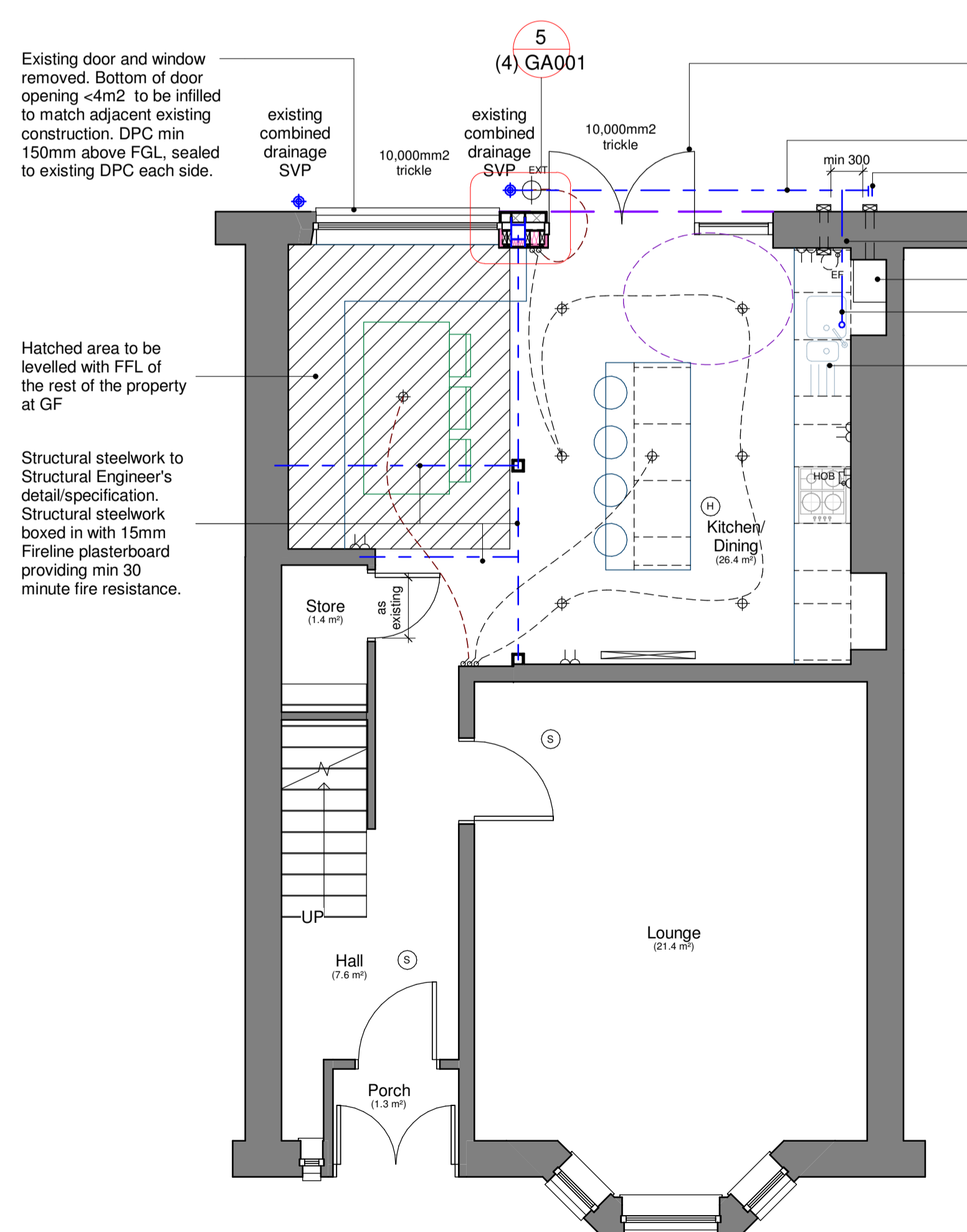


1 Ground Floor Plan - Existing
1:50



2 Ground Floor Plan - Proposed
1:50

SPECIFICATION

1.0 WINDOWS
MAX U-VALUE = 1.4W/m²K (or an Energy Rating of Band A)
 New double-glazed aluminium windows
 Glazing in accordance with BS 6262 to be 4/20/4 low-E argon filled.
 All ground floor windows to be fitted with restrictor stays & locks to minimise risk of collision from outside.
 Ensure windows are well sealed on all sides to surrounding structure using mastic sealant.
 Window to comply with Technical Standard 4.13.1 and "Secured by Design" recommendations. To be fixed in accordance with manufacturers written instructions to satisfy BS 8213-4:2007.
 Window to have a removable key locking system together with glazing which incorporates laminated glass or a similarly robust glazing material. Windows must meet BS 7950:1997 to demonstrate meeting a recognised standard for security.
 Glazing below 600mm or within 300mm of a door to be designed to resist human impact as set out in BS 6262:part 4:2005.
 Controls to operable windows should not be more than 1.7m above FFL or within 350mm of an internal corner or fixed obstruction.
 32.5mm insulated plasterboard to window/door ingoings.

