

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
 CLIENT IS RESPONSIBLE FOR ALL PARTY WALL ISSUES

STRUCTURE
 CEILING PLASTERBOARD 12.5MM JUTE SCRIMMED JOINTS. ALL PLASTERBOARD FINISHED WITH 5MM COAT PLASTER.
 ALL STRUCTURAL TIMBERS TO BE S.C.3 UNLESS OTHERWISE NOTED.

WINDOW
 WINDOW AREAS TO HABITABLE ROOMS TO BE AT LEAST 1/10 TH OF FLOOR AREA. ALL GLAZING TO WINDOWS UP TO 800MM FROM FLOOR TO BE SAFETY GLASS. ALL GLAZING TO DOORS UP TO HEIGHT OF 1500MM TO BE SAFETY GLASS. ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS.

FIRE
 ALL STEELWORK TO BE CLAD IN TWO LAYERS 12.5MM PLASTERBOARD.
 PROVIDE MAINS OPERATED BATTERY BACK UP INTERLINKED SMOKE ALARM SYSTEM WITH DETECTOR TO NEW AREAS OF WORK TO BS5446-1:2000.
 PROVIDE HEAT DETECTOR TO KITCHEN (FIXED TEMPERATURE TYPE) TO BS5446-2:2003

GENERAL
 WASTE PIPEWORK TO BE PVC ALL JOINTS TO BE SOLVENT WELDED. ALL TRAPS TO BE 75MM DEEP SEAL. PIPEWORK TO HAVE RODDING ACCESS AT ALL BENDS. ALL PLUMBING TO BS 5572.
 BOILER FLUE TERMINALS TO BE POSITIONED MIN DISTANCE 600MM TO TOP AND SIDES OR 200MM TO THE BOTTOM OF WINDOWS AND SITED MIN 600MM FROM BOUNDARY OF PROPERTY.

VENTILATION
 KITCHEN INTERMITTENT MECHANICAL EXTRACT VENTILATION TO HAVE MIN. CAPACITY OF 60 LITERS PER SEC.

ENERGY
 CAVITY WALLS TO BE CLOSED AT HEAD WITH THERMABATE' INSULATED CAVITY CLOSERS. ALL DUCTS (EXCLUDING GAS PIPES) WHICH PENETRATE A FLOOR TO A HABITABLE ROOM TO BE WRAPPED WITHIN ITS ENCLOSURE WITH 25MM MINERAL WOOL.
 SPACE AND WATER HEATING TO BE A MAINS PRESSURE.
 ALL WINDOWS AND GLAZED EXTERNAL DOORS TO BE DOUBLE GLAZED UNITS TO ACHIEVE MAX "U" VALUE OF 1.6W/M2K
 ALL NEW HABITABLE ROOMS TO BE FITTED WITH HIGH EFFICIENCY LIGHT FITTINGS (I.E LIGHT FITTINGS ONLY CAPABLE OF ACCEPTING LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40LUMENS PER CIRCUIT WATT.

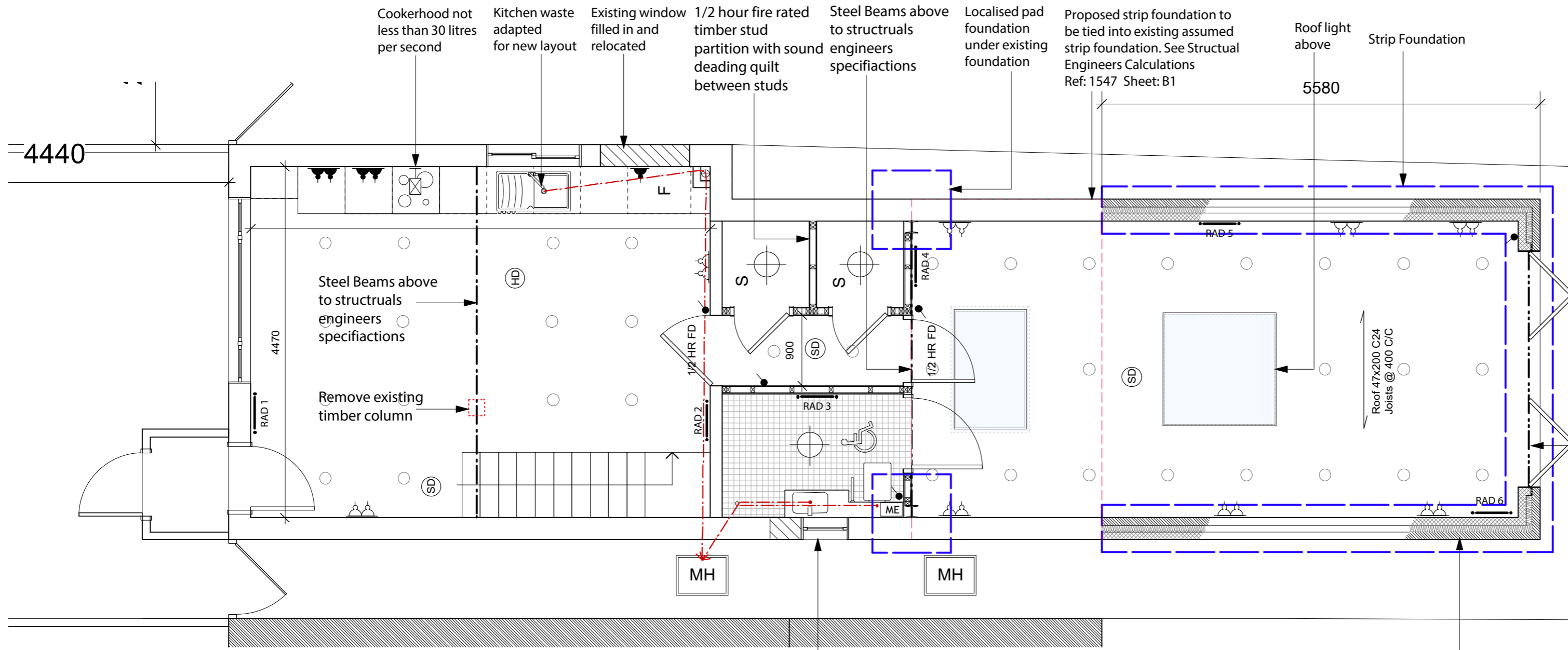
GAS SAFETY
 ALL GAS FITTINGS, APPLIANCES AND GAS STORAGE VESSELS MUST ONLY BE INSTALLED BY A PERSON WITH THE REQUIRED COMPETENCE AND MUST BE REGISTERED WITH GAS SAFE

