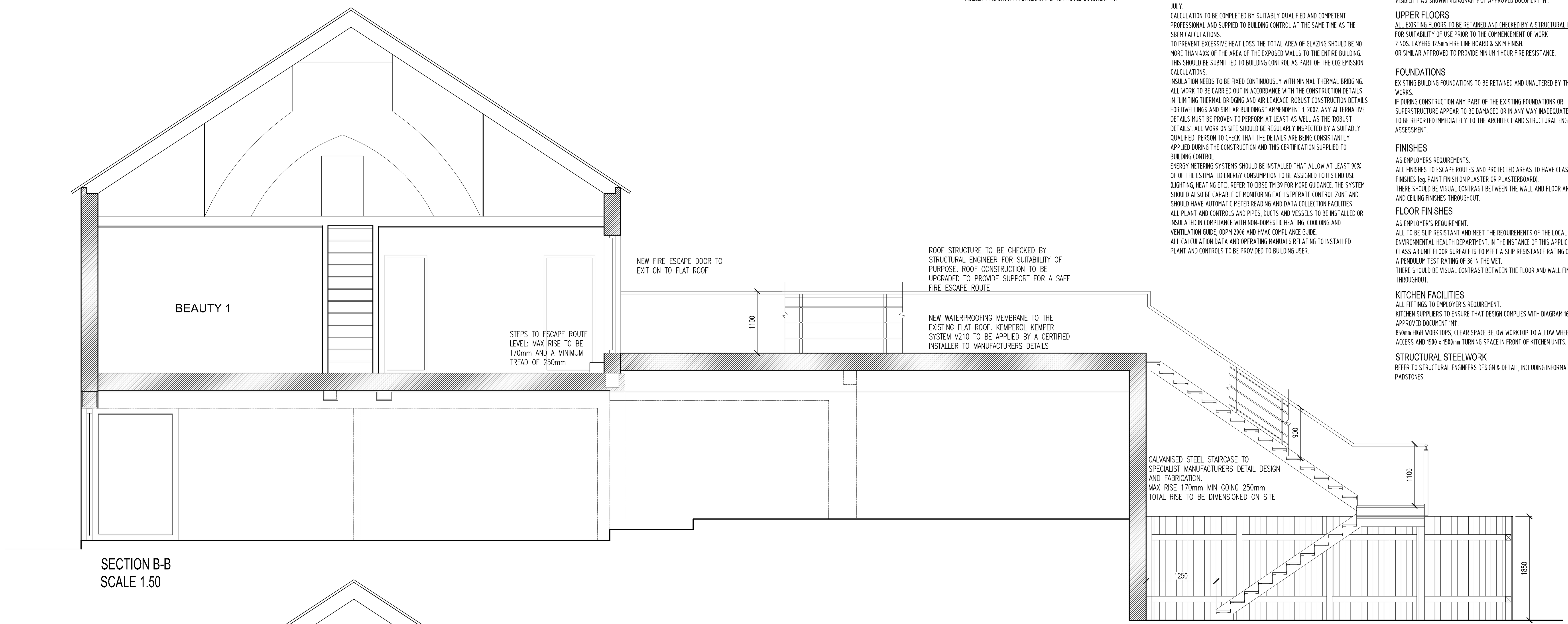
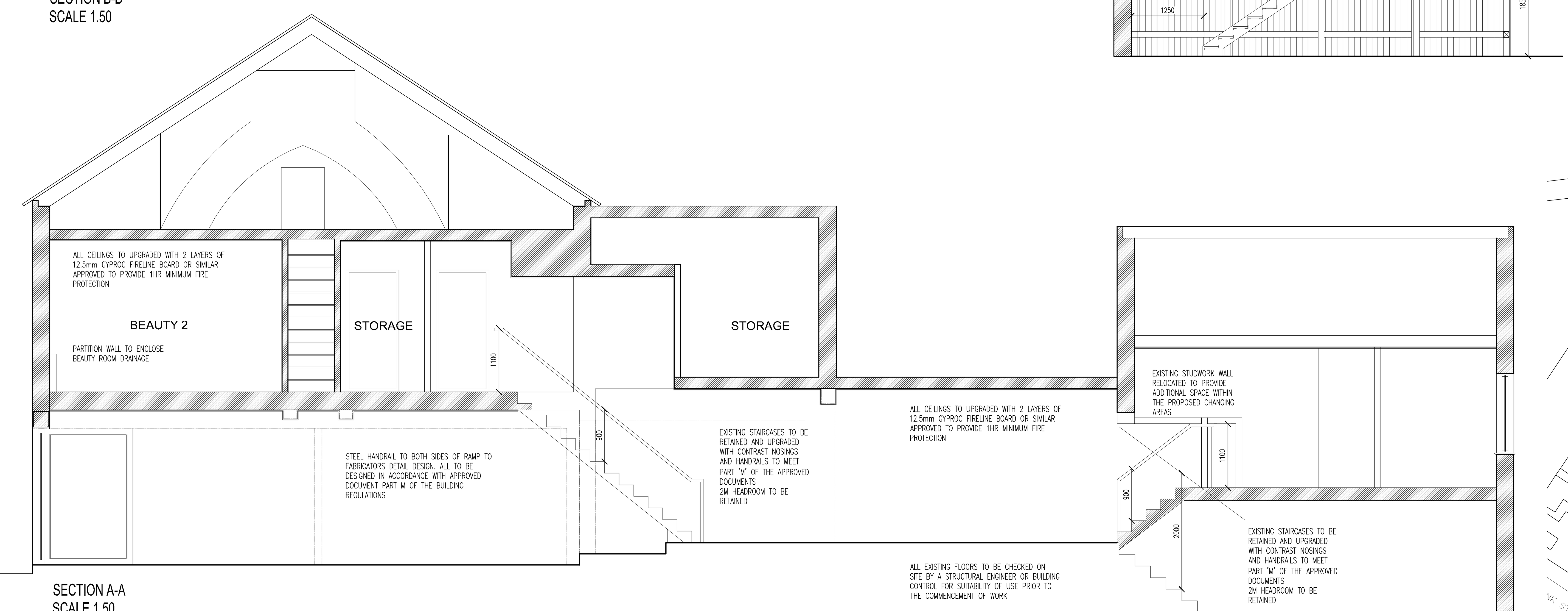


