

NOTES

BACKGROUND VENTILATION:
New windows and/or roof windows to habitable rooms to have background ventilators totalling 1,000 sq mm equivalent ventilator area per room. New windows and/or roof windows to wet rooms to have background ventilators totalling 2,000 sq mm equivalent ventilator area per room.

INTERNAL AND EXTERNAL FIXED LIGHTING:
All new fixed internal lighting to be provided by low energy fittings (with a luminous efficacy greater than 45 lumens/circuit watt). All new fixed external lighting to be in accordance with Table 40 of the Domestic Building Services Compliance Guide.

TESTING AND COMMISSIONING OF SERVICES:
Following installation of the heating and hot water services, the heating and hot water systems are to be tested and commissioned in accordance with the Domestic Heating Compliance Guide. A notice confirming completion of commissioning shall be issued to the building owner and the Building Control body.
Following commissioning of the heating and hot water installation, a commissioning certificate shall be issued to the building owner and the Building Control body.
Mechanical ventilation systems are to be commissioned to provide adequate ventilation and a commissioning notice is to be issued to the Building Control body. Airflow rates to mechanical ventilation systems are to be measured and the results are to be given to the Building Control body.

HOT AND COLD WATER SERVICES:
New hot and cold water storage systems generally to comply with the requirements of Building Regulations Approved Documents G, J and L. Hot water supplies to new adults are to be limited to a maximum of 48 deg C by use of and in-line blending valve or other appropriate temperature control device.

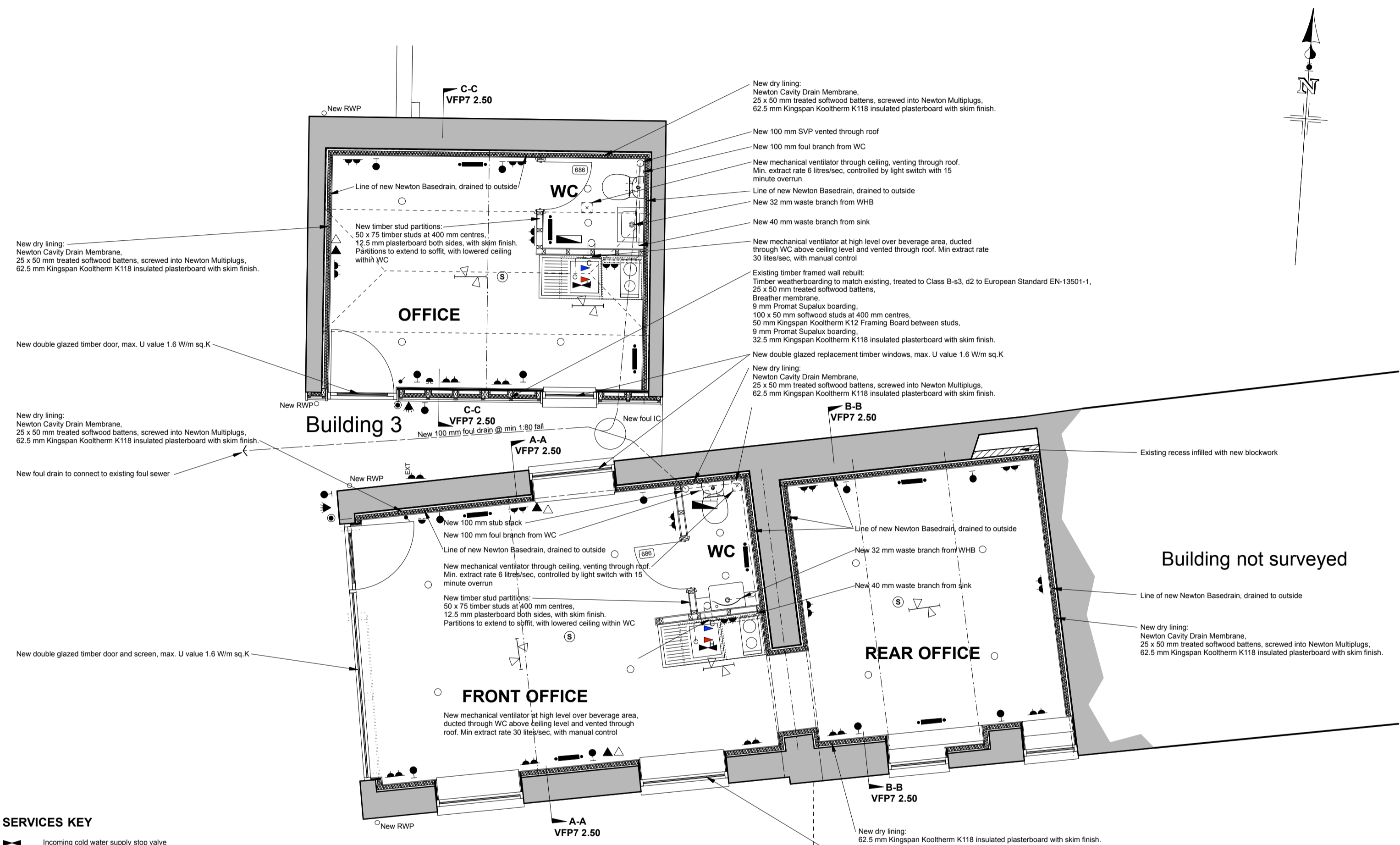
ELECTRICAL INSTALLATION:
The design, installation, testing and commissioning of the new electrical installation is to be carried out by a person registered with a Part P competent person self-certification scheme. An installation certificate to BS 7671 is to be issued to the building owner on completion and a copy issued to the Building Control body.

