

ELECTRICAL KEY:

- Single switched socket outlet
- Lockable switched double socket outlet connected to landlords control unit
- Double switched socket outlet
- Switched fused spur for adjacent fitting engraved with fitting name.
- Fused spur for future anti-intruder alarm point

- 30 30 amp switched cooker supply
- 45 45 amp switched cooker supply

- 20 amp DP neon indicator switch above worktop level connected to an unswitched single socket below worktop level. Switch to be engraved with relevant appliance name.
- Combined FM, and terrestrial TV point with adjacent cable TV point connected by coaxial cable in conduit to communal aerial amplifier and relay in roof space to be provided by main contractor
- Telephone point

- Blanking plate to smart cabling as employers requirements with duct and draw wire all fed back to junction box adjacent to consumer unit.

- Switched fused spur for hob
- Switched fused spur for cooker
- 20A DP switched fused spur for immersion heater
- Switched fused spur for extract
- Switched fused spur for tumble dryer
- Switched fused spur for plasma TV
- Switched fused spur for washing machine

- Heating controller

- Single gang 1 way switch
- Single gang 2 way switch
- Two gang 1 way switch
- Single gang 3 way switch
- Time delay light switch

- Switch to extract
- Switch to extract with key control for landlord

- Shaver Socket
- Boiler Isolator Switch

Radiators

- 500
- 600
- 700
- 800
- 1100

- Emergency lighting
- Pendant fitting
- Energy efficient fitting designated by this symbol
- Adjustable mains voltage recessed down lighter

- Low voltage recessed down lighter

- Fluorescent ceiling light fitting with adequate nos having integral emergency light connected to landlords lighting circuit and controlled by photoelectric cell and electronic time delay switches. Emergency lighting to meet the requirements of the current IECC regulations. Communal lighting to be on constantly when activated by photoelectric cell.

- Landlord's fluorescent ceiling light fitting
- Compact mains voltage recessed down lighter underside to kitchen units

- External wall light fitting controlled from adjacent switch in room
- External wall light fitting activated by down to dusk sensor.

- Steam resistant mains voltage recessed down lighter

- Ceiling batten light to be fitted centred in storage room

- Tubular heater with external neon fused spur to stores

- Fluorescent fitting

- Fluorescent fitting with extra shaver socket in bathrooms

- Passive infrared detector directed at door opening or window

- Central heating thermostat

- Mains operated self contained heat detector/alarm conforming to BS 5446 Part 1. Detectors within flats to only sound within flats and only interlink to other detector in flat.

- Mains operated self contained smoke detector/alarm conforming to BS 5446 Part 1. Detectors within flats to only sound within flats and only interlink to other detector in flat.

- Entry bell
- Entry bell push
- Entry phone (video to shared ownership block audio only to rental block)