SECTION B-B
SCALE 1.50



SECTION A-A
SCALE 1.50

NEW BUILD CONSTRUCTION NOTES:

GENERAL

ALL WORK TO BE CARRIED IN COMPLIANCE WITH THE EMPLOYERS REQUIREMENTS.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING RGULATIONS, BRITISH STANDARDS AND ALL RELEVANT CODES OF PRACTICE.
MATERIALS USED ARE TO BE THE BEST OF THEIR RESPECTIVE KIND AND FIT FOR THEIR INTENDED PURPOSE.
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED PRIOR TO COMMENCEMENT OF WORK.
ANY VARIATION FROM THESE NOTES ARE TO BE VERIFIED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

GROUND FLOOR

ALL EXISTING FLOORS TO BE RETAINED AND CHECKED BY A STRUCTURAL ENGINEER FOR SUITABILITY OF USE PRIOR TO THE COMMENCEMENT OF WORK
2 NOS. LAYERS 12.5mm FIRE LINE BOARD & SKIM FINISH.
OR SIMILAR APPROVED TO PROVIDE MINIUM 1 HOUR FIRE RESISTANCE.

INTERNAL WALLS

WHERE INDICATED WALLS TO BE 100mm THK. LOADBEARING SOLID BLOCKWORK 4.2N/mmsq. OR AS SPECIFIED BY STRUCTURAL ENGINEER.
ALL LOADBEARING WALLS TO B.S. 2028 BUILT OFF GROUND FLOOR SLAB.
LINTOLS TO BE CATNIC LINTOLS OR SIMILAR. TO STRUCTURAL ENGINEERS OR SPECIALIST MANUF'S DETAILS & RECOMMENDATIONS.

NON-LOADBEARING INTERNAL WALLS TO BE METAL STUDS WITH 1 NO. LAYERS 12.5mm PLASTERBOARD AND SKIM FINISH BOTH SIDES. NOM. O/A DIMENSION 100mm.
NON-LOADBEARING WALLS REQUIRING 1 HOUR FIRE RESISTANCE TO BE 70mm METAL STUDS WITH 15mm FIRELINE BOARD & SKIM FINISH BOTH SIDES. 50mm MINERAL FIBRE QUILT IN CAVITY. OR SIMILAR APPROVED. TO BE BUILT IN ACCORDANCE WITH MANUF'S DETAILS & RECOMENDATIONS.

WINDOWS / DOORS

DOUBLE GLAZED ALUMINIUM WINDOW SYSTEM. THERMALLY BROKEN AND MECHANICALLY SEALED WITH LOW-E GLASS, 16mm SEPARATION BETWEEN PANES & ARGON FILLED OR AS MANUF'S SPECIFICATION TO ACHIEVE REQUIRED U-VALUE.

ALL NEW WINDOWS TO ACHIEVE MAXIMUM U-VALUE OF $1.8W/m^2K$.
ALL REPLACEMENT WINDOWS TO ACHIEVE MAXIMUM U-VALUE OF $2.2W/m^2K$.
NEW, GLAZED ENTRANCE DOOR TO ACHIEVE MAXIMUM U-VALUE OF $2.2W/m^2K$.

