GENERAL NOTES

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH BS 7671 (I.E.E WIRING REGULATIONS 17th EDITION). 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 BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

ELECTRICAL SPECIFICATION & TEST CERTIFICATES MUST BE SUBMITTED TO BUILDING CONTROL.

ALL ROOMS WILL BE FITTED WITH HIGH EFFICIENCY LIGHT FITTINGS. (i.e. LIGHT FITTINGS ONLY CAPABLE OF ACCEPTING LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT). 100% LOW ENERGY LIGHTS.

BOILER DETAILS & CONTROLS.

THERMOSTATIC CONTROLLER TO BE INSTALLED. ANY ROOM RADIATORS TO BE FITTED WITH THERMOSTAT VALVES

FULL DETAILS OF SPACE & WATER HEATING INCLUDING ANY HEAT PRODUCING APPLIANCES ARE TO BE SUBMITTED TO BUILDING CONTROL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION

FULL DETAILS OF THE TEMPERATURE & TIMING CONTROLS TO THE HEATING SERVICE ARE TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO INSTALLATION

Sound insulation testing to be confirmed if required between relevant elements between apartments on completion.

An air flow rate mechanical ventilation test certificate will be required at job completion (Regulation 42 Building Regulation 2010). A commissioning certificate will be required prior to completion of the works.

KEY

- DENOTES EXISTING WALLS TO BE REMOVED
- DENOTES NEW TIMBER STUD WALLS SEE SPEC NOTES
- EXT — EXTRACTOR FAN DUCTED TO EXTERNAL AIR WIRED INTO LIGHT SWITCH WITH HIGH LEVEL OVERRIDE SWITCH
- SD / HD — Smoke detectors are to be wired to the fuse box on a seperate circuit and provided with a battery back-up TO BE CONFIRMED, flats to be provided with smoke alarms in accordance with the BS 5839-6:2004 to at least a Grade D category LD3 standard. However Table 1 of the BS recommends Grade D Category LD2. FULL DETAILS TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL
- BREAKDOWN ALARM DRAINAGE PUMP SYSTEM WARNING OF POWER OR EQUIPMENT FAILURE.

GENERAL NOTES.

