

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTS AND ENGINEERS DRAWINGS.
ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE OFF THIS DRAWING.
ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
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PRIOR TO COMPLETION WORKS REQUIRED BY CONTRACTOR

ENSURE APPROVAL FROM LABC BUILDING CONTROL AND PROVIDE CLIENT WITH ALL NECESSARY MANUALS AND DOCUMENTS AS PART OF THE HEALTH AND SAFETY FILE.

RE-INSTALL / HANG ALL FURNITURE, CURTAINS, PAINTINGS, PHOTOGRAPHS, DECORATIONS, CLOCKS, TOWN CREST/BADGES ETC TO CLIENT'S REQUIREMENTS.

ITEMS PROVIDED SEPARATELY BY OTHERS

BUCKINGHAM TOWN COUNCIL HAVE RECEIVED SEPARATE QUOTATIONS FOR AIR CONDITIONING (TO BE PROVIDED FOR TOWN CHAMBER AND BOTH LOBBY AREAS) AND SOLAR PANELS FOR ROOF.

CONTRACTOR CARRYING OUT CHAMBER ALTERATIONS TO LIAISE WITH SPECIALISTS TO ENSURE SPECIALIST WORKS ARE CARRIED OUT TO SUIT THE PROGRAMME.

NOTE A - ELECTRICS (TO SPECIALIST DESIGN)

EXISTING SYSTEM TO BE EXTENDED AND ADAPTED AS NECESSARY TO PROVIDE FITTINGS AS REQUIRED BY CLIENT.

EXISTING WIRING TO BE RE-WIRED AS NECESSARY AND CONCEALED WITHIN NEW PLASTERED WALLS AND NEW ELECTRICAL LAYOUT WITH NEW FITTINGS PROVIDED THROUGHOUT.

NEW SOCKETS, LIGHT SWITCHES, NETWORK / TV POINTS / LIGHTING / FIRE ALARMS TO BE PROVIDED THROUGHOUT CHAMBER AND ADJACENT ROOMS TO SPECIALIST DESIGN (FOR CLIENT'S APPROVAL PRIOR).

ALL LIGHTING IN EXTENDED CHAMBER TO MATCH (DESIGNED BY SPECIALIST).

HEARING LOOP TO BE ADDED TO CHAMBER - SPECIFICATION TO BE AGREED WITH CLIENT.

EMERGENCY LIGHTING AND ALARM SYSTEM OVER DOOR INCLUDING FIRE ESCAPE LIGHTING / SIGNS BY SPECIALIST. ALTERATION TO FIRE ALARM SYSTEM TO BE ALLOWED FOR.

EXISTING ALARM SYSTEM TO BE RELOCATED IN LIASON WITH OAKPARK ALARMS (WHOSE SYSTEM IT IS) - ALTERNATIVELY CONTRACTOR TO LIAISE WITH ALTERNATIVE SPECIALIST.

ELECTRICAL FLOOR PLAN TO BE PROVIDED BY ELECTRICAL ENGINEER FOR CLIENT TO SIGN OFF NUMBER AND POSITIONS OF ELECTRICAL ITEMS, TYPE/POSITION OF LIGHTING ETC.

SWITCHES AND SOCKETS TO BE INSTALLED BETWEEN 450mm AND 1200mm ABOVE FLOOR LEVEL. 75% OF ALL INTERNAL LIGHT FITTINGS TO BE OF SUITABLE ENERGY EFFICIENT TYPE TO COMPLY WITH DOMESTIC BUILDING SERVICES GUIDE??
INSTALL PERMANENTLY WIRED AND INTERLINKED SMOKE DETECTORS AS REQUIRED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 5446.
ALL ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS7671 AND THE I.E.E WIRING REGULATIONS 17TH EDITION AND MEET THE REQUIREMENTS OF APPROVED DOCUMENT P. 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 ON COMPLETION OF THE WORKS.

NOTE B - HEATING (TO SPECIALIST DESIGN)

EXISTING RADIATORS TO BE REMOVED AND REPLACED AND PIPEWORK TO BE RE-INSTALLED AND TIDIED UP (INCLUDING WHERE WALLS TO BE REMOVED) WITH PIPEWORK CONCEALED WITHIN LOW LEVEL BOXED OUT SKIRTING.

