

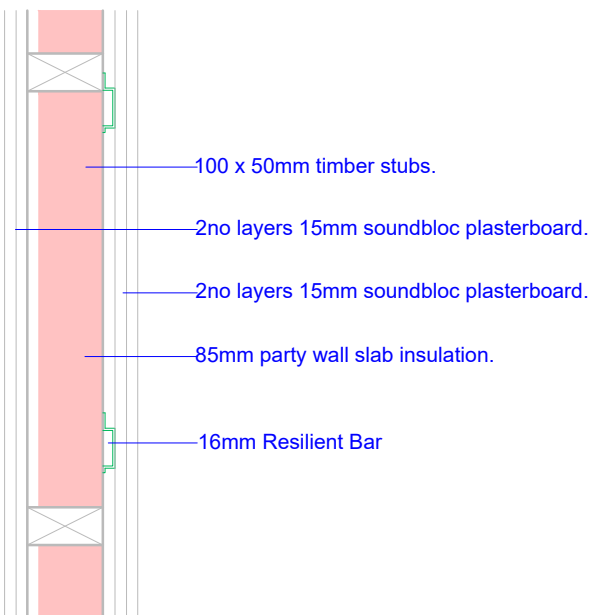
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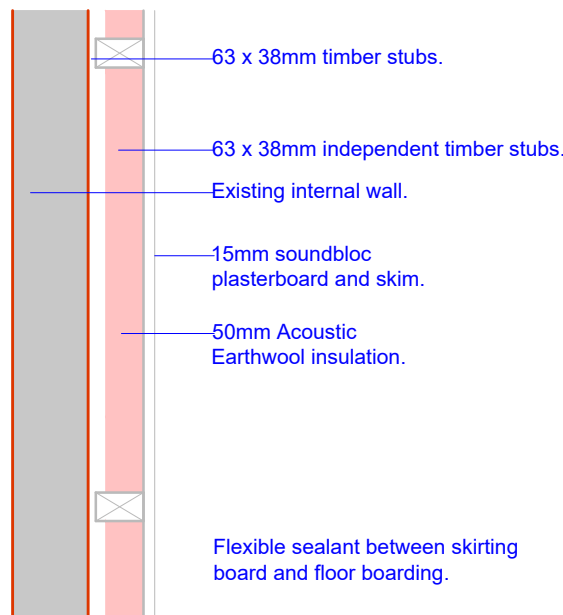
The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificate etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