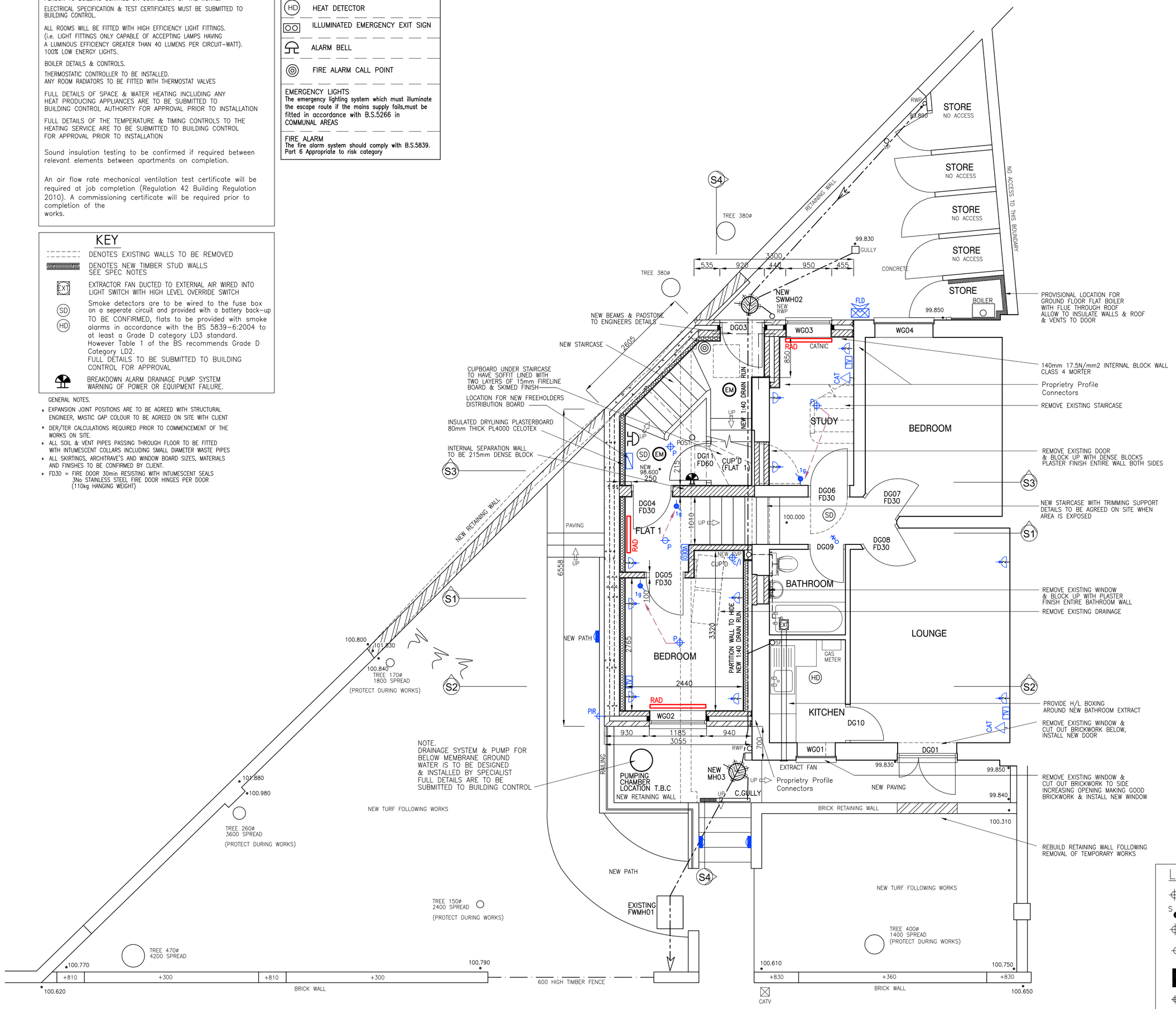
- EXPANSION JOINT POSITIONS ARE TO BE AGREED WITH STRUCTURAL ENGINEER, MASTIC GAP COLOUR TO BE AGREED ON SITE WITH CLIENT
- DER/TER CALCULATIONS REQUIRED PRIOR TO COMMENCEMENT OF THE WORKS ON SITE.
- ALL SOIL & VENT PIPES PASSING THROUGH FLOOR TO BE FITTED WITH INTUMESCENT COLLARS INCLUDING SMALL DIAMETER WASTE PIPES
- ALL SKIRTINGS, ARCHITRAVE'S AND WINDOW BOARD SIZES, MATERIALS AND FINISHES TO BE CONFIRMED BY CLIENT.
- FD30 = FIRE DOOR 30min RESISTING WITH INTUMESCENT SEALS 3No STAINLESS STEEL FIRE DOOR HINGES PER DOOR (110kg HANGING WEIGHT)

FIRE REQUIREMENTS

- EM — EMERGENCY LIGHT FITTINGS
- SD — SMOKE DETECTOR
- HD — HEAT DETECTOR
- ILLUMINATED EMERGENCY EXIT SIGN
- ALARM BELL
- FIRE ALARM CALL POINT

EMERGENCY LIGHTS
The emergency lighting system which must illuminate the escape route if the mains supply fails,must be fitted in accordance with B.S.5266 in COMMUNAL AREAS

FIRE ALARM
The fire alarm system should comply with B.S.5839. Part 6 Appropriate to risk category