MAXIMUM RISE TO AN EXTERNAL DOOR (WHERE LEVEL ACCESS IS REQUIRED) TO BE 15mm, INCLUDING THE THRESHOLD.
IF LEVEL ACCESS NOT REQUIRED MAX. STEP TO EXTERNAL DOOR TO BE 150mm MAX. WHERE POSSIBLE.
ALL GLAZING BELOW 800mm ABOVE FFL AND ALL DOOR SIDE PANELS TO BE IN LAMINATED/ TOUGHENED GLASS AS APPROVED BY BUILDING REGS. APPROVED DOCUMENT N.
ALL DOORS TO BE DRAUGHT SEALED.
INTERNAL DOORS TO BE FACTORY PAINT PREFININSHED CASSETTE DOOR OR AS EMPLOYER'S SPEC. FIRE RATED WHERE REQUIRED BY FIRE NOTES.
ALL GROUND FLOOR WINDOWS TO HAVE LOCKS
ALL UPPER FLOOR WINDOWS TO BE FITTED WITH CHILD PROOF RESTRICTORS LIMITING OPENING TO MAX. 99mm.
MAX. OPENING FORCE AT LEADING EDGE OF ALL DOORS, INCLUDING MAIN ENTRANCE DOORS SHOULD NOT EXCEED 20N.
ALL LATCHES SHOULD BE OPERABLE USING A CLOSED FIST (eg LEVER HANDLES).
ALL DOOR FURNITURE SHOULD VISUALLY CONTRAST WITH DOOR & ON EXTERNAL DOORS SHOULD NOT BE COLD TO TOUCH. ALL DOOR FRAMES SHOULD VISUALLY CONTRAST WITH SURROUNDING WALLS.
LEADING EDGE OF ALL DOORS SHOULD VISUALLY CONTRAST WITH OTHER DOOR SURFACES & SURROUNDINGS.
ALL WINDOWS ABOVE GROUND FLOOR LEVEL THAT HAVE CILLS BELOW 900mm SHOULD PROVIDE CONTAINMENT AND PROTECTION FROM FALLING. THEY MUST BE ABLE TO WITHSTAND HORIZONTAL FORCES SET OUT IN B.S. 6399 PART1 1996. THOSE THAT ARE ALSO OPENING LIGHTS SHOULD HAVE RESTRICTORS SO THAT THEY CANNOT BE OPENED BEYOND 99mm MAXIMUM OPENING.
ALL GLASS DOORS AND SCREENS TO HAVE CLEAR MARKINGS OR 'MANIFESTATION' ON THE GLASS AT 1500mm ABOVE FINISHED FLOOR LEVELS IN ACCORDANCE WITH APPROVED DOCUMENT 'N2'. THIS CAN BE IN THE FORM OF SOLID OR BROKEN LINES, PATTERNS OR LOGOS.
ENTRANCE DOOR TO HAVE VISION PANELS TOWARDS THE LEADING EDGE WHOSE VERTICAL DIMENSIONS INCLUDE AT LEAST THE MINIMUM ZONE, OR ZONES, OF VISIBILITY AS SHOWN IN DIAGRAM 9 OF APPROVED DOCUMENT 'M'.

THERMAL PERFORMANCE

REFER TO SECTION & DETAIL DRAWINGS FOR INDIVIDUAL SPECIFICATION OF ELEMENTS OF CONSTRUCTION AND INSULATION REQUIREMENTS.
AS THE BUILDING IS LESS THAN 1000m2 GROSS FLOOR AREA THE MAIN CONTRACTOR SHALL SUPPLY A DECLARATION(S) THAT APPROPRIATE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN USED AND THAT THE WORK HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE CONFORMITY WITH THE APPROVED SPECIFICATIONS FOR COMPLIANCE WITH APPROVED DOCUMENT 'L2'.
ALTERNATIVELY THE BUILDING IS TO BE PRESSURE TESTED IN ACCORDANCE WITH CIBSE TM 23 AND AN INFRA-RED THERMOGRAPHY INSPECTION TO THE GUIDANCE OF BRE REPORT 176 SHOULD BE CARRIED OUT.
CO2 EMISSION RATE CALCULATIONS SHOWING TARGET AND CALCULATED EMISSION RATES FOR EACH BUILDING (SBEM CALCULATIONS) SHOULD BE SUBMITTED TO BUILDING CONTROL NOT LATER THAN 7 DAYS AFTER THE FINAL PRESSURE TEST IS CARRIED OUT. IT IS STRONGLY RECOMMENDED THAT THESE ARE COMPLETED AS SOON AS POSSIBLE TO CONFIRM INSULATIO N SPECIFICATIONS FOR WALLS, ROOF, WINDOWS, DOORS, FLOORS AND OTHER ELEMENTS OF BUILDING ENVELOPE.

MINIMUM AREA WEIGHTED AVERAGE U-VALUE STANDARDS ARE AS FOLLOWS:

WALLS	0.30 W/m.sq.K	(UPGRADED)
	0.28 W/m.sq.K	(NEW)
FLOOR	0.25 W/m.sq.K	(UPGRADED)
ROOF	0.16 W/m.sq.K	(UPGRADED)
	0.16 W/m.sq.K	(NEW)
FLAT ROOF	0.18 W/m.sq.K	
WINDOWS	2.2 W/m.sq.K	
DOORS	2.2 W/m.sq.K	