ELECTRICAL SAFETY
 ALL WORKS TO SATISFY PART B BUILDING REGS AND BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY COMPETENT PERSON
 AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR ALL ELECTRICAL WORK BY A PERSON COMPETENT TO DO SO.

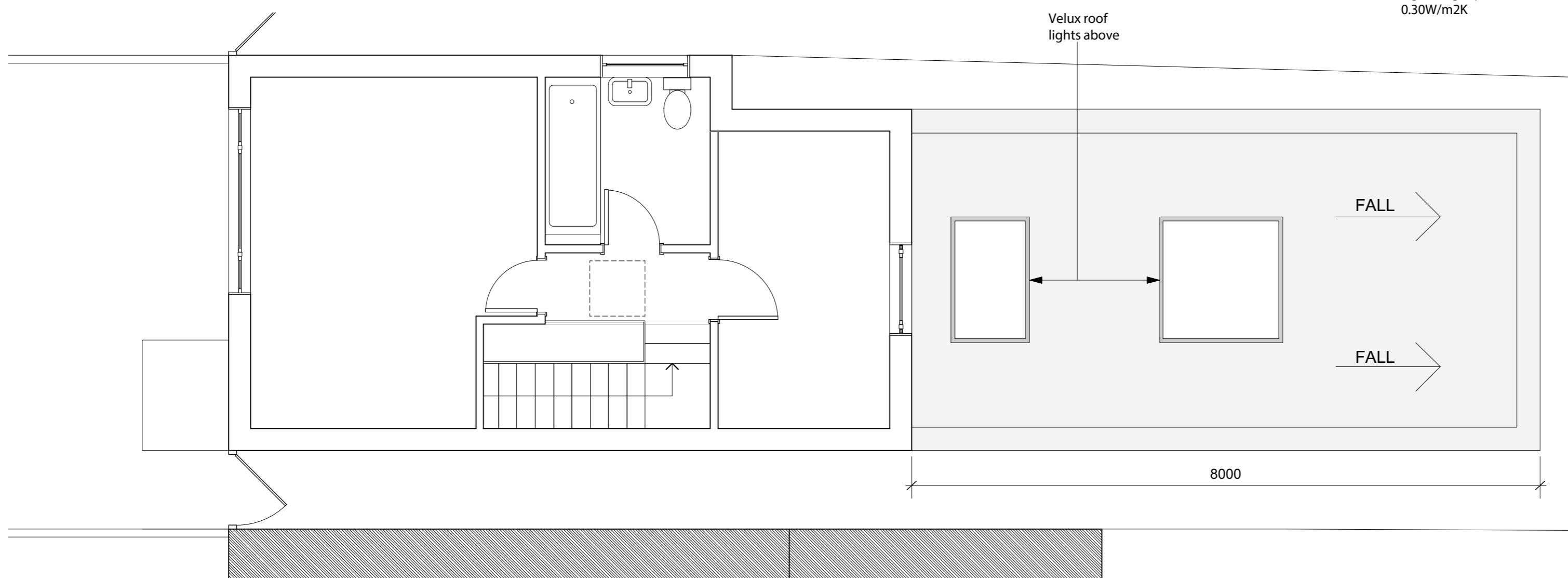
BUILDING REGULATIONS



Project:	1a Westminster Gardens IG11 0BJ
Drawing Title:	Ground + First Floor Detail
Scale:	1:50 @ A2
Date:	May 2017



GROUND FLOOR



ELECTRICAL LEGEND

- LOW LEVEL DOUBLE POWER SOCKET
- HIGH LEVEL POWER SOCKET
- EXTERNAL POWER SOCKET
- PENDENT CEILING LIGHT
- LIGHT WITH EMERGENCY PACK
- SPOTLIGHTS
- LIGHT SWITCH
- LIGHT SWITCH (TWO WAY)
- TV POINT
- TELEPHONE POINT
- SHAVER POINT
- SMOKE DETECTOR POSITION
- HEAT DETECTOR POSITION
- COOKER POINT 600mm ABOVE FLOOR LEVEL
- EXTRACT FAN WIRED TO LIGHTING CIRCUIT

--- EXISTING