Denotes position of smoke, heat and carbon monoxide detectors.
Detectors to be interlinked and are to be mains powered via a dedicated circuit, with a battery back-up within the detector. System to be in accordance with BS 5839-6:2004. Detection system to be suitable for linking to hold open device to door between Breakfast Room and staircase.

ABOVE AND BELOW GROUND DRAINAGE:
New and altered above and below ground drainage to comply with Building Regulations Approved Document H.
New soakaways for surface water are to comply with BRE Digest 365, unless otherwise agreed with Building Control.
New externally ventilating vent pipes to finish a minimum of 900 mm above any openings into the building within 3 metres.
Fixing of above and below ground drainage shall be carried out in accordance with Approved Document H, paragraphs 1.36 and 2.59 to 2.61. Results of test shall be provided for the building owner and the Building Control body.

GLAZING:
Glazing to all critical locations (i.e. those indicated in Diagram 1 of Building Regulation Approved Document M2) is to be in toughened glass or other glass which breaks safely, as defined in BS 6206:1981.

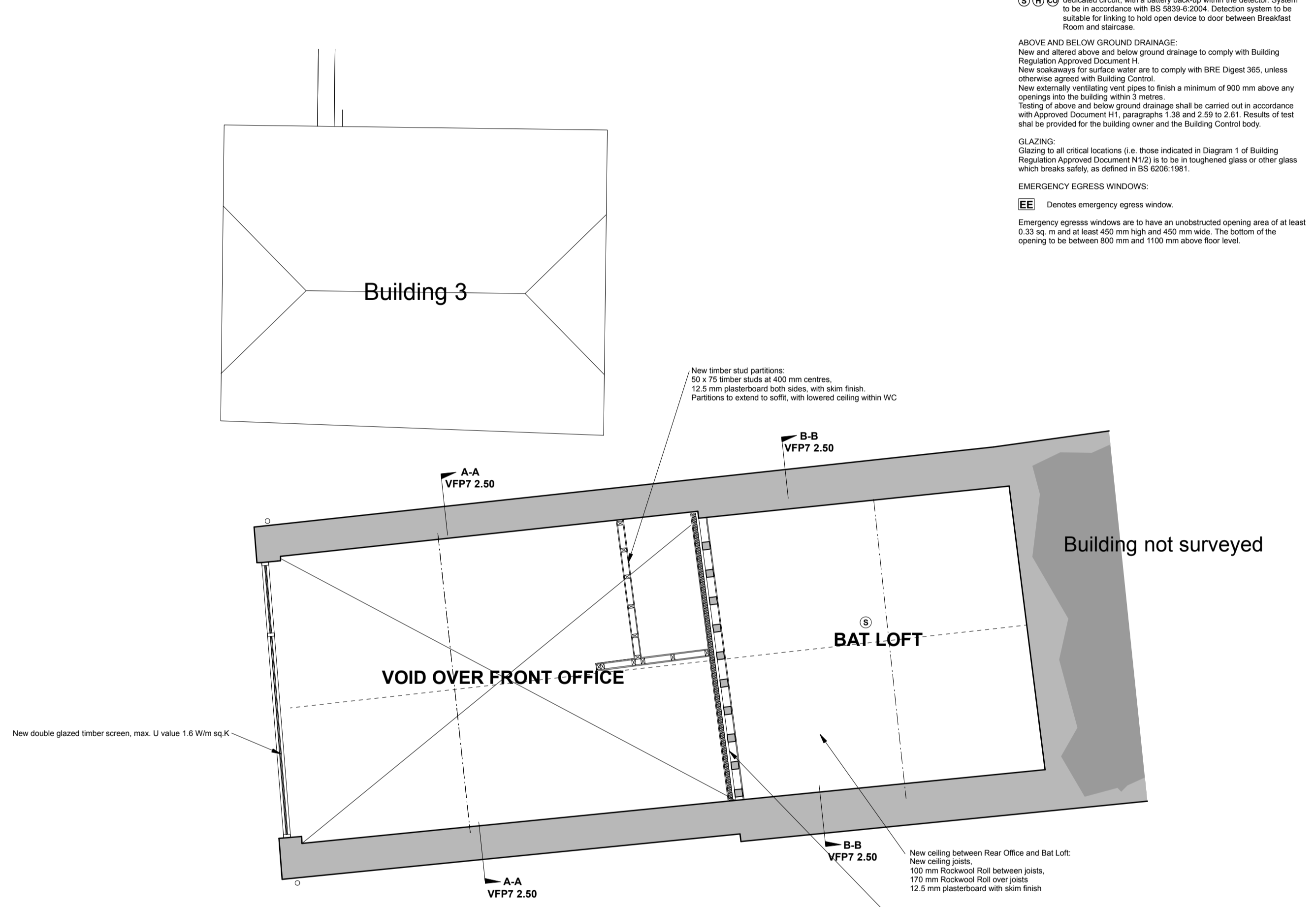
EMERGENCY EGRESS WINDOWS:
Denotes emergency egress window.
Emergency egress windows are to have an unobstructed opening area of at least 0.33 sq. m and at least 450 mm high and 450 mm wide. The bottom of the opening is to be between 800 mm and 1100 mm above floor level.



GROUND FLOOR PLAN

- SERVICES KEY**
- Incoming cold water supply stop valve
 - Cold water draw-off point
 - Hot water draw-off point
 - Suggested radiator position
