All Building Work to Building (Scotland) Act 2003 and Building (Scotland) Regulations Current amendment

GENERAL NOTES
- The contractor is responsible for checking dimensions and any discrepancies must be reported to the designer before proceeding with work on site.
- All suppliers, sub-contractors, door/window/fitment manufacturers to check and agree dimensions on site with main contractor before manufacture or installation.
- Any discrepancies/changes to be agreed in writing with the Architect before work proceeds.
- The electrical installation must be carried out in accordance with the current IET regulations and the relevant British Standards.
- A diagram of the electrical layout is to be provided and fixed at the main switchboard
- All external & structural joinery, carpentry and structural timber to be vacuum treated against rot and insect attack, in accordance with relevant British Standard.
- All materials shall be used in accordance with the manufacturers written instructions relating to site storage, installation, erection, application.
- All goods not otherwise specified shall be installed, erected, applied to the appropriate British Standards where such exists.
- All work to be carried out in accordance with the relevant British Standard Code of Practice.
- No high alumina cement to be used in structural elements.
- No wood wool slabs to be used in permanent formwork to concrete or reinforced concrete or any structural element.
- No calcium chloride to be used in admixtures for use in reinforced concrete.
- No asbestos products to be used.
- No aggregates for use in reinforced concrete to be used which do not comply with BS:822:1982 nor aggregates for use in concrete which do not comply with the provisions of BS:8110:1985.
- No urea formaldehyde to be used.
- No other substances to be used which are not in accordance with British Standards, Codes of Practice, Good Building Practice or the Hygiene requirements of the Food Industry, current at the time of specification.
- All working procedures to be carried out diligently and in accordance with good working practice and in accordance with CDM Regulations and Health and Safety at Work Regulations and guidelines.
- Demolition work will be carried out by a specialist demolition contractor, unless otherwise agreed and specified.
- Assurances will be sought, prior to commencement of works that all necessary insurances are in place.
- Any asbestos or other hazardous materials will be taken down and removed from the site by a Specialist Contractor and by methods required by the Health & Safety Executive and to the satisfaction of all interested parties.
- Fire for the disposal of consumable materials will not be permitted on the site.
- All practical methods of controlling the extent of site noise will be employed and works will be limited to normal working hours. Special note to be taken of any relevant Planning Consents.
- Dust etc. will be controlled as far as is practicable by damping down rubble etc. during loading and removing off site.
- All heating, hot water and cold water pipes used for the supply of water must be insulated against heat loss to Section 6 of the Building Standards and to meet BS:5422:2009.

WINDOWS & DOORS
- Windows and doors to be designed and fabricated to meet section 2 of Secured by Design ACPO 2009.

PERFORMANCE
- Written information to be provided for the building owner and/or occupier on the operation and maintenance of the heating and hot water systems to encourage optimum energy efficiency.

DRAINAGE
- Existing drainage system to be surveyed and dye tested on site prior to works commencing to establish type, routes, direction of falls, etc. Divert existing drainage if affected by the works to ensure no building is over existing drainage system. Upon completion of the drainage works a further dye test to be carried out to ensure correct connections/falls have been achieved. Building Standards to be notified upon completion of drainage prior to backfilling to give the BSO an opportunity to visit the site and inspect the work.
- All drains must be laid and connections made to the satisfaction of the local authority.
- All rainwater conductors connected to a combined drain system to be trapped at ground level before connection to the combined drain.

ACCESS TO MANUAL CONTROLS AND ELECTRICAL FIXTURES
- An openable window or roof light that provides natural ventilation to meet the current standards should have controls for opening positioned at least 350mm from any internal corner projecting wall or similar obstruction and at a height of:
- not more than 1700mm AFFL where access to controls is unobstructed, or
- not more than 1500mm AFFL where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls. Where the obstruction is greater a remote means of opening should be provided, or
- not more than 1200mm AFFL in an unobstructed location within an enhanced apartment or within accessible sanitary accommodation not provided with mechanical ventilation.
- Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1200mm AFFL. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers.
- Light switches should be at a height between 900mm and 1100mm AFFL.
- Sockets and outlets to be at a height of least 400mm AFFL.
- Above an obstruction such as a worktop or fixtures should be positioned above the projecting surface.
- Where socket outlets are concealed such as at rear of white goods in a kitchen a separate switching should be provided in an accessible position to allow appliances to be isolated.