2.0 EXTERNAL DOOR
MAX U-VALUE = 1.4W/m²K (or an Energy Rating of Band A)
 New aluminium door.
 To comply with:
 Min clear opening width of 800mm maintained
 Door to comply with BS 7412
 Glazing in the door to be designed to resist human impact as set out in BS 6262:part 4:2005.
 Glazing to be laminated glass or a similarly robust glazing material where sited in or adjacent to doors.
 Ensure door is well sealed on all sides to surrounding structure using mastic sealant.
 Door to comply with Technical Standard 4.13.1 and "Secured by Design" recommendations. To be fixed in accordance with manufacturers written instructions to satisfy BS 8213-4:2007.
 Door must meet BS PAS 24:2007 to demonstrate meeting a recognised standard for security.
 Controls to operable door should not be more than 1.7m above FFL or within 350mm of an internal corner or fixed obstruction.
 Hinges to comply with BS EN 1935:2002
 Door should be fitted with a multi-point locking system

3.0 INTERNAL PARTITIONS
 12.5mm plasterboard each side of
 63mm CLS stud with 25mm acoustic insulation between

4.0 ELECTRICS
 new sockets to be 500mm above FFL
 new switches and spurs to be 1100mm above FFL
 All to be min 350mm from internal corners of rooms
 All electrical installations to comply with Scottish Technical Standard 4.5 and **BS7671:2018 (18th Edition)**.
 All electrical work should be inspected and tested by a person who possesses sufficient technical knowledge, relevant practical skills and experience for the nature of the work undertaken and certified by a person or company having membership to either SELECT or NICEIC
 Minimum 4no electrical power points maintained within each apartment and at least 1 within each circulation area on a level or storey.

5.0 VENTILATION
 Ensure Kitchen has mechanical ventilation installed capable of extraction of 60litres/second and 3 air changes per hour ducted to external air
 Ensure mechanical ventilation is installed capable of extraction equivalent to:
 - Kitchen = 60/s
 - Utility = 30/s
 - En-suite = 15/s
 - Bathroom = 15/s
 Rooms to have trickle ventilation (generally through windows)
 - Apartments = 12,000mm²
 - Kitchen = 10,000mm²
 - En-suite = 10,000mm²
 - Bathroom = 10,000mm²

6.0 SERVICES
 Incoming Water, Electricity, Telephone - all as existing

7.0 ACCESS TO MANUAL CONTROLS
Windows
 Controls to operable windows should not be more than 1.7m above FFL or within 350mm of an internal corner or fixed obstruction.
Electrical Fixtures
 Switches positioned at 900-1100mm from FFL
 Sockets positioned 500mm from FFL. No electrical fixtures within 350mm of an internal corner or fixed obstruction.

8.0 AIR INFILTRATION
 All external windows and doors fitted with seals to BS6375
 All plasterboard joints at ceiling, floors and external walls sealed
 All materials and methods used to seal drying junctions between walls, ceilings and floors at window openings, as well as materials and methods used to seal vapour control membranes and service penetrations and materials and methods used to fit draught stripping in the frames of windows and doors to fully comply with Part J of the BSSR and BR 265:1994 as follows:
 Sealants to be either:
 1. Elastic or Elastomeric type or
 2. Part-Polyurethane Foam sealant depending on location.

Limiting Air Infiltration
 In respect of Scottish Technical Standard 6.2.10, and subsequently 6.2.4, reference should be made to the principles set out in BSD's document "Accredited Construction Details (Scotland) 2010" in order to achieve an air infiltration rate of max 10m³/m²hr @ 50pa.