 - Suggested towel radiator position
 - Consumer unit position
 - Ceiling surface mounted lighting point
 - Ceiling recessed mounted lighting point. Recessed fittings to have fire and acoustic rated hoods where required.
 - Wall mounted lighting point
 - Fluorescent light fitting
 - Lighting track and fittings
 - Light switch
 - Pull-cord light switch
 - Dimmer light switch
 - Door operated light switch
 - Wall mounted PIR detector, including daylight detector
 - Photocell daylight detector to control external lights
 - Flush floor box, fittings as indicated
 - Double 13A switched socket outlet
 - Double 13A switched socket outlet with additional USB sockets
 - Double external 13A switched socket outlet
 - Single 13A switched socket outlet
 - 13A switched fused connection unit, connected to separate unswitched 13A socket outlet
 - 32A/45A double pole cooker switch, connected to separate cooker connection outlet at low level
 - 5 amp switched socket for lighting (controlled by remote wall mounted light switch as indicated)
 - Shaver outlet
 - Linked smoke detector
 - Linked heat detector
 - Linked carbon monoxide detector
 - TV aerial/satellite outlet
 - Telephone outlet
 - Data outlet (RJ45)
 - Door bell push
 - Door bell

NOTES:
Lighting positions to generally have fittings using LED lamps. Lamp efficacy and proportion of low energy LED lamps to comply with SAP calculations where relevant and with the Domestic Building Services Compliance Guide.
No electrical provision or controls is shown for fixed plant, heating, boilers, etc.



FIRST FLOOR PLAN

PRELIMINARY DRAWING: NOT TO BE USED FOR CONSTRUCTION