THESE FIGURES APPLY TO ANY ELEMENT (SUCH AS AN EXTERNAL WALL) THAT IS TO BE UPGRADED. THEY ALSO APPLY TO ALL NEW CONSTRUCTION (SUCH AS THE NEW ROOF).
FOR MORE DETAILS ON THERMAL REQUIREMENTS REFER TO THE SBEM CALCULATIONS. NOTE THAT THESE VALUES ARE MINIMUM VALUES AND IT IS VERY LIKELY THAT A BETTER LEVEL OF INSULATION WILL BE REQUIRED TO MEET THE REQUIREMENT OF THE BUILDING REGULATIONS. ACHIEVING THESE U-VALUES DOES NOT MEAN THAT THE BUILDING COMPLIES WITH APPROVED DOCUMENT 'L'.
COMPLIANCE MUST BE DEMONSTRATED BY CALCULATION AND CERTIFICATION OR TESTING AS DETAILED ABOVE.
PRESSURE TESTING WILL BE REQUIRED IN ACCORDANCE WITH APPROVED DOCUMENT 'L2' AS NOTED ABOVE.
THE COMBINED SOLAR AND INTERNAL CASUAL GAINS TO ALL BUILDINGS TO BE LIMITED TO 35W/m2 WHEN SUBJECT TO THE SOLAR IRRADIANCES IN CIBSE GUIDE 'A' - ENVIRONMENTAL DESIGN - FOR THE PERIOD 07.30 TO 17.30 BST IN THE MONTH OF JULY.
CALCULATION TO BE COMPLETED BY SUITABLY QUALIFIED AND COMPETENT PROFESSIONAL AND SUPPIED TO BUILDING CONTROL AT THE SAME TIME AS THE SBEM CALCULATIONS.
TO PREVENT EXCESSIVE HEAT LOSS THE TOTAL AREA OF GLAZING SHOULD BE NO MORE THAN 40% OF THE AREA OF THE EXPOSED WALLS TO THE ENTIRE BUILDING. THIS SHOULD BE SUBMITTED TO BUILDING CONTROL AS PART OF THE CO2 EMISSION CALCULATIONS.
INSULATION NEEDS TO BE FIXED CONTINUOUSLY WITH MINIMAL THERMAL BRIDGING.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION DETAILS IN "LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS" AMMENDMENT 1, 2002. ANY ALTERNATIVE DETAILS MUST BE PROVEN TO PERFORM AT LEAST AS WELL AS THE 'ROBUST DETAILS'. ALL WORK ON SITE SHOULD BE REGULARLY INSPECTED BY A SUITABLY QUALIFIED PERSON TO CHECK THAT THE DETAILS ARE BEING CONSISTANTLY APPLIED DURING THE CONSTRUCTION AND THIS CERTIFICATION SUPPLIED TO BUILDING CONTROL.
ENERGY METERING SYSTEMS SHOULD BE INSTALLED THAT ALLOW AT LEAST 90% OF OF THE ESTIMATED ENERGY CONSUMPTION TO BE ASSIGNED TO ITS END USE (LIGHTING, HEATING ETC). REFER TO CIBSE TM 39 FOR MORE GUIDANCE. THE SYSTEM SHOULD ALSO BE CAPABLE OF MONITORING EACH SEPERATE CONTROL ZONE AND SHOULD HAVE AUTOMATIC METER READING AND DATA COLLECTION FACILITES.
ALL PLANT AND CONTROLS AND PIPES, DUCTS AND VESSELS TO BE INSTALLED OR INSULATED IN COMPLIANCE WITH NON-DOMESTIC HEATING, COOLING AND VENTILATION GUIDE, ODPM 2006 AND HVAC COMPLIANCE GUIDE.
ALL CALCULATION DATA AND OPERATING MANUALS RELATING TO INSTALLED PLANT AND CONTROLS TO BE PROVIDED TO BUILDING USER.

WINDOWS / DOORS

DOUBLE GLAZED ALUMINIUM WINDOW SYSTEM. THERMALLY BROKEN AND MECHANICALLY SEALED WITH LOW-E GLASS, 16mm SEPARATION BETWEEN PANES & ARGON FILLED OR AS MANUF'S SPECIFICATION TO ACHIEVE REQUIRED U-VALUE.

ALL NEW WINDOWS TO ACHIEVE MAXIMUM U-VALUE OF $1.8W/m^2K$.
ALL REPLACEMENT WINDOWS TO ACHIEVE MAXIMUM U-VALUE OF $2.2W/m^2K$.
NEW, GLAZED ENTRANCE DOOR TO ACHIEVE MAXIMUM U-VALUE OF $2.2W/m^2K$.

MAXIMUM RISE TO AN EXTERNAL DOOR (WHERE LEVEL ACCESS IS REQUIRED) TO BE 15mm, INCLUDING THE THRESHOLD.
IF LEVEL ACCESS NOT REQUIRED MAX. STEP TO EXTERNAL DOOR TO BE 150mm MAX. WHERE POSSIBLE.
ALL GLAZING BELOW 800mm ABOVE FFL AND ALL DOOR SIDE PANELS TO BE IN LAMINATED/ TOUGHENED GLASS AS APPROVED BY BUILDING REGS. APPROVED DOCUMENT N.
ALL DOORS TO BE DRAUGHT SEALED.
INTERNAL DOORS TO BE FACTORY PAINT PREFININSHED CASSETTE DOOR OR AS EMPLOYER'S SPEC. FIRE RATED WHERE REQUIRED BY FIRE NOTES.
ALL GROUND FLOOR WINDOWS TO HAVE LOCKS
ALL UPPER FLOOR WINDOWS TO BE FITTED WITH CHILD PROOF RESTRICTORS LIMITING OPENING TO MAX. 99mm.
MAX. OPENING FORCE AT LEADING EDGE OF ALL DOORS, INCLUDING MAIN ENTRANCE DOORS SHOULD NOT EXCEED 20N.
ALL LATCHES SHOULD BE OPERABLE USING A CLOSED FIST (eg LEVER HANDLES).
ALL DOOR FURNITURE SHOULD VISUALLY CONTRAST WITH DOOR & ON EXTERNAL DOORS SHOULD NOT BE COLD TO TOUCH. ALL DOOR FRAMES SHOULD VISUALLY CONTRAST WITH SURROUNDING WALLS.
LEADING EDGE OF ALL DOORS SHOULD VISUALLY CONTRAST WITH OTHER DOOR SURFACES & SURROUNDINGS.
ALL WINDOWS ABOVE GROUND FLOOR LEVEL THAT HAVE CILLS BELOW 900mm SHOULD PROVIDE CONTAINMENT AND PROTECTION FROM FALLING. THEY MUST BE ABLE TO WITHSTAND HORIZONTAL FORCES SET OUT IN B.S. 6399 PART1 1996. THOSE THAT ARE ALSO OPENING LIGHTS SHOULD HAVE RESTRICTORS SO THAT THEY CANNOT BE OPENED BEYOND 99mm MAXIMUM OPENING.
ALL GLASS DOORS AND SCREENS TO HAVE CLEAR MARKINGS OR 'MANIFESTATION' ON THE GLASS AT 1500mm ABOVE FINISHED FLOOR LEVELS IN ACCORDANCE WITH APPROVED DOCUMENT 'N2'. THIS CAN BE IN THE FORM OF SOLID OR BROKEN LINES, PATTERNS OR LOGOS.
ENTRANCE DOOR TO HAVE VISION PANELS TOWARDS THE LEADING EDGE WHOSE VERTICAL DIMENSIONS INCLUDE AT LEAST THE MINIMUM ZONE, OR ZONES, OF VISIBILITY AS SHOWN IN DIAGRAM 9 OF APPROVED DOCUMENT 'M'.

