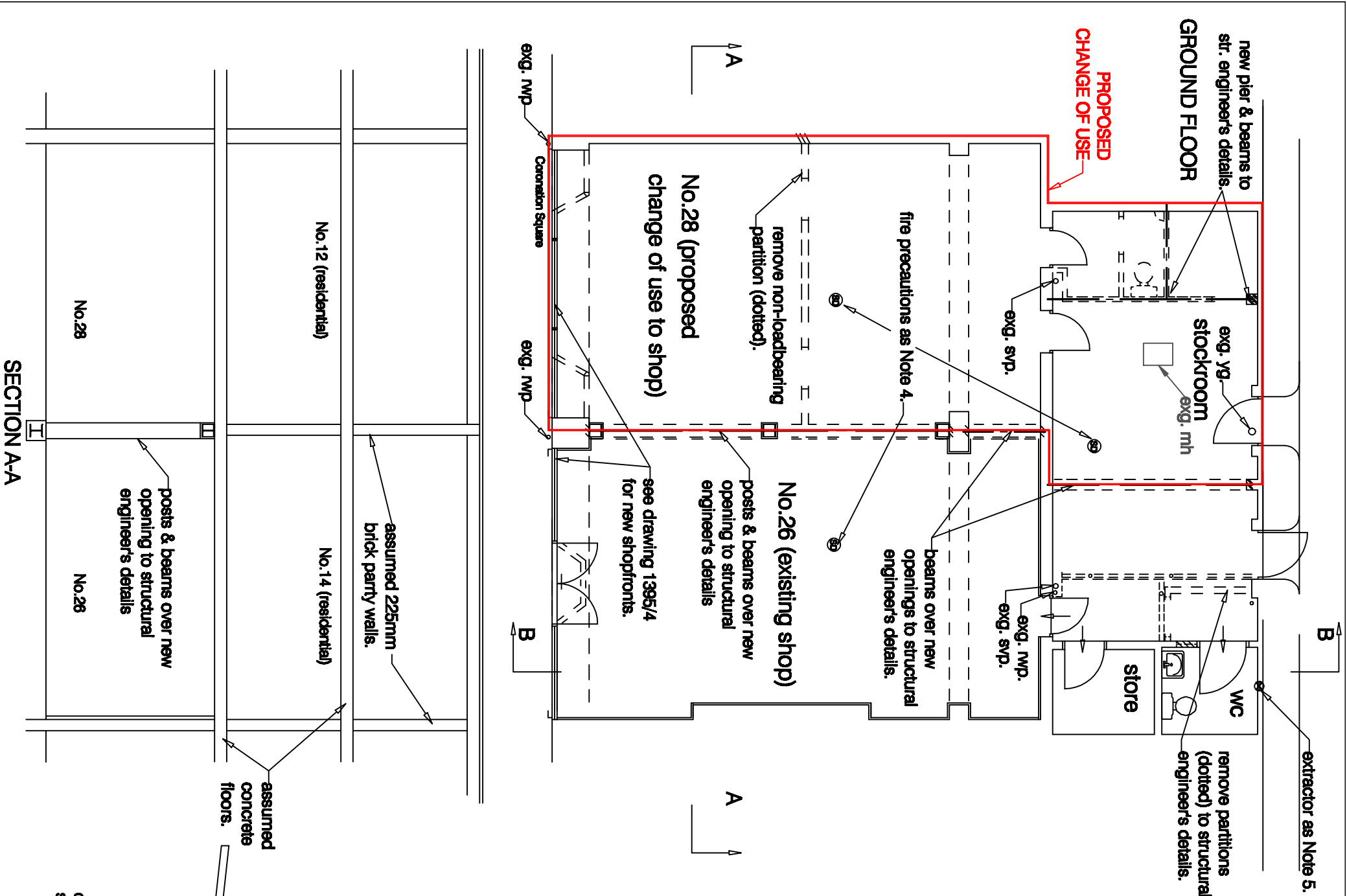
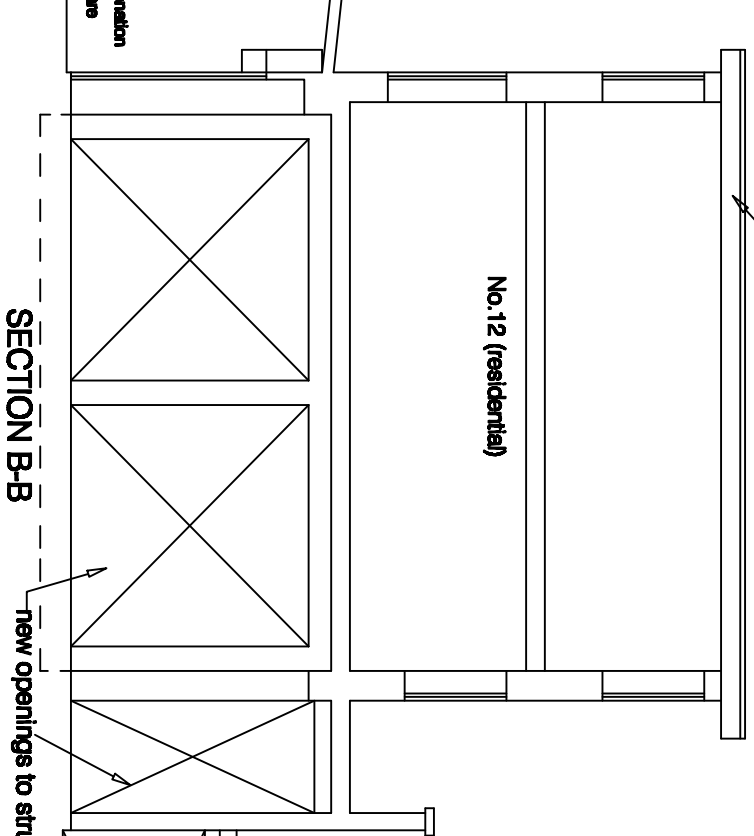