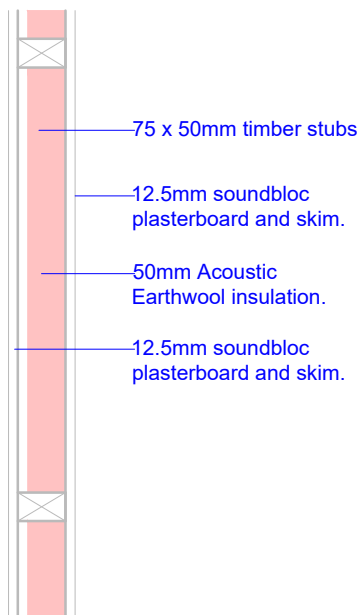
CONSTRUCTION NOTES:-



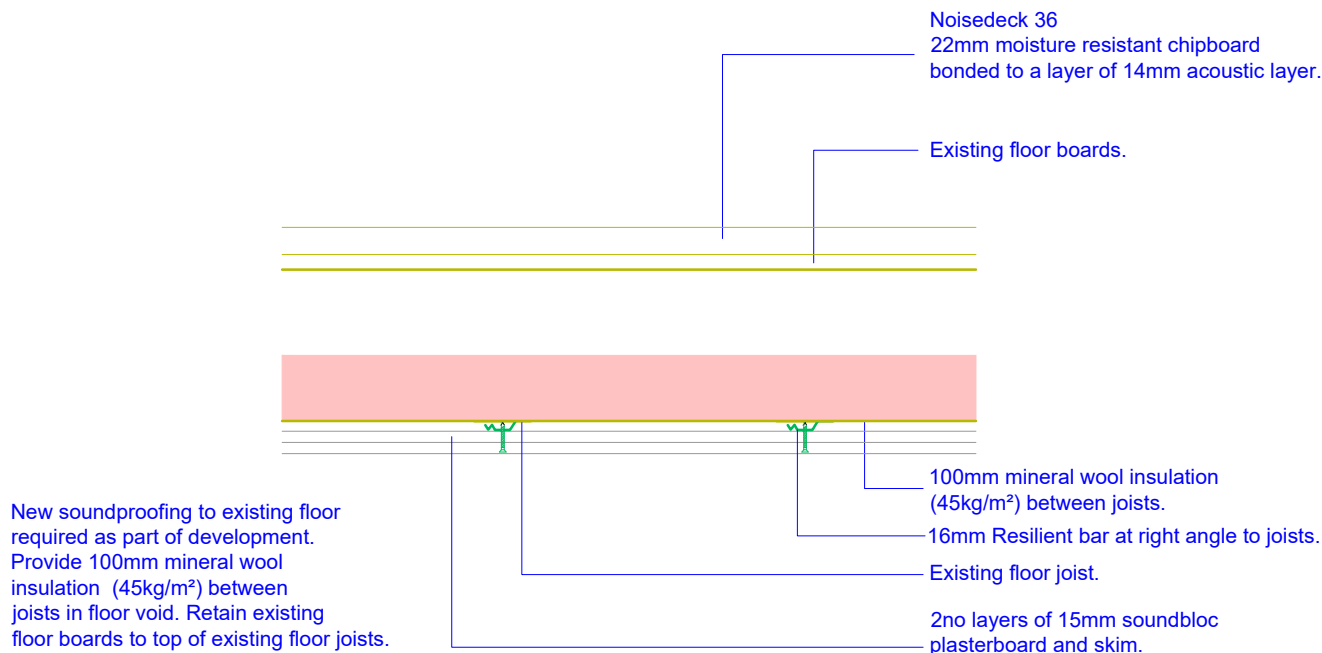
TIMBER PARTY WALL DETAIL 1



INTERNAL WALL ACOUSTIC UPGRADE DETAIL 2



INTERNAL PARTITION WALL DETAIL 3



EXISTING FIRST FLOOR COMPARTMENT UPGRADE DETAIL

HEATING & HOT WATER SYSTEM.

Any New boiler to have a minimum SEDBUK value of:-

90% for Natural Gas.

Areas with differing heating requirements such as sleeping and living areas to have individual temperature controls, by use of room thermostats or individual radiator valves. To be designed & installed by CORGI registered domestic heating engineer.

Separate timing controls should be provided for space heating and hot water (except for combination boilers and solid fuel appliances).

Boiler controls must include provision to prevent the boiler operation, when neither the heating system nor the hot water system requires heat.

Any hot water storage vessels to have a min 35mm factory applied coating of PU-FOAM. All pipes and ducts to also be insulated, particularly where they run through unheated spaces or outside the dwelling. Hot water pipework connecting to boilers and hot water storage vessels (including the vent pipe) to be installed for at least 1000mm from the point where they connect.

The heating and hot water system needs to be fully commissioned and certified by a CORGI registered domestic heating engineer. With instructions for all the relevant controls given to the dwelling occupier to store near the appliance.

Details of the type of heating system to be supplied to and approved by Building Control prior to installation.

LIGHT FITTINGS.

A minimum of four light fittings to each house are to be a type that will only accept energy efficient lamps.

HOT AND COLD WATER SERVICE

Design and install for hot and cold water systems to all fittings, as indicated on the drawings, all in Hep20 plastic pipework with all Hep20 fittings etc, and in accordance with:- BS 5449: Code of Practice for Central Heating for Domestic Premises.

BS 5955: Part 6: Specification for the installation of thermoplastics pipes and associated fittings for use in domestic hot and cold water services and heating systems. BS 6700: Design, Installation, Testing and Maintenance of services supplying water for domestic use within buildings and their curtilages.

Hep20 is manufactured and kitemarked to Class S of BS 7291. Parts 1 and 2 and is manufactured within a Quality Management System which satisfies BSEN ISO9002 requirement.

Hep20 Barrier Pipe is Covered by Agreement Certificate 92/2823 to class 'S' of BS 7291.

The water Byelaws Listed in the Water Fittings and Materials Directory Listing Number 0112066.

Associated electrical work

Electrical work in connection with the plumbing installation is to be in accordance with electrical specification and carried out by the electrical engineer and the IEE Wiring Regulations.