HEATING SYSTEM INCLUDING THERMOSTAT TO SPECIALIST DESIGN.

NUMBER/POSITION OF RADIATORS TO SPECIALIST DESIGN (TO BE CONFIRMED BY CLIENT).

PC SUM FOR HIGH SPEC RADIATORS TO BE PROVIDED BY CONTRACTOR.

SPECIALIST MECHANICAL CONTRACTOR TO DESIGN AND SPECIFY THE ALTERED HEATING SYSTEM TO MEET THE CLIENTS REQUIREMENTS. MAIN CONTRACTOR TO ENSURE ADEQUATE SPACE IS PROVIDED FOR SYSTEM COMPONENTS ALONG WITH ANY SPECIFIC REQUIREMENTS ON PIPE INSTALLATIONS.

GENERAL INSTALLATION, SYSTEM PREPARATION, AND WATER TREATMENT GUIDANCE SHOULD BE FOLLOWED AS STATED IN THE DOMESTIC HEATING COMPLIANCE GUIDE. INSTALLER TO COMMISSION THE INSTALLATION AND PROVIDE OPERATION AND MAINTENANCE LITERATURE TO THE OCCUPIER UPON COMPLETION. COMPLIANCE CERTIFICATE TO BE PROVIDED TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

CLIENT TO CONFIRM/AGREE WITH THE MECHANICAL CONTRACTOR THE POSITION/TYPE OF RADIATORS.

HEATING - COMPLETION
MECHANICAL CONTRACTOR TO PROVIDE THE RELEVANT COMMISSIONING AND INSTALLATION CERTIFICATES TO THE CLIENT/LOCAL AUTHORITY UPON COMPLETION.

NOTE C - VENTILATION (TO HEATING ENGINEERS DESIGN)

W/C TO BE PROVIDED WITH MECHANICAL EXTRACT OF 15L/S CAPACITY SWITCHED VIA ROOMS LIGHTING CIRCUIT AND TO INCLUDE A 15MINUTE OVER-RUN PERIOD.

KITCHEN TO BE PROVIDED WITH MECHANICAL EXTRACTS OF 60L/S.

PROPRIETARY VENTILATION TERMINALS, AND ASSOCIATED DUCTING, TO BE PROVIDED - CONNECTED TO MECHANICAL EXTRACTS.

MECHANICAL VENTILATION INSTALLER TO INSTALL AND COMMISSION THE VENTILATION SYSTEM IN ACCORDANCE WITH THE BUILDING REGULATIONS. INSTALLER TO COMPLETE THE NECESSARY INSPECTIONS AND INSTALLATION CHECKLISTS, AND TO PROVIDE THE DOCUMENTS REQUIRED UNDER THE BUILDING CONTROL BODY AND TO THE END USER UPON HANDOVER.

NOTE D - FINISHES

EXISTING PAINTED WALLS TO BE ADEQUATELY PRIMED AND OVER PLASTERED AND SKIMMED BY PLASTERING SPECIALIST.

PLASTER TO BE PAINTED (DULUX TRADE DIAMOND MATT (COLOUR TBC WITH CLIENT). KITCHEN - DULUX TRADE STERISHIELD DIAMOND MATT.

SKIRTINGS/ARCHITRAVES AND DOOR LININGS TO BE REPLACED AS REQUIRED TO SUIT WALLS BEING PLASTERED. (PAINT USING DULUX TRADE SATINWOOD).

REPLACEMENT FLOORING (LOBBY)

EXISTING FLOORING TO BE REMOVED AND FLOOR LEVELLED AS REQUIRED. NEW CARPET TILES - RAVENSTONE TO BE PROVIDED (WITH SUITABLE UNDERLAY TO BE PROVIDED).

PROVISIONAL SUM TO BE PROVIDED WITHIN CONTRACT AND EXACT SPEC TO BE DETERMINED BETWEEN CLIENT/CONTRACTOR.

PREPARATION WORKS REQUIRED BY CONTRACTOR

CONTRACTOR TO INCLUDE WITHIN QUOTATION, ALL NECESSARY PAPERWORK SUBMISSION TO LOCAL AUTHORITY FOR BUILDING CONTROL APPROVAL AND ALL NECESSARY LIAISING WITH LOCAL AUTHORITY.