- Entryphone answer point

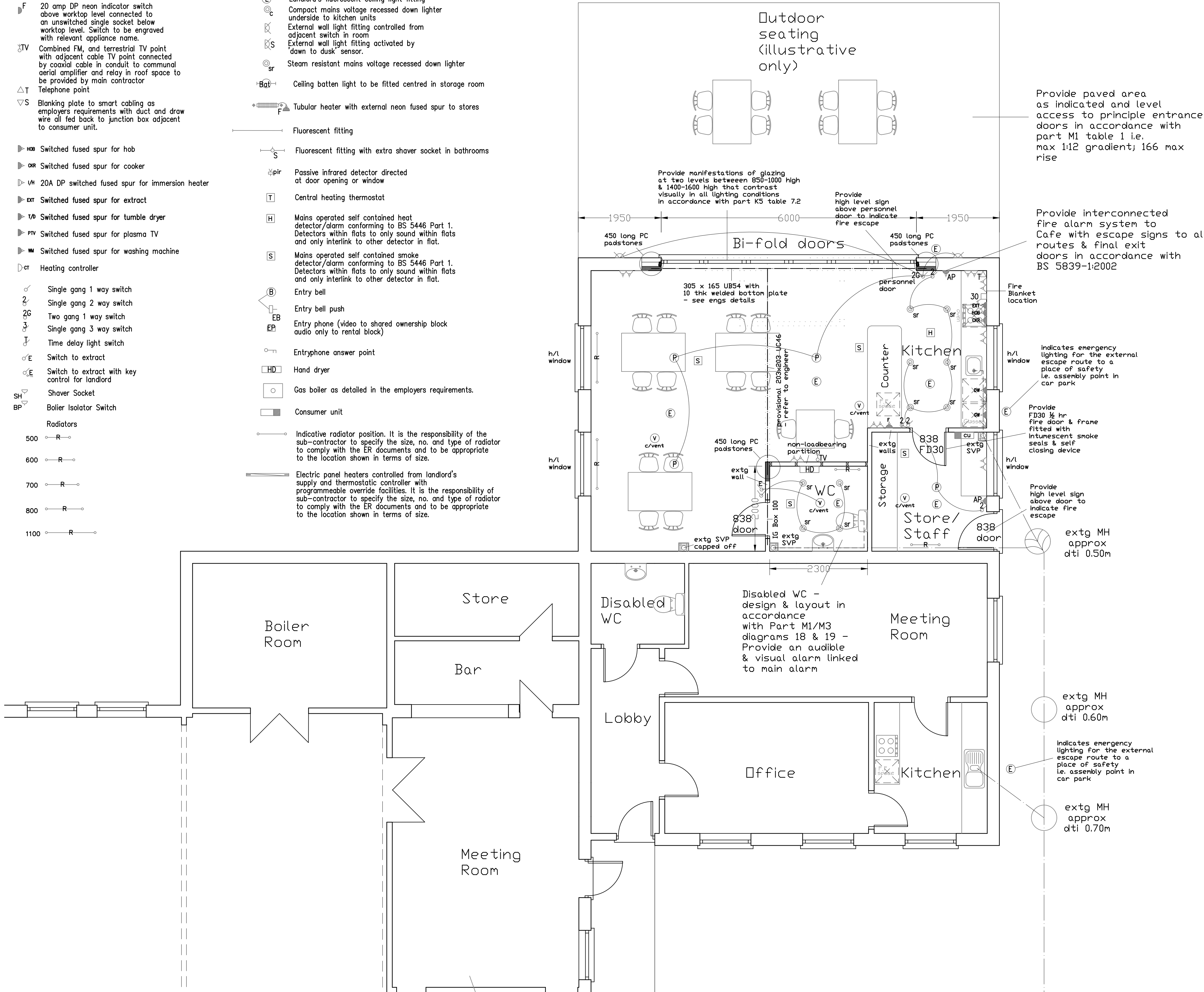
- Hand dryer

- Gas boiler as detailed in the employers requirements.

- Consumer unit

- Indicative radiator position. It is the responsibility of the sub-contractor to specify the size, no. and type of radiator to comply with the ER documents and to be appropriate to the location shown in terms of size.

- Electric panel heaters controlled from landlord's supply and thermostatic controller with programmable override facilities. It is the responsibility of sub-contractor to specify the size, no. and type of radiator to comply with the ER documents and to be appropriate to the location shown in terms of size.



Construction Notes:
Lintels; IG Box 100 internal lintels or similar generally as indicated on floor plans and sections and to have min. 150mm end bearings.

Structural Steelwork; as indicated on floor plans and to be strictly in accordance with the Structural Engineers details. All steelwork is to be encased in 2 layers of 12.5mm p/bd and gypsum plaster skim coat or to be painted with intumescent paint to provide min. half hour fire resistance.

Non-Loadbearing Internal Partitions; to be 100 x 50mm studwork @ 600 ctrs. and raised off a 100x75mm soleplate (bedded on d.p.c to ground floors) and provide one layer Gyproc SoundBloc Rapid 15mm plasterboard and skim each side of studwork and void filled with 100mm fibreglass quilt as sound insulation.

Ventilation Details; Generally all windows to have opening casements equal to at least 5% of the floor area of the room they serve with a part of the opening at 1.75m above floor level. Windows to habitable rooms to incorporate 8,000 sq.mm trickle vents min of 3 required in kitchen / diners.

Kitchen, and disabled WC compartment to all be mechanically ventilated, ducted to the external air and fans to have extract rates as follows:- Kitchens:- 30 litres/sec. adjacent to hob or 60 litres/sec. elsewhere. Internal WC compartment:- 6 litres/sec. or 3 air changes per hour with fan wired to light switch and fitted with 15 minute over-run. Provide a 10mm air gap at the bottom of the door.