SAFETY
- TMV's to be fitted to hot water outlets limiting temperature of water to be max of 48°C
- Smoke/Heat detectors to be installed in compliance with the relevant British Standard. All hallway smoke detectors to be within 3.0m radius of all habitable rooms.

ELECTRICAL WORKS
- All electrical installations to be to BS:7671:2018 (IET Wiring Regulations) including all amendments and carried out by a competent installer having current membership of an accredited registration scheme.
- Fire alarm installations to be to BS:5839:2019
- Emergency lighting installations to be to BS:5266
- General lighting installation to be to the CIBSE Code for Interior Lighting.
- Wiring from the new 6MCB protected consumer unit with concealed wiring arranged to latest amended edition of the IEE Regulations.
- All wiring to be vertical with no diagonal runs.
- All light fittings to be low energy rated.
- At completion a electrical certificate to be provided for submission to building control at completion of the project.

STRUCTURAL STEELWORK
- All as specified and designed by the Structural Engineer.
- Kit setting out at openings +25mm each side (50mm total in width) from brickwork openings to allow for insulated reveals internally. 25mm overall allowance in height.

FIRE DETECTION
- Mains wired and interlinked with battery back-up to BS:5839:Part 6:2019
- Smoke alarms in circulation spaces not more than 7m from the door to a kitchen or living room and not more than 3m from any bedroom and max. 7.5m apart in large circulation spaces.
- Position smoke alarms to ensure max. 7.5m from any point in a living room to the detector and max. 5.3m for heat detectors in a kitchen. Dimensions measured horizontally.
- Ceiling mounted alarms min 300mm from any vertical wall surface or light fittings. Wall mounted smoke alarms located 25–600mm below the ceiling surface and 25–150mm for heat alarms.

(E) Escape window provision as shown to achieve min 450x450mm to allow escape in the event of a fire with a cill height of not less than 800mm and not more than 1100mm above FFL when measured vertically from FFL to top of bottom frame when open.

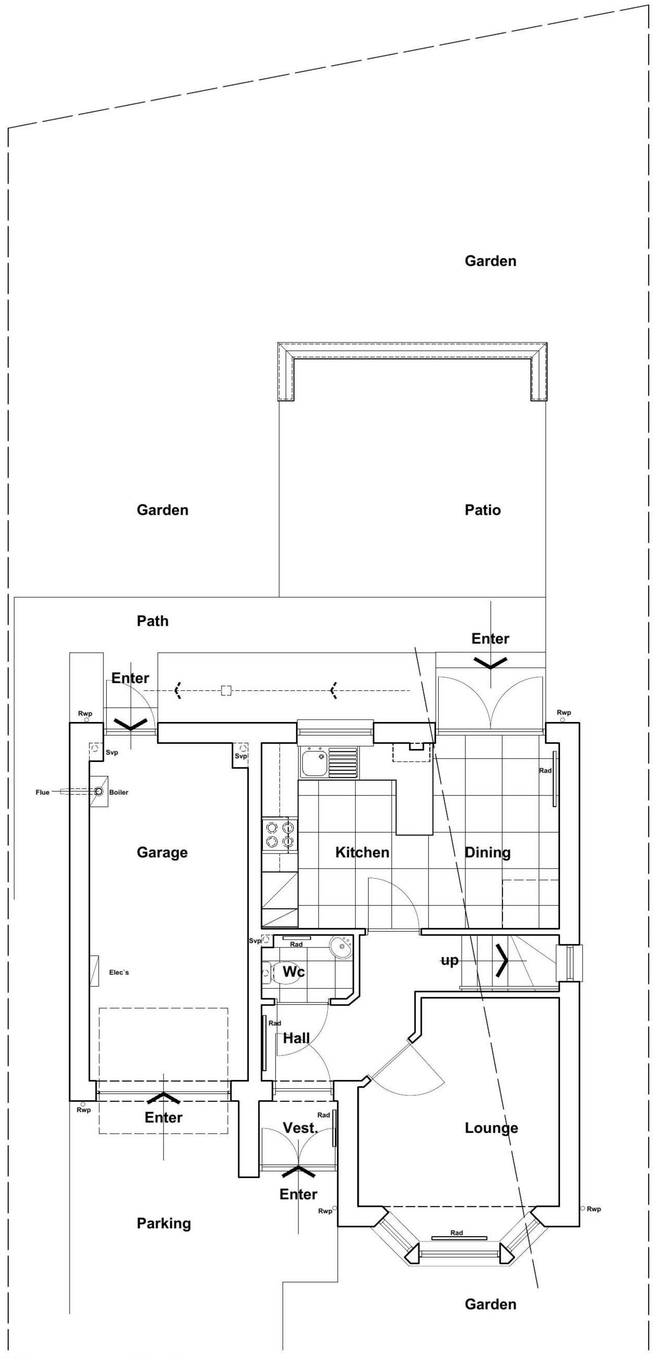
KEY TO ELECTRICAL SYMBOLS
ALL NEW LIGHT FITTINGS TO BE LOW ENERGY RATED.
ELECTRICAL WORKS TO BE SIGNED OFF BY A SELECT OR NICEIC APPROVED CONTRACTOR.