UPPER FLOORS

ALL EXISTING FLOORS TO BE RETAINED AND CHECKED BY A STRUCTURAL ENGINEER FOR SUITABILITY OF USE PRIOR TO THE COMMENCEMENT OF WORK
2 NOS. LAYERS 12.5mm FIRE LINE BOARD & SKIM FINISH.
OR SIMILAR APPROVED TO PROVIDE MINIUM 1 HOUR FIRE RESISTANCE.

FOUNDATIONS

EXISTING BUILDING FOUNDATIONS TO BE RETAINED AND UNALTERED BY THE NEW WORKS.
IF DURING CONSTRUCTION ANY PART OF THE EXISTING FOUNDATIONS OR SUPERSTRUCTURE APPEAR TO BE DAMAGED OR IN ANY WAY INADEQUATE THIS IS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR ASSESSMENT.

FINISHES

AS EMPLOYERS REQUIREMENTS.
ALL FINISHES TO ESCAPE ROUTES AND PROTECTED AREAS TO HAVE CLASS '0' FINISHES (eg. PAINT FINISH ON PLASTER OR PLASTERBOARD).
THERE SHOULD BE VISUAL CONTRAST BETWEEN THE WALL AND FLOOR AND WALL AND CEILING FINISHES THROUGHOUT.

FLOOR FINISHES

AS EMPLOYER'S REQUIREMENT.
ALL TO BE SLIP RESISTANT AND MEET THE REQUIREMENTS OF THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT. IN THE INSTANCE OF THIS APPLICATION THE CLASS A3 UNIT FLOOR SURFACE IS TO MEET A SLIP RESISTANCE RATING OF R11 AND A PENDULUM TEST RATING OF 36 IN THE WET.
THERE SHOULD BE VISUAL CONTRAST BETWEEN THE FLOOR AND WALL FINISHES THROUGHOUT.

KITCHEN FACILITIES

ALL FITTINGS TO EMPLOYER'S REQUIREMENT.
KITCHEN SUPPLIERS TO ENSURE THAT DESIGN COMPLIES WITH DIAGRAM 16 OF APPROVED DOCUMENT 'M'.
850mm HIGH WORKTOPS, CLEAR SPACE BELOW WORKTOP TO ALLOW WHEELCHAIR ACCESS AND 1500 x 1500mm TURNING SPACE IN FRONT OF KITCHEN UNITS.

STRUCTURAL STEELWORK

REFER TO STRUCTURAL ENGINEERS DESIGN & DETAIL, INCLUDING INFORMATION ON PADSTONES.

SANITARY WARE

AS EMPLOYERS REQUIREMENTS.
ALL W/C'S TO BE CLOSE COUPLED TYPES WITH LOW VOLUME FLUSH VALVE TYPE CISTERNS.
ALL W/C'S TO HAVE THUMB TURN LOCKS WITH 'ENGAGED' INDICATORS ON EXTERIOR OF DOORS.
ALL TAPS TO BE 'LEVER' TYPE CAPABLE OF BEING OPERATED WITH A CLOSED FIST.
ALL DOORS TO HAVE LIGHT ACTION PRIVACY BOLTS.
ALL DISABLED W/C'S TO COMPLY FULLY WITH THE DIAGRAMS AND INSTRUCTIONS IN APPROVED DOCUMENT 'M'.

STAIRS

ALL NEW STAIRS TO BE AMBULANT DISABLED TYPE AS SPECIFIED IN PART 'M' OF THE BUILDING REGULATIONS. MAXIMUM RISE 170mm, MIN. GOING 250mm.
NEW STAIRs TO BE THE MINIMUM WIDTH FOR THE CAPICITY OF THE FLOOR TO WHICH IT SERVES IN CASE OF USE IN EMERGENCY. SEE FIRE STRATEGY.
MIN. HEADROOM 2000mm ABOVE PITCH LINE FOR ALL NEW STAIRS.
HANDRAIL MIN. 900mm ABOVE PITCH LINE OF STAIR. ALL RAILINGS / GUARDINGS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS PART K AND BE CAPABLE OF WITHSTANDING HORIZONTAL FORCES SET OUT IN B.S. 6399 PART1 1996 TO S/E DETAILS.
GUARDING HEIGHT TO BE INCREASED TO 1100mm ABOVE LANDINGS & EDGE OF FLOORS.
STAIRS TO HAVE CLOSED RISERS. SLIP RESISTANT FINISH TO CLIENT SPEC. TO TREADS AND LANDINGS. PROJECTING NOSINGS ARE TO BE AVOIDED AND SHOULD NOT PROJECT MORE THAN 25mm.
ALL STEP NOSINGS TO BE DISTINGUISHABLE THROUGH CONTRASTING BRIGHTNESS.
IT IS RECOMMENDED THAT STAIRS ARE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION PROCESS TO PROVIDE SAFE ACCESS FOR WORKERS TO THE UPPER FLOORS.
NOTE THAT ANY EXTERNAL BALCONETTES ARE TO HAVE A TOP HANDRAIL MIN. 1100mm ABOVE FINISHED FLOOR LEVEL. BALLUSTER SPACING NOT TO EXCEED 99mm.
ALL RAILINGS / GUARDINGS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS PART K, BE NON-CLIMBABLE AND BE CAPABLE OF WITHSTANDING HORIZONTAL FORCES SET OUT IN B.S. 6399 PART1 1996.