Design of installations

The Plumbing Contractor is to be responsible for the design and installation of the Hep20® systems (1 to 4 below as appropriate) in accordance with Hepworth Building Products instructions, all relevant statutory requirements, standards or codes of practice.

- Pipeline sizes shall:
 - Meet anticipated simultaneous water demand for the building type
 - Provide a water velocity of 2 m/s for cold water, 1.3 m/s for hot water
 - Provide a minimum discharge rate at each draw-off point (refer to schedule taken from BS 6700)
 - Ensure a cold water storage cistern filling time of not more than.....hour(s).

- Hot water storage system shall ensure the:
 - Storage capacity is sufficient for the building type
 - Primary heat source is capable of raising the water temperature from 10°C to 60°C in 1 hour
 - Temperature of stored hot water is 60°C to 65°C.
- Low temperature hot water space heating system shall ensure:
 - Exposed heat emitters maintain the required room temperatures
 - Surface temperature of heat emitters is not greater than.....°C.
 - Hep20® UFI+ Manifold System shall be installed in accordance with Hepworth Plumbing Products recommendations.

Hep20® Cold and Hot Water Installations

Installation generally

Installation, testing and commissioning of the plumbing installation shall comply with BS 6700, water regulations, the water utility company and Hepworth Plumbing Products recommendations.

The whole of the plumbing installation shall be carried out by qualified operatives.

All plumbing components shall be stored in dry conditions in original packaging.

Hep20® pipework and fittings shall be protected from prolonged exposure to direct sunlight, preferably in original protective wrappings, until Practical Completion.

Where components and materials other than the Hep20® system are located in moisture-prone areas, corrosion resistant fittings/fixings shall be used, in addition to suitable washers and gaskets for isolation between dissimilar metals.

Unless otherwise shown or specified, all equipment, pipework, components, valves and other items requiring maintenance shall be fully accessible.

Builder's work shall comply with the restrictions set for the cutting of holes, chases and notches within critical construction as described in current Building Regulations.

All fittings, other than Hep20®, used below ground or in concealed or inaccessible locations shall be of gunmetal or other material resistant to dezincification.

Hep20® pipe runs

Approval shall be obtained before commencing work for routes not accurately shown on drawings.

Runs shall be straight and parallel or perpendicular to walls, floors or ceilings. This does not apply to the Conduit System.

The minimum number of joints, bends and offsets shall be used.

Hot pipes shall be located above cold pipes where routed together horizontally, and spaced well away from drinking water pipes.

Pipes shall not be run through electrical enclosures or above switchgear distribution boards.

Sufficient space around pipes shall be allowed to fit insulation without compression.

Wherever possible, pipework shall be concealed within floor, ceiling or roof voids.

Hep20® pipe fixing and supports

All Hep20® pipes and fittings, and other equipment/materials shall be securely fixed to the structure in the specified locations, ensuring the operation of valves or taps does not strain pipework.

Pipes passing through walls, floors and other structural elements shall be sleeved and the annular gap filled with expanded foam.

Open ends of pipes shall be temporarily sealed with end caps to prevent damage to the jointing surface and the ingress of dirt, insects or rodents.

Pipes shall be fixed to falls to avoid trapped air and facilitate purging and draining. Vents shall be fitted at high points, and draining taps fitted at low points. Pipes shall be supported true to line and at the following maximum centres:

Pipe diameter Horizontal Vertical
(mm) (mm) (mm)
Up to 16 300 500
17 to 25 500 800
26 to 32 800 1000

Additional supports shall be provided as necessary within 150mm of connections, junctions and changes of direction.

Hep20® Specification Clauses

Hep20® pipe bends

Minimum unsupported cold bend radii for 90° bends shall be to the following dimensions, dependent on pipe diameters. Pipe diameter (mm) 10 15 22 28

Radius (mm) 80 120 176 224

Cold Forming Bend Fixture (HX75) shall be used to fully support small radius (eight times pipe diameter) 90° bends.

Hep20® pipe spacing

Minimum clearances shall be maintained, measured from pipe face or pipe insulation, for the following conditions:

From floor 150mm
From ceiling 50mm
From wall 15mm
Between pipes 25mm
From electrical conduit, cables, etc 150mm

Noisedeck 36 combines 22mm moisture resistant chipboard bonded to a layer of 14mm acoustic layer.