NOTE.
PUMPING CHAMBER WILL BE REQUIRED FOR TANKING SYSTEM ONLY

PUMPING CHAMBER
ALLOWANCE TO BE MADE FOR A TWIN PUMP FOUL WATER DRAINAGE PUMP CHAMBER ASSOCIATED PIPE WORK.
CHAMBER SIZE TO BE CONFIRMED BY SPECIALIST.
THE DEPTH OF EXCAVATION NEEDS TO BE 500mm DEEPER THAN THE OVERALL TANK DEPTH, 200mm CONSOLIDATED HARDCORE IN THE BASE OF THE EXCAVATION AND FINISHED WITH 150mm OF CONCRETE BASE (CP 20KN/MM2 STRENGTH)

ONCE CHAMBER IS INSTALLED BY SPECIALIST, CONTRACTOR TO SURROUND PUMPING CHAMBER WITH STEEL MESH REINFORCEMENT CONCRETE. STRUCTURAL ENGINEER TO BE CONSULTED.

A 75mm CABLE DUCT WILL BE REQUIRED. BREAKDOWN ALARM SYSTEM WILL ALSO BE REQUIRED FOR WARNING OF POWER OR EQUIPMENT FAILURE.

SYSTEM IS TO BE DESIGNED, INSTALLED & COMMISSIONED BY APPROVED SPECIALIST

GROUND FLOOR

- ALL WALLS SHOWN DOTTED ARE TO BE REMOVED
- ALL TEMPORARY SUPPORT OF EXISTING STRUCTURE TO STRUCTURAL ENGINEERS DETAILS
- UNDERPINNING TO STRUCTURAL ENGINEERS DESIGN
- TANKING & BELOW MEMBRANE SURFACE WATER DRAINAGE TO SPECIALIST DETAILS SEE SPEC NOTES FOR CONTACT INFORMATION.

GENERAL NOTES

SWITCHES, DOOR HANDLES & THERMOSTATS ETC. TO BE BETWEEN 900mm & 1200mm FROM FINISHED FLOOR LEVEL.

SOCKET OUTLETS ETC. TO BE BETWEEN 450mm & 600mm FROM FINISHED FLOOR LEVEL.

SOCKETS & SWITCHES WILL BE LOCATED BETWEEN 450mm & 1200mm FROM FINISHED FLOOR LEVEL.

FINISH / STYLE OF SWITCHES, SOCKETS, ARIAL & BT POINTS ETC TO ALL FLOORS TO BE CONFIRMED WITH CLIENT.

LIGHT FITTINGS (INTERNAL & EXTERNAL) BRAND TO BE CONFIRMED

ALLOW FOR SOCKET FOR TV AMPLIFIER, LOCATION TO BE CONFIRMED

Energy efficient artificial lighting within the buildings are to comply with section 2.42-2.51 of Approved Document L.