CONTRACTOR TO PROVIDE CONTRACT INCLUDING PROGRAMME OF WORKS TO CLIENT FOR SIGN OFF - WE SUGGEST JCT MINDR WORKS STANDARD FORMS.

CLIENT TO PREPARE SITE (DISCUSS LOCATION OF SITE OFFICE, FACILITIES ETC WITH CLIENT AND ADHERE TO CDM REQUIREMENTS).

PRIOR TO DEMOLITION WORKS, CONTRACTOR TO REMOVE ALL FURNITURE, CURTAINS, PAINTINGS, PHOTOGRAPHS, DECORATIONS, CLOCKS, TOWN CREST/BADGES ETC FROM OFFICE/COUNCIL CHAMBER AND PROVIDE SAFE STORAGE (VALUE OF ITEMS TO BE STORED APPROX £35,000).

CDM 2015 - CONSTRUCTION PHASE PLAN IS REQUIRED.

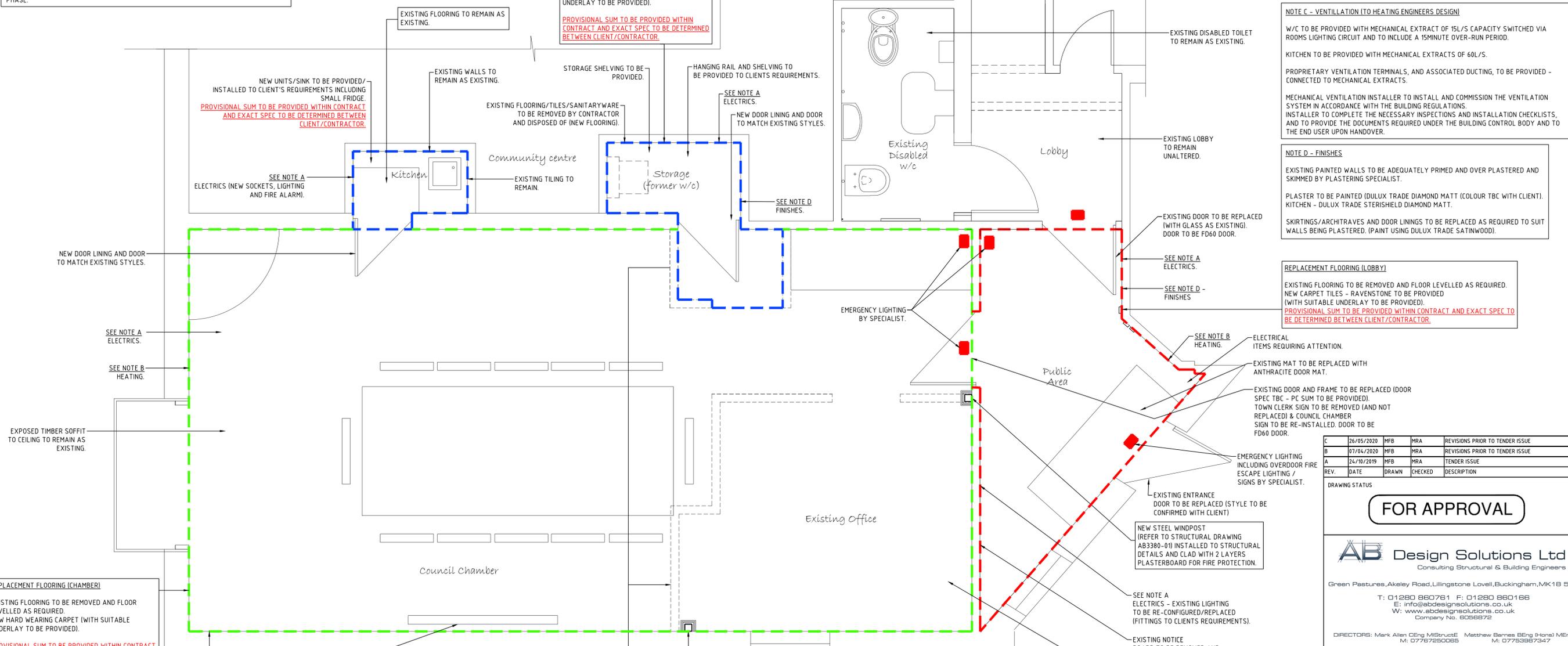
DUE TO SIZE OF PROJECT AND ANTICIPATED DURATION OF LESS THAN 500 "MAN DAYS" THEN F10 FORM IS NOT REQUIRED.