- Plain ceiling pendant client chosen fitting.
- (incl) Mains LED rated downlighters (mf) = fire hoods also. (max 1/m2 ceiling) (acoustic rated downlighters only if below a habitable room). Heat resistant shrouds to be fitted where in contact with insulation.
- Fluorescent fitting twin tube 1500mm with diffuser
- Emergency light fitting maintained directional symbol (running person)
- Wall mounted exterior light (switched/PIR/timeclock)
- switch, 2 2-way switch, dp double pole switch
- single/twin 13a switched sockets (client chosen finish for face plates).
- under worktop socket, remote switch, external power switched
- cooker control unit, telephone point, tv point

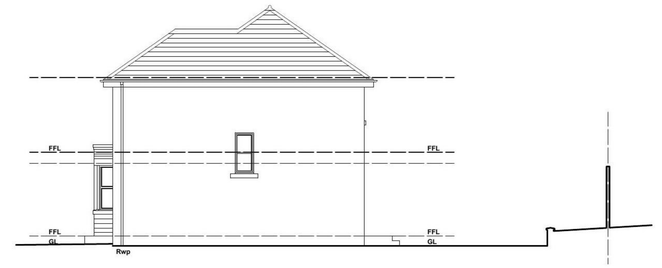
FIRE DETECTION (Mains Wired and all interlinked with battery bak-up to BS 5839:Pt 6:2004). Smoke Alarms in circulation spaces not more than 7m from the door to a kitchen or living room. Not more than 3m from any Bedroom door and max 7.5m crs in larger circulation areas. Position smoke alarms to ensure max 7.5m from any point in a living room to the detector and 5.3m for Heat Detectors in a Kitchen. Dims measured horizontally. Ceiling mounted alarms min 300mm from any vertical wallface or light fittings. Smoke Alarms located 25-600mm below the ceiling and 25-150mm for Heat Alarms. Min Grade D fire detection system to all dwellings comprising of at least 1 mains powered smoke and Heat Alarm with integral standby supply to BS 5839:Part 6:2004.

- CO Carbon Monoxide Detector (link with all detection devices)
- CO2 Carbon Dioxide Detector (link with all detection devices)
- ISA Ionisation Smoke Alarm to BS EN 14604:2005 best used for Hallways and stairwells adjacent to bathrooms or shower rooms.
- MSA Multi-Sensor Alarm to BS 5839: Part 6 : 2004.
- HA Heat Alarm to BS 5446: Part 2 : 2003. Best used in Kitchens.
- OSA Optical Smoke Alarm to BS EN 14604:2005. Best used in General layout.