Air Infiltration Method Statement
 - vapour barrier lapped and sealed
 - all dry lining junctions sealed to limit air infiltration
 - all external openings draught-stripped
 - all service penetrations suitably sealed where they penetrate the insulated envelope

9.0 DRAINAGE
 All surface water drainage to BS EN 12056-2:2000.
 Drains or sewers should be constructed and laid in accordance with the recommendations of BS EN 1610:1998.
 All water drainage to BS EN 12056-3:2000.
 All drainage passing through substructure to BS EN 1610:2000.

Water closet - 100mm UPVC waste
 Wash Hand Basin - 32mm ABS under 1.7m length
 40mm ABS over 1.7m length
 Shower - 38mm ABS under 1.7m length
 40mm ABS over 1.7m length
 Bath - 40mm ABS under 3m length
 Sink - 40mm ABS under 3m length
 50mm ABS over 3m & access for R.E.

Gradients:
 In accordance with BS5572 1994: Code for Sanitary Pipework Clause 7.
 Sanitary pipework to be to BS: 5572: 1978.

Single WC: >= 1 degree (18mm/m)
 Single WHB: >= 1 - 2.5 degrees (18 - 45mm/m)
 Single bath: >= 1 - 5 degrees (18 - 90mm/m)
 Single Sink: >= 1 - 5 degrees (18 - 90mm/m)

110mm uPVC below ground drainage laid to fall at min 1:80 bedded in pea gravel min 600mm deep below ground level
 Handhole access to be provided to the base of all RWPs
 All RWPs to be trapped below downpipe
 All existing rodding eyes to be extended beyond proposed extension footprint where applicable

10.0 SMOKE DETECTOR/ALARM
 Ensure ceiling mounted optical smoke detector/alarm to Hall, Landing and Lounge to comply with Technical Standard 2.11.3 and **BS EN 14604:2005**. Ensure ceiling mounted heat detector alarm to Kitchen to comply with Technical Standard 2.11.3 and **BS EN 14604:2005**. Smoke and heat alarms should be interconnected with other smoke and heat alarms in the dwelling in accordance with BS 5839:Part 6:2019. Smoke and heat alarms should be powered on an independent circuit at the main distribution board and also have a standby supply. Wiring and power to be in accordance with Technical Standard 2.11.9
 Audibility - smoke alarms should be located in circulation spaces: not more than 7m from the door to a living room or kitchen not more than 3m from every bedroom door, and in circulation spaces more than 7.5m long, no point within the circulation space should be more than 7.5m from the nearest smoke alarm.
 A smoke alarm located in an access room (which could include a stair and landing), serving an inner room should be not more than 3m from the door of the inner room.
 Smoke travel - a smoke alarm in the principal habitable room should be sited such that no point in the room is more than 7.5m from the nearest smoke alarm and in the case of a heat alarm, no point in the kitchen should be more than 5.3m from the nearest heat detector.
 Smoke alarms and heat alarms should be ceiling mounted and located such that their sensitive elements are:
 in the case of a smoke alarm, between 25mm and 600mm below the ceiling, and at least 300mm away from any wall or light fittings, and
 in the case of a heat alarm, between 25mm and 150mm below the ceiling.

11.0 KITCHEN Heat Detector
 Ensure Kitchen has ceiling mounted heat detector installed to comply with Technical Standard 2.11.3. Detector should be interconnected with existing alarms in the dwelling to BS 5839: Part 6: 2011. Detector should be powered on an independent circuit at the main distribution board and also have a standby supply. Wiring and power to be in accordance with Technical Standard 2.11.9
Ventilation
 Ensure Kitchen has mechanical cooker hood ventilation installed capable of extraction of 60litres/second and 3 air changes per hour ducted to external air

Electric
 minimum 6no electrical power points maintained
Storage
 min 1m³ storage maintained

12.0 GAS-FIRED BOILER AND HEATING
 New gas-fired boiler. In addition to the functional standards, gas-fired appliance installations must also comply with the Gas Safety (Installation and Use) Regulations 1998. These regulations require that, amongst others, gas-fired installations are installed by a competent person. Guidance on the individual competency required is given in the Health and Safety Commission's Approved Code of Practice 'Standards of Training in Safe Gas Installations'. The Gas Safe Register operates a registration scheme for gas businesses and individual gas operatives to ensure that they carry out their work in a competent manner. It is the only scheme recognised by the Health and Safety Executive (HSE) that complies with the Gas Safety (Installation and Use) Regulations 1998. The Gas Safety (Installations and Use) Regulations 1998 regulates gas installations while the Gas Appliance (Safety) Regulations 1995 address the product safety of appliances.
 New wet radiators to newly created rooms
 All heating pipework to have distribution from manifolds.
 Heating controls to include programmer and roomstat
 Radiator to have thermostatic radiator valves.