ABDS HAVE NOT BEEN APPOINTED AS PRINCIPAL DESIGNER FOR CONSTRUCTION PHASE.

REPLACEMENT FLOORING (EX W/C)

EXISTING FLOORING TO BE REMOVED AND FLOOR LEVELLED AS REQUIRED. NEW HARD WEARING CARPET (WITH SUITABLE UNDERLAY TO BE PROVIDED).

PROVISIONAL SUM TO BE PROVIDED WITHIN CONTRACT AND EXACT SPEC TO BE DETERMINED BETWEEN CLIENT/CONTRACTOR.



REPLACEMENT FLOORING (CHAMBER)

EXISTING FLOORING TO BE REMOVED AND FLOOR LEVELLED AS REQUIRED. NEW HARD WEARING CARPET (WITH SUITABLE UNDERLAY TO BE PROVIDED).

PROVISIONAL SUM TO BE PROVIDED WITHIN CONTRACT AND EXACT SPEC TO BE DETERMINED BETWEEN CLIENT/CONTRACTOR.

DEMOLITION WORKS

EXISTING INTERNAL WALLS SHOWN DASHED TO BE CAREFULLY REMOVED. COMPLY WITH ALL NECESSARY HEALTH & SAFETY PROCEDURES.

ALL SERVICES TO BE REMOVED FROM WALLS PRIOR TO DEMOLITION INCLUDING ELECTRICS AND HEATING ITEMS.

CONTRACTOR TO DISPOSE OF MASONRY FROM DEMOLITION.

MAKE GOOD UNDERSIDE OF EXISTING CEILING TIMBER BOARDING AS REQUIRED.

MAKE GOOD EXISTING CONCRETE SLAB/SCREED AT BASE OF REMOVED WALLS AS REQUIRED.

CONSULT ASBESTOS REGISTER FOR BUILDING PRIOR TO DEMOLITION WORKS.

NEW STEEL WINDPOST

(REFER TO STRUCTURAL DRAWING AB3380-01) INSTALLED TO STRUCTURAL DETAILS AND CLAD WITH 2 LAYERS PLASTERBOARD FOR FIRE PROTECTION.

GENERALLY

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ACCREDITED CONSTRUCTION DETAILS DOCUMENT.

WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT PARTS OF BS8000: WORKMANSHIP ON BUILDING SITES.

COMPLY WITH THE PARTY WALL ETC. ACT 1996 WHERE APPROPRIATE.

N.B. THIS DOCUMENT SHOULD BE READ IN CONJUNCTION WITH THE DRAWINGS AND STRUCTURAL ENGINEER'S DETAILS, BUT IT IS NOT INTENDED TO BE, AND SHOULD NOT BE READ AS, A DEFINITIVE SCHEDULE OF WORKS/SPECIFICATION.

REV.	DATE	DRAWN	CHECKED	DESCRIPTION
C	26/05/2020	MFB	MRA	REVISIONS PRIOR TO TENDER ISSUE
B	07/04/2020	MFB	MRA	REVISIONS PRIOR TO TENDER ISSUE
A	24/10/2019	MFB	MRA	TENDER ISSUE

DRAWING STATUS
FOR APPROVAL

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CLIENT: BUCKINGHAM TOWN COUNCIL
CONTRACT / PROJECT: BUCKINGHAM TOWN COUNCIL OFFICES, BUCKINGHAM

TITLE: PROPOSED GROUND FLOOR PLAN WITH SPECIFICATION NOTES

DRAWN	CHECKED	DATE	SCALES
MFB	MRA	01/10/2019	As shown @ A1

JOB REF: AB3380 DRAWING REF: AB3380-02 REV: C

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PROPOSED GROUND FLOOR PLAN WITH SPECIFICATION NOTES
Scale: 1:25