Existing changing room ventilation rate = 15 litres/sec. per shower or 10 air changes per hour with fans wired to light switch and be fitted with a 15 minute over-run in accordance with CIBSE Guide B:2005, Section 2.3.2.1 & deemed acceptable for Café use i.e. 10-12 air changes per hour required.

The mechanical ventilation installation is to be fully tested and commissioned with a commissioning certificate provided on completion of the work and instructions for use provided to the owner upon completion of the work.

Windows & Glazing; windows to be uPVC and aluminium bi-fold/sliding doors to be double-glazed with Pilkington K glass or similar target U-value 1.4W/m2K for doors & 1.4W/m2K for windows. Glazing in doors & sidelights up to 1500mm and within 300mm of side of doors, and windows within 800mm of finished floor level are to be glazed with toughened safety glass to BS 6206.

Space Heating and hot water supply; Provide pressed steel radiators fitted with thermostatically controlled radiator valves in Café. All pipework in unheated areas are to be insulated with min. 15mm of material with thermal conductivity of 0.035 W/mK. Seal all service penetrations with expanding foam or other suitable sealant.

For large voids use mineral wool to provide a backing.

Sanitary Pipework; all waste pipes are to be in accordance with BS 5572 and are to be uPVC. Wastes to sinks, washing machines, baths and showers to be 40mm diameter thro' 75mm deep seal traps up to a max. length of 3m. Basins to have 32mm diameter wastes thro' 75mm deep seal traps up to a max. length of 1.7m and to be increased to 40mm diameter up to a max. length of 3m. Any connections in excess of these lengths are to have anti-siphonic traps fitted to the appliance. WC's to have 'P' trap outlets to 100mm diameter uPVC wastes and all fittings to connect to soil and vent pipes or stub stacks and as indicated on floor plans. Stub stacks to be fitted with air admittance valves. Soil and vent pipes to terminate through roofs and to terminate min. 900mm above window heads if termination point is within 3m of window opening and are to be fitted with PVC cages to the top. Provide Andersons or similar pipefish where stacks pass through roof. All stub stacks and soil and vent pipes are to have a current British Board of Agreement Certificate. All work is to be to BS 5572 & CP 301.

Disabled WC compartment: Design and layout in accordance with Part M1/M3 diagrams 18 & 19.

Electrical; All sockets and switches to be staggered and to be positioned in a zone of between 450mm and 1200mm from finished floor level. All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control/Approved Inspector on completion of the works.

Services; Existing gas fired condensing boiler with balanced flue outlet to remain in Boiler Room. Provide underfloor heating with zone control or radiators with individual TRV valves to ground floor in Café. All pipework in unheated areas is to be insulated with min. 15mm of material with thermal conductivity of 0.035 W/mK. Seal all service penetrations with expanding foam or other suitable sealant. For large voids use mineral wool to provide a backing.

Fire Alarms; provide mains operated interconnected fire alarm to be fed from separate fused supply on the main distribution board and are to comply with BS 5839-1:2002. The fire alarm installation is to be fully tested and commissioned with a commissioning certificate provided on completion of the work and instructions for use provided to the owner upon completion of the work.

Emergency Lighting; Provide emergency escape lighting to all escape routes and accommodation in the event that the main supply should fail to BS 5266-1:2005. The emergency lighting installation is to be fully tested and commissioned with a commissioning certificate provided on completion of the work and instructions for use provided to the owner upon completion of the work.

Access and Use; All paths to the entrances are to be finished with concrete slabs and to have a maximum gradient of 1 in 12 to the level access; external level landing to be 1500mm x 1500mm min. in accordance with Part M2. Front entrance doors to have a min. clear opening of 838mm and to be provided with level thresholds. All internal door leaves to have min. 838mm door leafs for disabled access.

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All dimensions are to be checked on site or in the workshop prior to commencing any work. Any discrepancies are to be reported to the architect. Work only to figured dimensions.

Rev B: External emergency lighting added 03.09.2024

Rev A: Notes revised 06.08.2024

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