13.0 PLUMBING
 Plumbing and associated water installations should be carried out and commissioned by persons who possess sufficient technical knowledge, relevant practical skills and experience for the nature of the work undertaken.

To prevent scalding, the temperature of hot water, at point of delivery to a bath or bidet, should not exceed 48°C. Where both hot and cold water are supplied to a facility, the above may be achieved by use of a thermostatic mixing valve (TMV) or fitting complying with BS EN 1111:1999 or BS EN 1287:1999, fitted as close to the point of delivery as practicable.

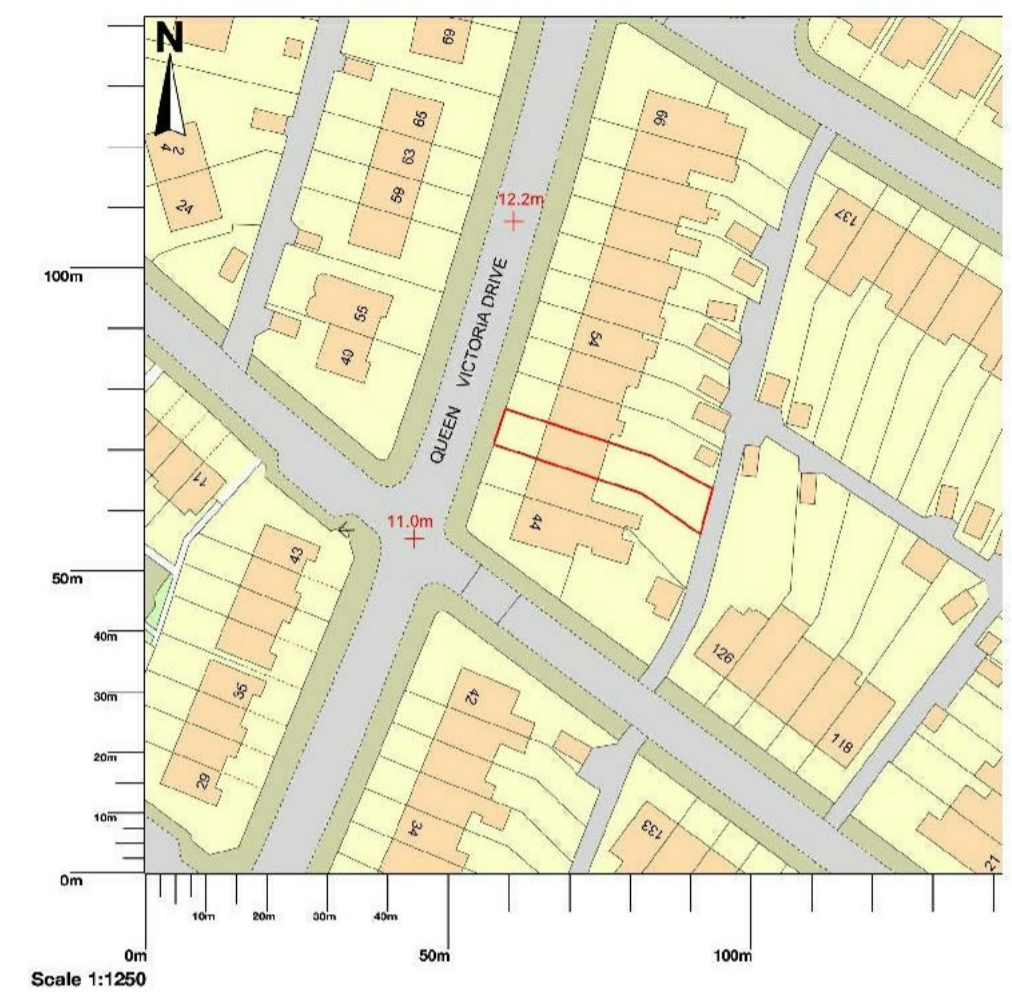
Water Efficiency
 Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres.
 Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.

14.0 LABELLING
 Correct labelling of appliances, flues and chimneys similar to Figure 3.37 of Scottish Technical Standards must be installed to meet Technical Standards 3.17.7.