DRAINAGE

BELOW GROUND DRAINAGE TO BE FLEXIBLY JOINTED.
MANHOLES PROVIDED TO ALL MAIN JUNCTIONS AND CHANGES OF DIRECTION OR GRADIENT.
ALL OPENINGS TO BUILDINGS TO BE WATER AND VERMIN PROOF.
NO CONNECTION TO SVP WITHIN 450mm OF INVERT.
DRAINS WITHIN 1m OF BUILDINGS TO BE BACKFILLED WITH CONCRETE TO TO UNDERSIDE OF FOUNDATIONS.
ALL PIPE GRADIENTS AND COVER TO COMPLY WITH APPROVED DOCUMENT H.
100mm Ø PVC SVP AT HEAD OF MAIN FOUL DRAIN TO BE FITTED WITH CAGE / TERMINATED COWL TO FREE AIR MIN. 900mm ABOVE ANY WINDOW OPENING.
ALL WASTE PIPES TO B.S. 659 TABLE 3. BATH SHOWER AND SINK WASTES TO BE 32mm Ø TRAPPED BOTTLE WITH 38mm Ø BRANCH PIPE TO FALLS.
ALL WASTES TO HAVE 75mm DEEP SEAL. ALL W.C.'S TO INCORPORATE 7.5l CISTERN WITH 19mm OVERFLOW AND TRAP TO BE 50mm SEAL.
COLD WATER TANK AS SPECIFIED ON PLUMBING LAYOUT.
ALL PLUMBING TO HAVE ADEQUATE ACCESS FOR CLEANING AND TO COMPLY FULLY WITH APPROVED DOCUMENT H OF THE BUILDING REGULATIONS, B.S. 65 AND B.S. 5401966.
ALL SITE DRAINAGE TO STRUCTURAL ENGR'S DESIGN, DETAIL AND SPEC.
ALL BIN STORES TO HAVE WASH DOWN (COLD TAP) AND FOUL DRAINAGE CONNECTION TO ALLOW CLEANING.

ACCESS STATMENT

THE EXISTING BUILDING DOES NOT HAVE LEVEL ACCESS OR FACILITES SUITABLE FOR DISABLED USERS. THIS IS TO BE CORRECTED AS PART OF THE OVERALL PROGRAMME OF REFURBISHMENT.
THE MAIN ENTRANCE TO THE BUILDING IS TO BE RAMPED TO PROVIDE AS LEVEL AN ACCESS ROUTE AS IS POSSIBLE WITH A THRESHOLD WITH A MAXIMUM UPSTAND OF 15mm.
LEVEL ACCESS TO THE UPPER FLOOR WILL BE PROVIDED BY THE MEANS OF FULLY DDA COMPLIANT PLATFORM LIFT INSTALLED INSIDE THE EXISTING BUILDING.
THE NEW STAIR WILL ALSO BE AN AMBULANT DISABLED STAIRCASE AS DEFINED IN APPROVED DOCUMENT 'M'.
DISABLED WC'S WILL BE AVAILABLE AT EVERY FLOOR LEVEL.
ALL NEW SOCKETS, SWITCHES ETC. WILL BE POSITIONED IN ACCORDANCE WITH APPROVED DOCUMENT 'M'.
ALL NEW DOORS AND IRONMONGERY WILL BE OF A TYPE SUITABLE FOR ALL USERS OF THE BUILDING.
KITCHEN FACILITIES TO BE DESIGNED FOR ACCESSIBILITY AND IN ACCORDANCE WITH APPROVED DOCUMENT 'M'.
NEW ACCESSIBLE ENTRANCE, INCLUDING DOOR, TO COMPLY WITH THE REQUIREMENTS OF PROVISION 2.7 OF APPROVED DOCUMENT PART 'M' WHERE POSSIBLE.
DOOR ENTRY SYSTEMS TO BE ACCESSIBLE TO DEAF AND HARD OF HEARING PEOPLE, AND PEOPLE WHO CANNOT SPEAK.

ENVIRONMENTAL NOTES

IF THE CLIENT WISHES THIS BUILDING COULD USE RELATIVELY INEXPENSIVE AND ENERGY EFFICIENT PRODUCTS TO INCREASE THE SUSTAINABILTY OF THIS DEVELOPMENT. THESE ARE NOT INCLUDED IN THE CURRENT DESIGN, BUT COULD BE ADDED IF REQUESTED BY THE DEVELOPER.

