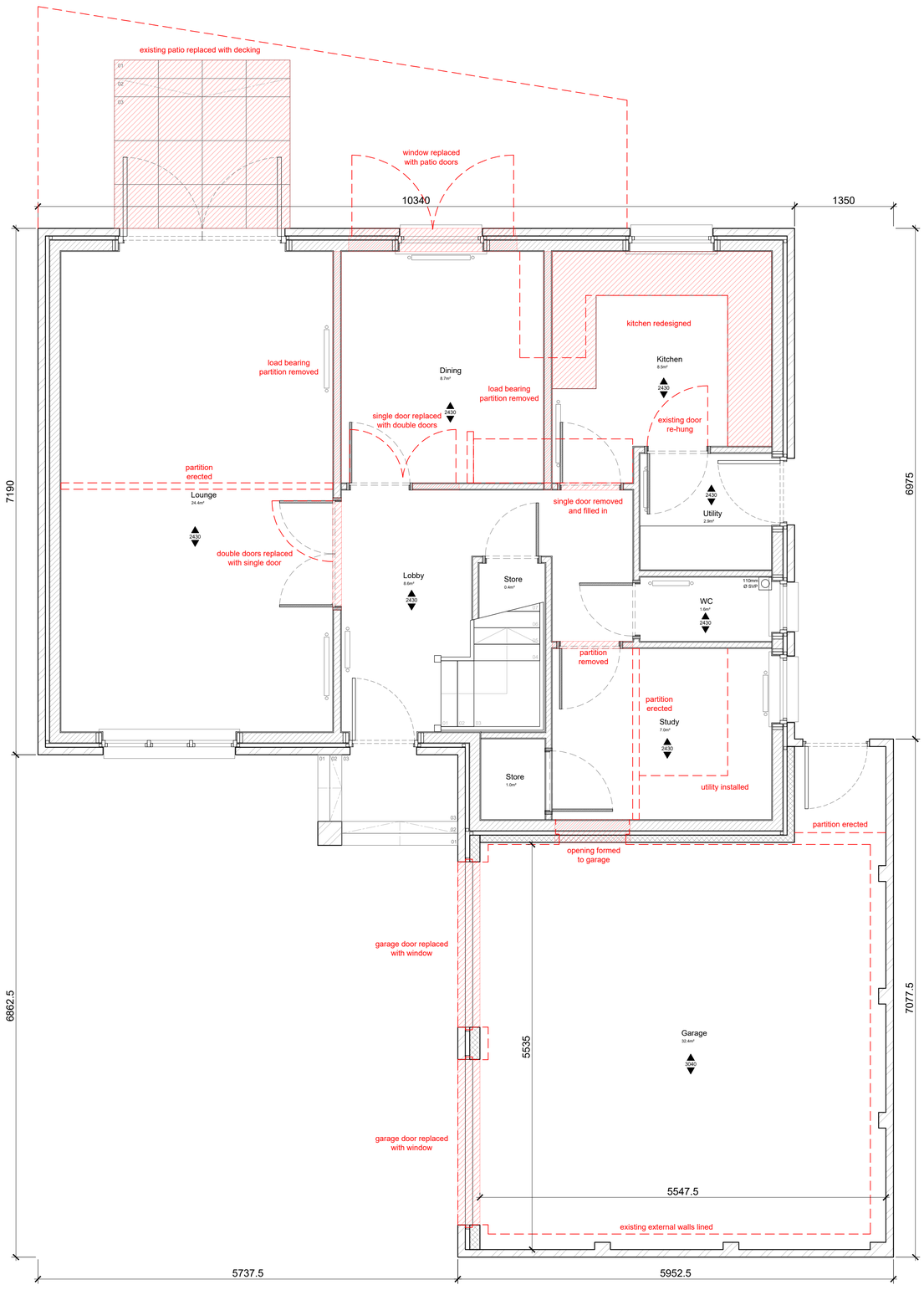