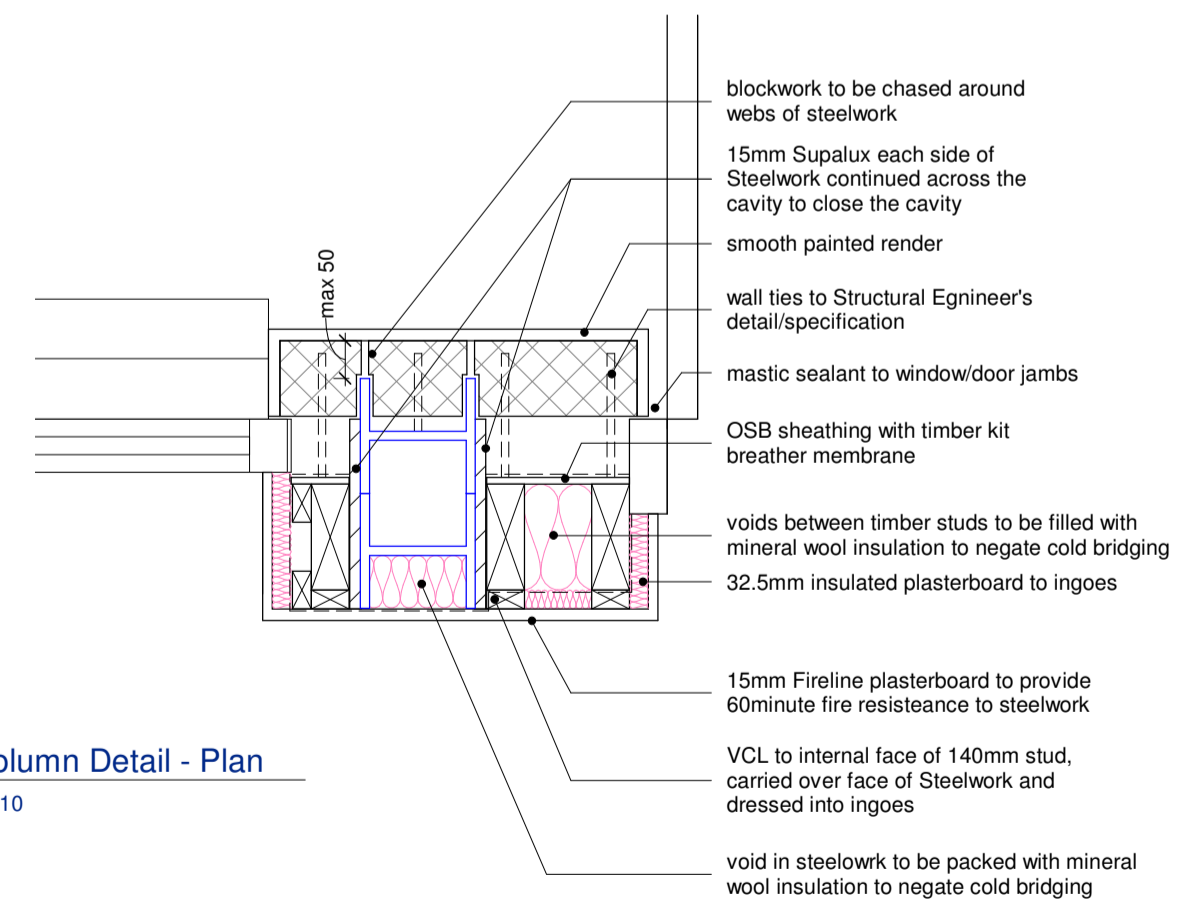
15.0 CO MONITOR
 Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire. Sited between 1m and 3m from the appliance



48 Queen Victoria Drive, Glasgow, G14 9DJ



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5 Column Detail - Plan
1:10

F	Column detail added.	RMCl	27/12/20
E	Drawing updated for Building Warrant	TM	21/12/20
D	Window seat wraparound.	RMCl	09/12/20
C	Additional options omitted. WC omitted. External opening widened.	RMCl	09/12/20
B	Option 3 added.	RMCl	03/12/20
A	Bar stools shown to both layouts.	RMCl	02/12/20
Rev	Description	Auth	Date

PROJECT STATUS
Building Warrant

DRAWING TITLE
Location Plan and Existing and Proposed Plans and Specification

PROJECT
Internal Alterations at 48 Queen Victoria Drive, Glasgow

DATE CREATED	DESIGNER	SCALE @ A1
30/11/20	TM / RMCl	As indicated

DRAWING NUMBER	REVISION
348 (4) GA001	F