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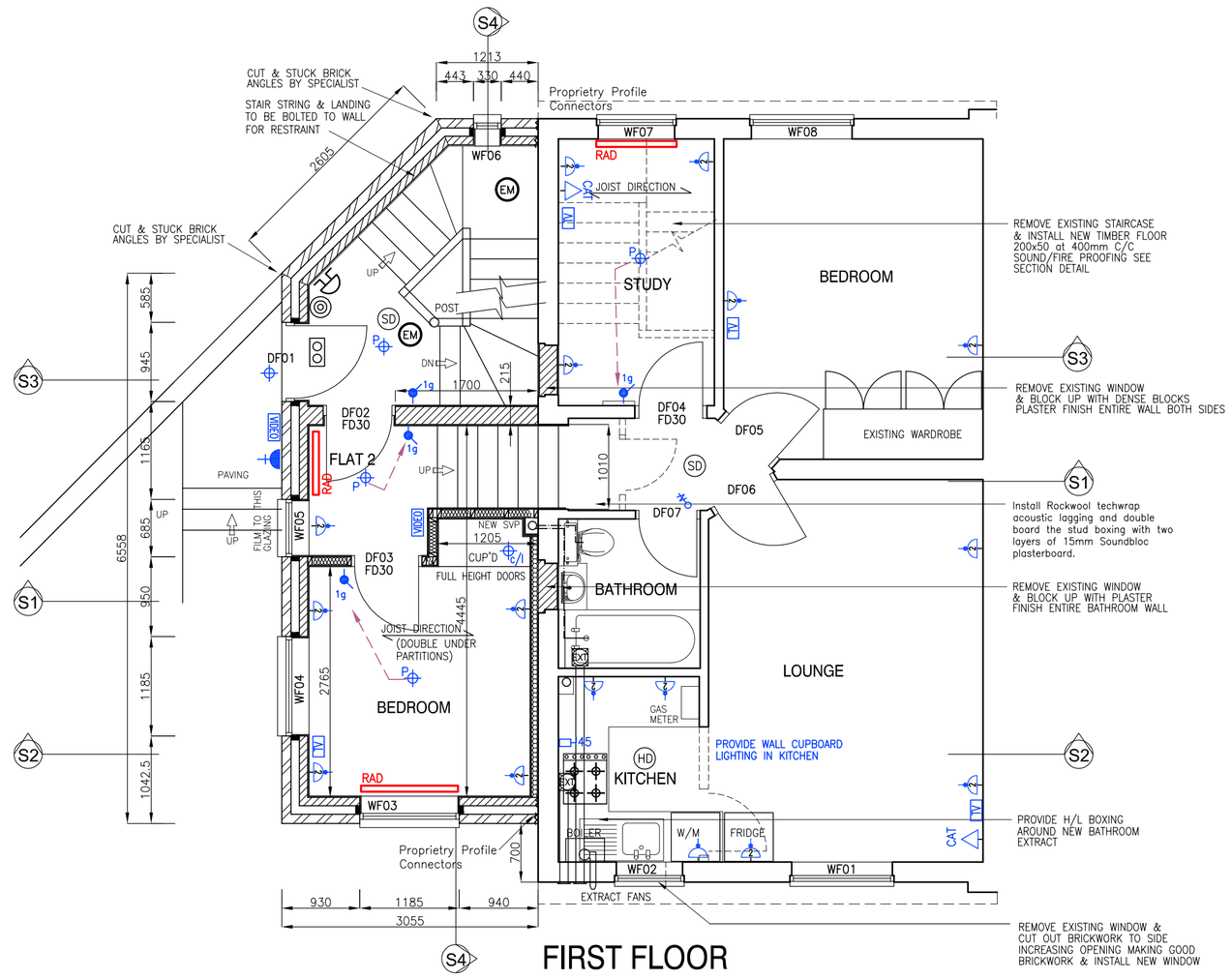
ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN BY AN APPROVED INSTALLER AND CERTIFICATION MUST BE PROVIDED ON COMPLETION

Note
All drainage is to be confirmed and agreed on site.
All dimensions are to be checked by contractor and agreed on site.
This drawing is to be read inconjunction with structural engineers drawings/details and with specification notes.
This drawing is to subject to building control approval
All soundproofing works are to be carried out inaccordance with acoustic engineers report



