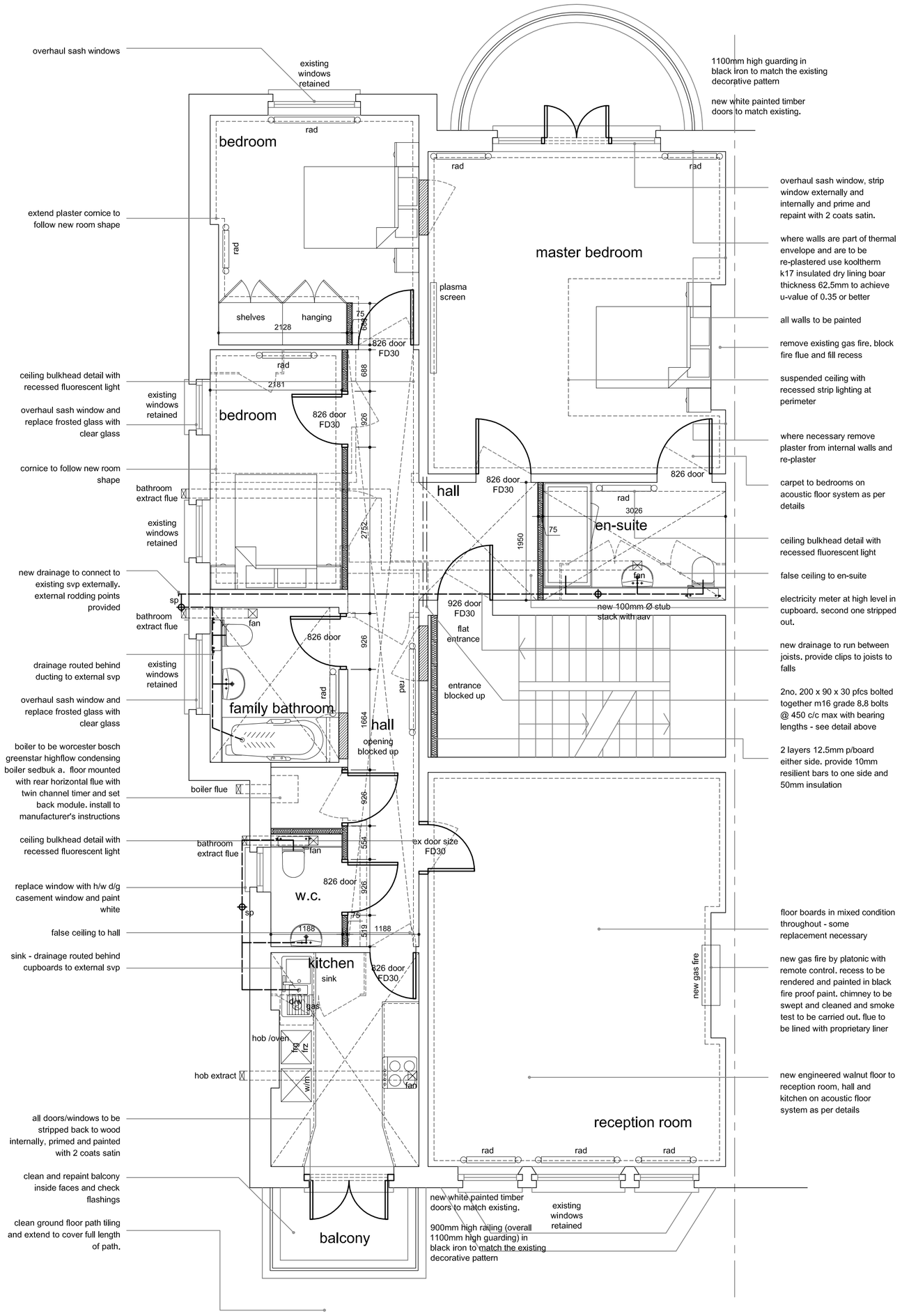

proposed first floor plan

front elevation

rear elevation

construction/building regulation specification

1.00 structure

1.01 refer to structural engineer's drawings for details

2.00 fire

2.01 proprietary mains operated smoke alarms, with battery backup, to architects approval and in accordance with manufacturers recommendations.

2.02 all internal doors to habitable rooms to be 30 minute fire resistant with self-closers (perkomatic or similar approved) and intumescent smoke seals strips

2.03 all steelworks to be enclosed within 2 layers of 12.5mm plasterboard or intumescent painted to achieve 1hr fire resistance.

3.00 insulation

3.01 all construction to be insulated in accordance with architects details to achieve minimum elemental u-values as follows:
where perimeter walls are re-plastered - min 0.35

4.00 ventilation

4.01 bathrooms to have mechanical extract ventilation linked to the main light switch at a rate of 15 litres per second with automatic 15 mins overrun and external isolating switch.

4.02 kitchen requires additional mechanical extract ventilation at a rate of 3 litres per second, when the fan is placed adjacent to the cooking area. background ventilation to be provided for at lease 4000mm2

5.00 gas installation

5.01 all gas installations to be tested upon completion and certified by a corgi registered engineer to the local authority's approval.

6.00 drainage

6.01 all svp's and stud stacks to be 100mm diameter upvc. svps laid to 1:40 falls with external rodding point provided.

6.02 all stub stacks to be fitted with proprietary air admittance valves

6.03 waste pipes to be sized as follows:

whb's showers and sinks - 38mm dia
baths and showers - 38mm dia
wc's - 100mm dia
w/ms and d/ws - 75mm dia

6.04 all sanitary fittings to have 75mm deep seal traps

6.05 all pipes, fittings and joints to be air pressure tested with a positive pressure of at least 38mm water gauge for a minimum of 3 minutes. all traps to maintain a minimum 25mm water seal.

7.00 heating installation

7.01 all fan assisted flue outlets to terminate a minimum of 150mm from any opening into the building.

7.02 all boilers and heating systems to be tested upon completion and certified by a corgi registered engineer to the local authority's approval.

8.00 electrical installation

8.01 allow for power supplies to the following kitchen appliances:

i) fridge/freezer
ii) single electric oven
iii) extractor hood to hob
iv) electric hob
v) microwave oven
vi) washer/dryer
vii) dishwasher

8.02 allow for power supply and wiring to boilers, including programmers and room thermostats

8.03 allow for power supply to video entry phone and terminals

8.04 allow for power supply to external isolating switch to bathroom/en-suite extract fans

8.05 allow for wiring for cable and terrestrial television

8.06 allow for 1no. shaver socket to each bathroom

8.07 allow for fluorescent lighting to underside of cabinet within bathrooms

9.00 telecom installation

9.01 allow for british telecom cabling to flat

notes:

any discrepancies should be reported immediately

all dimensions should be checked on site prior to commencement of work

site/survey based on ordnance survey information provided by prodat systems plc, (www.promap.co.uk) prodat does not guarantee that all past or current uses or features will be identified in the product

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drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.

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1:2500	0	50m	100m	200m	
1:1250	0	25m	50m	100m	
1:500	0 5m	10m	20m	40m	
1:200	0 2m	4m	8m	12m	
1:100	0 1m	2m	4m	8m	
1:50	0 0.5m	1m	2m	4m	

04.01.10	amended to clients requirements	A

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Client	Fawhimi
Description	Private
Project	Belsize Park Gardens 7c 7d London NW3 4LB
Drawing	Working Drawing Proposed plans and elevations
Date	17/12/09
Scale	1:50, 1:100 & 1:500
Sheet size	A1
Drawn	RG

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