THESE CAN INCLUDE:
ISONAT HEMP/COTTON (OR SIMILAR APPROVED) NATURAL INSULATION.
VENTILATION SYSTEMS COULD INCORPORATE HEAT RECOVERY EQUIPMENT.
ALL APPLIANCES TO BE ENERGY EFFICIENCY RATING 'A'.
ANY STONE USED TO BE LOCALLY SOURCED (NOT OUTSIDE THE UK).
NEW BRICKWORK TO BE RECLAIMED BRICK RATEHR THAN NEWLY MANUFACTURED.
INCRESED BOILER EFFICENCY OR POSSIBLY A COMBINED HEAT AND POWER SYSTEM FOR THE DEVELOPMENT.
BAT BOXES, BIRD FEEDING & NESTING BOXES FITTED IN ACCORDANCE WITH ENGLISH NATURE / RSPB GUIDANCE.

THESE SIMPLE IDEAS ARE RECOMENDATIONS ONLY.
SHOULD THE CLIENT OR MAIN CONTRACTOR WISH TO PERSUE THE OPTION OF A MORE ENVIRONMENTALLY FRIENDLY DEVELOPMENT THEN PLEASE DISCUSS WITH THE ARCHITECT IN CHARGE AS SOON AS POSSIBLE SO THAT MORE DETAILED AND SITE SPECIFIC PROPOSALS CAN BE FORMULATED.

BUILDING SERVICES

ALL INSTALLATIONS TO CURRENT IEE REGULATIONS.
ELECTRICAL OUTLETS/ NUMBERS/ LOCATIONS/ TYPES AS ELECTRICAL PLANS BY M&E ENGINEER OR SPECIALIST SUB-CONTRACTOR. ALL TO CLIENT REQUIREMENTS.
LIGHTING TO HAVE AN AVERAGE INITIAL EFFICACY OF MINIMUM 45 LUMINAIRE-LUMENS PER CIRCUIT WATT ACROSS THE WHOLE BUILDING.

ALL ELECTRICAL WORKS ARE TO BE IN ACCORDANCE WITH APPROVED DOCUMENT 'P' AND BE DESIGNED, INSTALLED AND TESTED BY A COMPETENT SUB-CONTRACTOR. THE WORK WILL NEED TO BE CERTIFIED BY A MEMBER OF A RELEVANT 'COMPETENT PERSONS SCHEME' AND CERTIFICATION GIVEN TO BUILDING CONTROL PRIOR TO COMPLETION.

LIGHTS TO COMMON AREAS AND COMMUNAL EXTERNAL LIGHTS TO BE LOW ENERGY TYPE LUMINAIRES (COMPACT FLOURESCENT OR SIMILAR APPROVED) AND CONTROLLED ON PHOTO-SENSITIVE CELL. DUSK TILL DAWN OPERATION.

ALL SOCKETS, TELEPHONE POINTS & T.V. POINTS SHOULD BE BETWEEN 400mm & 1000mm OF FFL WITH PREFERENCE FOR THE LOWER END OF THE RANGE.
ALL SWITCHES FOR PERMINANTLY WIRED APPLIANCES BETWEEN 400mm & 1200mm UNLESS NEEDED HIGHER FOR SPECIFIC APPLIANCE.
ALL SWITCHES & CONTROLS BETWEEN 750mm & 1200mm FROM FFL.
PULL CHORDS FOR EMERGENCY SYSTEMS MUST BE COLOURED RED, BE AS CLOSE TO A WALL AS POSSIBLE & HAVE TWO RED 50mm Ø BANGLES, ONE AT 100mm AND THE OTHER AT 900mm ABOVE FFL.
CONTROLS REQUIRING CLOSE VISION BETWEEN 1200mm & 1400mm FROM FFL.
THERMOSTATS AT THE TOP OF THIS RANGE.
SOCKET OUTLETS GENERALLY POSITIONED CONSISTANTLY IN RELATION TO DOORWAYS AND ROOM CORNERS AND NEVER WITHIN 350mm OF ROOM CORNERS.
LIGHT SWITCHES FOR GENERAL PUBLIC USE ARE TO HAVE LARGE PUSH PADS AND ALIGN HORIZONTALLY WITH DOOR HANDLES IN THE 900mm TO 1200mm FROM FFL RANGE. WHERE THESE CANNOT BE PROVIDED PULL CORDS SET BETWEEN 900mm & 1100mm FROM FFL AND FITTED WITH A 50mm Ø BANGLE VISUALLY CONTRASTING WITH ITS BACKGROUND AND ANY EMERGENCY PULL CORD SHOULD BE PROVIDED INSTED.
ALL SWITCHES, SOCKETS & CONTROLS SHOULD BE OPERABLE WITHOUT SIMULTANEOUS USE OF BOTH HANDS.
ALL SWITCHED SOCKETS SHOULD INDICATE WHEN THEY ARE ON.
MAINS AND CIRCUIT ISOLATORS SHOULD CLEARLY INDICATE IF THEY ARE ON OR OFF.
FRONT PLATES SHOULD VISUALLY CONTRAST WITH THEIR BACKGROUNDS.

ALL FIXED BUILDING SERVICES TO BE DESIGNED BY SPECIALIST M&E ENGINEERS WITH REFERENCE TO ENERGY PERFORMANCE TARGETS AND COMPLIANCE WITH APPROVED DOCUMENT 'L2'. IT IS RECOMMENDED THAT THE DESIGN IS BEGUN AS SOON AS IS PRACTICABLE AND THAT THE SBEM CALCULATIONS ARE SUBMITTED TO BUILDING CONTROL AS SOON AS POSSIBLE.