- 1. GENERALLY:**
- STANDARDS**
Goods, materials and workmanship shall be of good and substantial quality of their respective kinds, and those for which there is a British Standard, Agreement Certificate and/or Code of Practice shall, unless otherwise stated, comply with the latest issue thereof. In particular, Sections 1-16 of BS 8000 (Workmanship on Building Sites) shall apply.
- EXISTING STRUCTURE**
Condition and loadbearing capacities of all existing walls, beams, presumers and lintels receiving new loading are to be established and reinforced as necessary before imposing new loading conditions.
- SAFETY INFORMATION**
Upon completion/occupation, as-built details and fire safety information are to be provided to the owner or a responsible person, including information on the operation and maintenance of building services, heating and ventilation systems.
- 2. SPACE HEATING & HW SYSTEMS**
Alterations to the existing space heating and hot water installations are to be carried out by a competent registered engineer (Gas Safe registered in the case of gas installations) and are to include safety devices to prevent stored water temperatures exceeding 100degC, and pipework to safely convey hot water from those safety devices to discharge in a safe but visible location. Any new radiators are to be fitted with thermostatic valves with max.55degC primary system return temperature in accordance with Section 2 of Domestic Building Services Compliance Guide - 2013 edition. Existing central heating and hot water systems are to be recommissioned to accommodate new alterations to each installation. Prior to completion the local authority may require a commissioning certificate for any heat-producing appliance installed.



- 3. ELECTRICS**
New internal light fittings are to have a minimum efficiency of 75 lamp lumens/circuit watt in accordance with the Domestic Building Services Compliance Guide 2013 Edition. All electrical alterations are to comply with Part P of the Building Regulations, and with the latest editions of the IET Wiring Regulations, and BS 7671, with socket outlets, tv aerials, telephone points and switches located between 450 and 1200mm above floor level; and the installation must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the local authority may require an appropriate certificate to be issued under BS 7671 by a similarly qualified person.
- 4. FIRE PRECAUTIONS**
Where indicated (SD) provide mains-fed smoke detector alarm to BS 5446-1:2000 interlinked with other smoke detector alarms elsewhere within unit. Fire detection & alarm system to be at least Grade D Category LD3 standard to BS:5839-6:2013.

- 5. FANS**
Where indicated (⊗) provide extractor fan with Specific Fan Power of max.0.5W/(litre/sec) located max.400mm below ceiling and discharging externally via 100mm dia. rigid pvc duct & airbrick (or cowl above roof, where appropriate), with min. 15 litres/sec. from internal wc, switched from lighting circuit with 20 minute over-run, and with min. 10mm gap to be provided below door to enable compensating air ingress. Commission and check capacity of new extract fan once installed and, on completion, provide the owner with information on the operation and maintenance of mechanical ventilation systems and building services.

project
26-28 Coronation Square
Reading, Berkshire

for
Mr Gurpreet Singh
Proposed Ground Floor and Sections

title
Drawing no: 1395 / 2 / a

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Date: September 2024

SCALE: 1:100 @ A3.
Revision e: Ch of Use Indicated, Jan 2026.