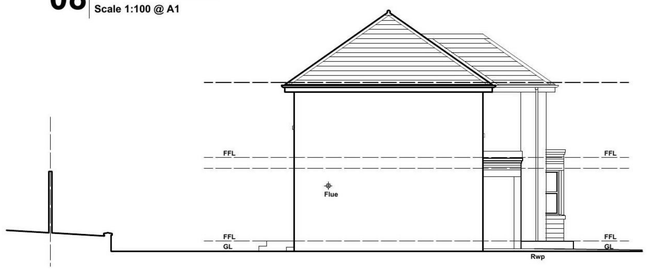
- ext ceiling mounted extract fan extracted thro roofspace via flexi-duct to slate/tile vent (max length of flexi-duct 1500mm).
- L Light Pull Chord internal to Bathroom, Ensuite or Toilet in lieu of switch.
- shwr Shower Pull Chord as above in lieu of external room switch.
- Shwr Electric Shower min 9.5kW Mira or equal and approved. Separate switched circuit. Complete with Thermostatic control and Anti-scald valves.
- distribution board minimum 3 spare breakers
- bell push (illuminated), door bell sounder wall mounted.
- fire alarm break glass point, fire alarm sounder wall mounted



03 GF Plan
Scale 1:50 @ A1
SCALE 1:50 in metres
0 0.5 1.0 1.5 2.0 2.5 5



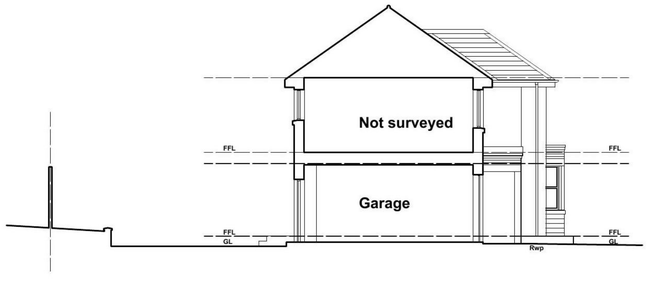
08 West Elevation
Scale 1:100 @ A1



07 East Elevation
Scale 1:100 @ A1

06 North Elevation
Scale 1:100 @ A1

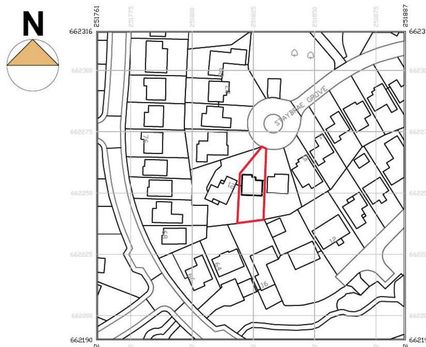
05 South Elevation
Scale 1:100 @ A1



04 Cross Section thro Garage
Scale 1:100 @ A1
SCALE 1:100 in metres
0 1 2 3 4 5 10

10 South Elevation (Photo)
Scale NTS

09 North Elevation (Photo)
Scale NTS



01 Location Plan
Scale 1:1250 @ A1
SCALE 1:1250 in metres
0 10 20 30 40 50 125

02 Block Plan
Scale 1:500 @ A1
SCALE 1:500 in metres
0 5 10 15 20 25 50

Rev:	Description:	Date:

HILTECHDESIGN
ARCHITECTURAL SERVICES
Setting standards for others to follow

Project Status:
DESIGN/PL/BW

Project Description:
ALTS/CONV AND EXTENSION TO HOUSE

Client:
MR AND MRS I MORRISON

Site Address:
19 STAYBRAE GROVE CROOKSTON G53 7SU

Dwg. Title:
AS EXISTING

Dwg. No.:
HDA-029-001

Scale:	Drawn by:	Date:	Revision:
SHOWN	R Hill	Dec 2020	

[redacted]