FIRST FLOOR

NOTE.
ALLOW FOR NEW BOILER AND LOCATION IN TO BE AGREED WITH FLAT OWNER

LEGEND

- PENDANT LIGHT TYPE TO BE CONFIRMED
- DOWNLIGHTER (IN MF CEILING OR SURFACE)
- WALL LIGHT
- DRAINAGE PUMP WARNING LIGHT TO BE CONFIRMED
- EXTERNAL BRICK WALL LIGHT
- INTERNAL CUPBOARD LIGHT
- FLOOD LIGHT PIR (MOTION SECURITY LIGHT)
- LIGHTING SWITCH (g=GANG, w=WAY) DIM = DIMMER SWITCH
- HIGH LEVEL OVERRIDE EXTRACT FAN SWITCH
- 13A TWIN SWITCHED SOCKET OUTLET
- 13A SINGLE SWITCHED SOCKET OUTLET
- B/W DENOTES BELOW WORKTOP
- EXTERNAL WATERPROOF SINGLE SOCKET OUTLET
- FUSE BOX CONSUMER UNIT LOCATION TO BE CONFIRMED
- BT TELEPHONE POINT (TO BE CONFIRMED)
- CAT CAT 6 DATA POINT (TO BE CONFIRMED)
- ROOM THERMOSTAT LOCATION TO BE AGREED
- PROG HEATING PROGRAMMER LOCATION TO BE AGREED
- TELEVISION AERIAL POINT/SKY SATELLITE POINT DOUBLE AERIAL FACE PLATE
- SD MAINS OPERATED SMOKE ALARMS TO BS5839:2002 TO BE PROVIDED TO ALL FLOOR LEVELS & ALL INTERCONNECTED.
- HD MAINS OPERATED HEAT ALARMS TO BS5839:2002 TO BE PROVIDED TO ALL FLOOR LEVELS & ALL INTERCONNECTED.

GENERAL NOTES

All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbor's having advance notification and consents under the Party Wall etc. Act, 1996. Foundations adjacent to boundary are to be eccentric and must not encroach the boundary.

All work is to comply with current British Standards, Codes of Practice and Building Regulations as applicable. Workmanship shall be in accordance with good building practice and should at least comply with BS 8000 and the latest applicable Codes of Practice. Proprietary materials to be fixed/applied in accordance with manufacturers recommendations.

Any conflicting information is to be confirmed with Neil Rouse before commencing the works. No responsibility can be accepted for dimensions scaled from drawings and Contractors are expected to check all dimensions and details before commencing work. Do not scale drawings.

No responsibility can be accepted for estimates of work or orders placed for materials based the drawings while still being considered by the Local Authority or Building control and pending amendments.

If different materials are used on site the Contractor must ensure that they comply with the currents BS Codes and quality and are suitable for the purpose.

All work to be carried out in accordance with current Building Regulations and BS Codes of Practice. All dimensions are to be checked on site by the Contractor prior to commencement of the works. Errors and omissions are to be reported immediately.

Any existing structure with increased loading due to new works must be checked for suitability prior to commencement. Replacement and underpinning at the direction of the Designer or Engineer.

All existing drainage shown on the drawings is assumed and must be verified by testing and excavation by the Contractor before works commence.

The Contractor is responsible for all the temporary works deemed necessary to maintain the stability of the existing structure during the works. All new work to be bonded to existing by metal profiles unless noted otherwise.

No variation to the design on the drawings are to be made without the Designers prior approval and approval from the Local Authority where applicable.

On completion the site is to be left clean and clear of debris. The Contractor is to provide all external works deemed relevant to the works.

Brickwork design BS3921 (21N/mm sq.) unless noted otherwise.

Painting and decorating to BS6150.

Joinery and ironmongery to BS1186.

Preservatives to timber BS5268 with all cut ends treated, brush applied.

Refer to all calculations and schedules that are to be read in conjunction with these drawings.

No.	Rev.	Date.
B	GROUND FLOOR LOWER ENTRANCE REMOVED, GENERAL REVISIONS FOR REDUCED SCHEME	30.11.2016
A	DRAINAGE REVISED	16.06.2015

Project: THE POPLARS
MONTPELIER GROVE
LONDON
NW5 2XD

Description: PROPOSED GROUND FLOOR & FIRST FLOOR PLANS

Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.

DRN. NJR — DRG No. TP/15/01
SCALE 1:50 @ A1 — DATE MARCH 15

N.J.Rouse
Architectural Design & Surveying Services
48 Heath Park Road, Romford, Essex. RM2 5UH
tel: 01708 442170 e: mail@njrouse.co.uk
m: 07958 790207 www.njrouse.co.uk