ALL BUILDING SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH CIBSE COMISSIONING CODE M ON COMMISSSIONING MANAGEMENT.

ALL FIXED BUILDING SERVICES (HEATING, LIGHTING ETC) SHOULD HAVE CONTROLS TO ALLOW ZONE, TIMING, VENTILATION & TEMPERATURE CONTROL FOR EACH FUNCTIONAL AREA OF THE BUILDING AND ANY AREAS WITH SIGNIFIACNTLY DIFFERENT SOLAR EXPOSURE, PATTERN OR TYPE OF USE.

HOT WATER STORAGE VESSELS & PIPEWORK TO BE INSULATED TO BS 5422.

ENERGY METERING SYSTEMS SHOULD BE INSTALLED THAT ALLOW AT LEAST 90% OF OF THE ESTIMATED ENERGY CONSUMPTION TO BE ASSIGNED TO ITS END USE (LIGHTING, HEATING ETC). REFER TO CIBSE TM 39 FOR MORE GUIDANCE. THE SYSTEM SHOULD ALSO BE CAPABLE OF MONITORING EACH SEPERATE CONTROL ZONE AND SHOULD HAVE AUTOMATIC METER READING AND DATA COLLECTION FACILITIES.

THE BUILDING SERVICES SHOULD BE INSPECTED BY A SUITABLY QUALIFIED PERSON & A COMISSIONING CERTIFICATE PROVIDED IN ACCORDANCE WITH THE GUIDANCE IN CIBSE COMMISSIONING CODES AND BSRIA COMISSIONING GUIDES.

A BUILDING SERVICES LOG BOOK IS TO BE PROVIDED TO THE BUILDING OWNER ON COMPLETION OF WORKS. THIS IS TO GIVE DETAILS OF PLANT, CONTROLS, METHODS OF OPERATION, MAINTENANCE AND OTHER RELEVANT DETAILS TO ALLOW EFFECTIVE CONTROL AND MONITORING OF ENERGY CONSUMPTION. REFER TO CIBSE TM 31 BUILDING LOG BOOK TOOLKIT FOR ADDITIONAL GUIDANCE.

ALL SANITARY ACCOMODATION TO HAVE RAPID VENTILATION OF 1/20 FLOOR AREA OR MECHANICAL VENTILATION OF 6 LITRES/SECOND PER WC OR 3 AIR CHANGES PER HOUR. BACKGROUND VENTILATION TO BE 4000mm2 PER W.C. FANS ARE TO HAVE A 15 MINUTE TIMED OVER-RUN AND ARE TO BE SWITCHED ON THE LIGHT SWITCH, THE DOORS ARE TO HAVE A 10mm AIR GAP UNDER THEM.

ALL VENTILATION/HEATING AND AIR CONDITIONING REQUIREMENTS ARE TO BE CALCULATED AND DESIGNED BY SPECIALIST M+E ENGINEER/ SUB-CONTRACTOR ALL DETAILS TO BE SUMITTED TO THE LA PLANNING, BUILDING CONTROL AND ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK

HEATING SYSTEM AND CONTROLS, AND HOT WATER SYSTEM AND CONTROLS TO COMPLY WITH THE REQUIREMENTS OF APPROVED DOCUMENT L2B AND THE NON-DOMESTIC HEATING, COOLING AND VENTILATION GUIDE.

WHEELCHAIR PLATFORM LIFT TO FULLY COMPLY WITH PROVISION 3.49 OF APPROVED DOCUMENT 'M'.

JOINERY

SKIRTINGS TO BE TORUS 100 x 18mm MOISTURE RESISTANT MDF OR AS EMPLOYER'S REQUIREMENTS.
ARCHITRAVES TO BE 45 x 18mm MDF TO MATCH SKIRTINGS OR AS EMPLOYER'S REQUIREMENTS.
WINDOW BOARDS TO BE 25mm THICK MOISTURE RESISTANT MDF GENERALLY OR AS EMPLOYER'S REQUIREMENTS.

IT IS RECOMMENDED THAT ALL TIMBER IS TO BE OBTAINED FROM SUSTAINABLE SOURCES, WITH FSC CERTIFICATION FOR PREFERENCE, OR IS UK GROWN TIMBER OTHERWISE.
ALL TREATED TIMBER IS TO BE INDUSTRIALLY TREATED PRIOR TO DELIVERY TO SITE USING NON-FORMALDEHYDE BASED PRESERVATIVES.

Revision		Date
A	DRAWING UPDATED TO SHOW TIMBER FENCING TO BOUNDARY - PLANNING SUBMISSION	16-12-10

SITEPLAN 1:500

Coda Studios Ltd
Hope Works, 25 Mowbray Street,
Sheffield, S3 8EL
t: 0114 279 6003 f: 0114 279 6004
e:information@codastudios.co.uk

KEVIN YATES	Client
BE-FIT - REFURBISHMENT	Job
SECTIONS AND GENERAL NOTES	Title

DRAWN	CHECKED	DATE	SCALE	
			A3 ISSUE:	A1 ISSUE:
-	-	11/2010	-	1:50

REVISION	DRAWING STATUS	DRAWING NUMBER
A	BREGS	1794-011

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING
The Contractor must verify all dimensions on site before making shop drawings or commencing work of any kind. No dimensions to be scaled from this drawing. Architect to be notified of any discrepancies in dimensions immediately.