Acoustic layer consists of two layers of high grade foam either side of a 5mm layer of high density rubber mat. Noisedeck boards to be installed as a floating floor, not be screwed or nailed to joists, lay over an existing floor in a brick bond pattern. Before the boards are laid isolating tape to be stuck around the edge of the room where the flooring will meet the walls. The boards have a tongue and groove edge on four sides which will interlock. Ensure each edge has wood glue applied to it before locking Sound test done before the final floor finishes are installed.

LTHW and DHW

Appliances will be provided and fixed in accordance with the Main Contract details. The Contractor shall include for the installation of all hot and cold water pipework including all final connections to the appliances. The Main Contractor shall hand to the Contractor taps etc., for fixing by the Contractor. All heating and domestic water services pipework shall run in copper tube to BS EN 1057 R250. All copper pipework shall be jointed using either pre-soldered capillary fittings, heat free pressure jointed fittings, or push fit fittings. All fittings shall be suitable for the pressure and temperature of the system into which they are being installed, and be assembled and fitted strictly in accordance with the manufacturers instructions. Pre-soldered capillary fittings shall be lead free copper or copper alloy, tin/copper complying with BS EN 1254. Heat free pressure jointed fittings shall be manufactured from copper, brass and gunmetal and contain suitable sealing rings. Push fit fittings shall be manufactured from copper brass and gunmetal and contain suitable tube stops, sealing rings, release collars, and stainless steel grab rings. Push fit fittings shall only be used for the final jointing to equipment, and in readily accessible areas. Push fit fittings shall not be installed in concealed locations. Where pipework is to run in floor ducts the floor duct shall be a proprietary system or preformed with a removable cover to comply with current water regulations. On completion of the installation and before any floor finish is laid the position of the floor ducts shall be clearly marked on the floor slab to ensure all following trades are aware that pipework is installed below the surface. It shall be the Contractors responsibility to advise the Main Contractor of all requirements for proprietary or pre-formed floor duct prior to the installation of the floor slab. All isolating valves shall be of the bronze ball valve type with quarter turn lever type handles, unless otherwise indicated. All heating and domestic water services pipework, which is to be concealed in a floor duct, ceiling void, pipe riser or horizontal or vertical pipework which is to be boxed in shall be thermally insulated using a close cell pre-formed silt tube insulating system with class '0' fire spread, as manufactured by 'Armstrong', type Armaflex, or equal and approved. All insulation joints shall be glued or taped to give 100% enclosure of the pipe. Drain cocks shall be fitted at all low points in the system and air vents shall be fitted at all high points in the system. Expansion loops and anchor points shall be installed in the heating pipework to control pipework expansion. Details of all expansion loops and anchor points to be submitted to the Employers Agent prior to the commencement on site.

Above Ground Drainage

All vertical soil and vent stacks shall be of UPVC pipework and fittings to BS4514 1983. All pipework and fittings shall be kitemarked certified. Soil, waste and vent pipe connections and joints shall be made using solvent welded joints with due allowance for expansion. All pipework and joints shall be in accordance with manufacturers recommendations and instructions. Access fittings shall be fitted on all vertical pipes at ground floor level. Vertical UPVC soil, waste vent pipework shall be supported with UPVC brackets of the screw to the wall pattern, positioned at each floor level and at intermediate positions, where branches occur. The stack at the head of each underground drain run shall pass through the roof to ventilate to atmosphere. All other stacks unless otherwise indicated shall terminate within the building in a ventilated position with an automatic air admittance valve. Where stacks penetrate the roof structure, they shall be provided with roof connection pipes, which shall weatherproof the stack and shall be provided with copper wire balloons. Where automatic air admittance valves are fitted, they shall be positioned above the highest spill level of any appliance fitted on that stack.

DRAWING TITLE		
PROPOSED CONSTRUCTION DETAILS		
	JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES  	
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PROJECT		
PROPOSED GROUND FLOOR SALON & UPPER FLOORS APARTMENT		
LOCATION		
195 Rochdale Road Firgrove Rochdale		
DRAWN:-	Frank James Smith	DRAWING NUMBER:- 22.2802.4
DATE:-	September 2022	
SCALE:-	1:10 @ A1	
ISSUE:-		