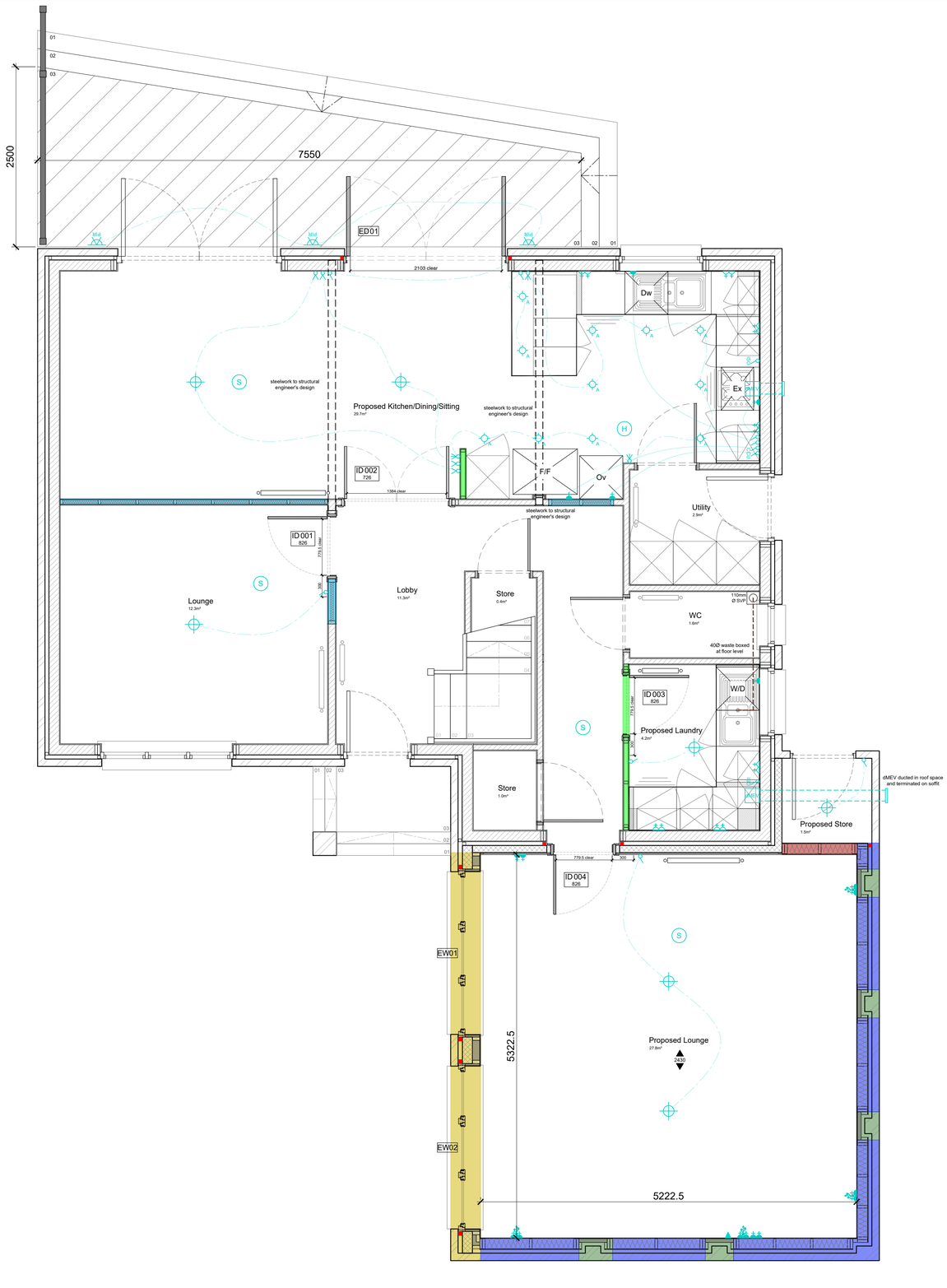


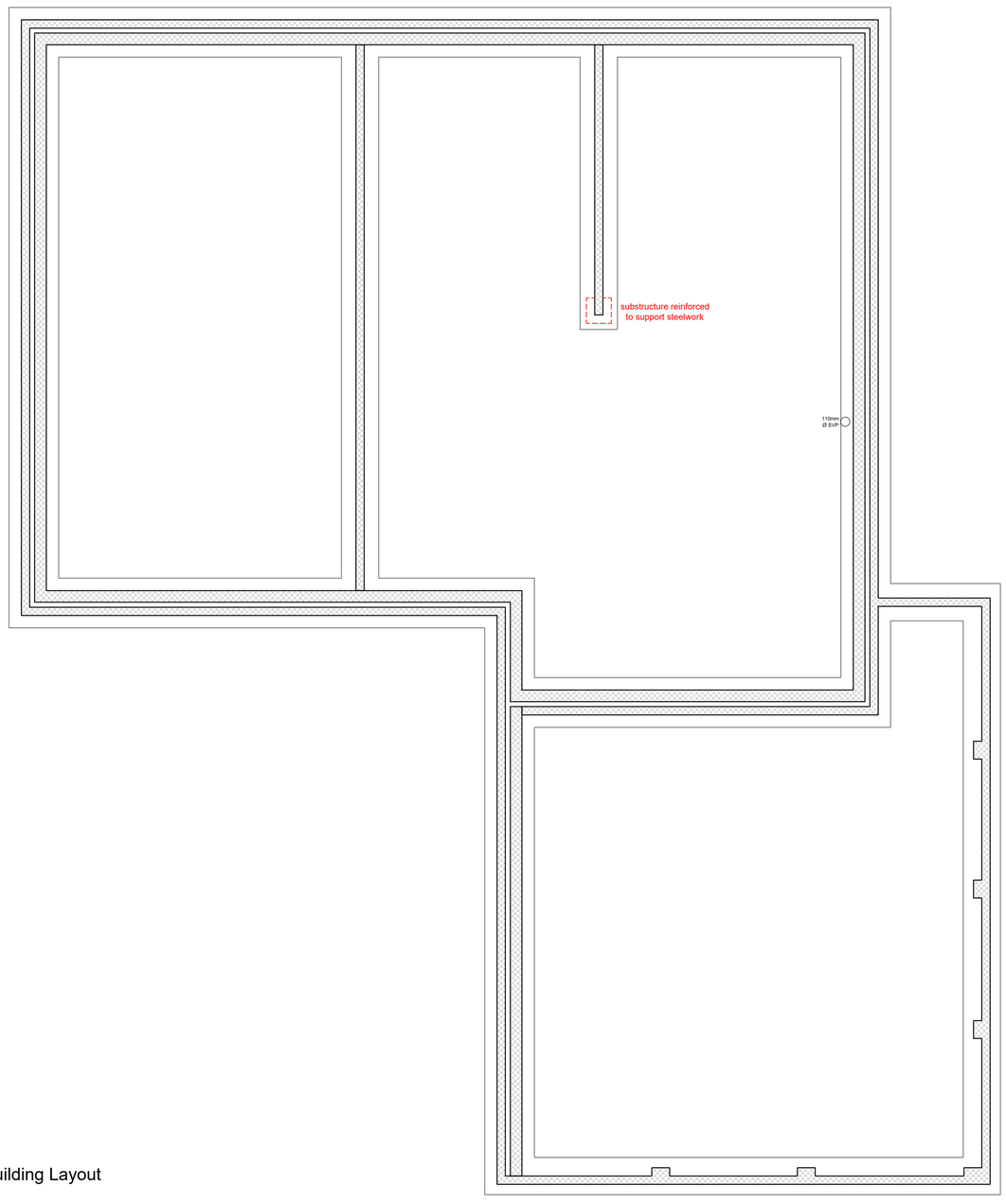
Ground Floor Layout

EXISTING 1:50



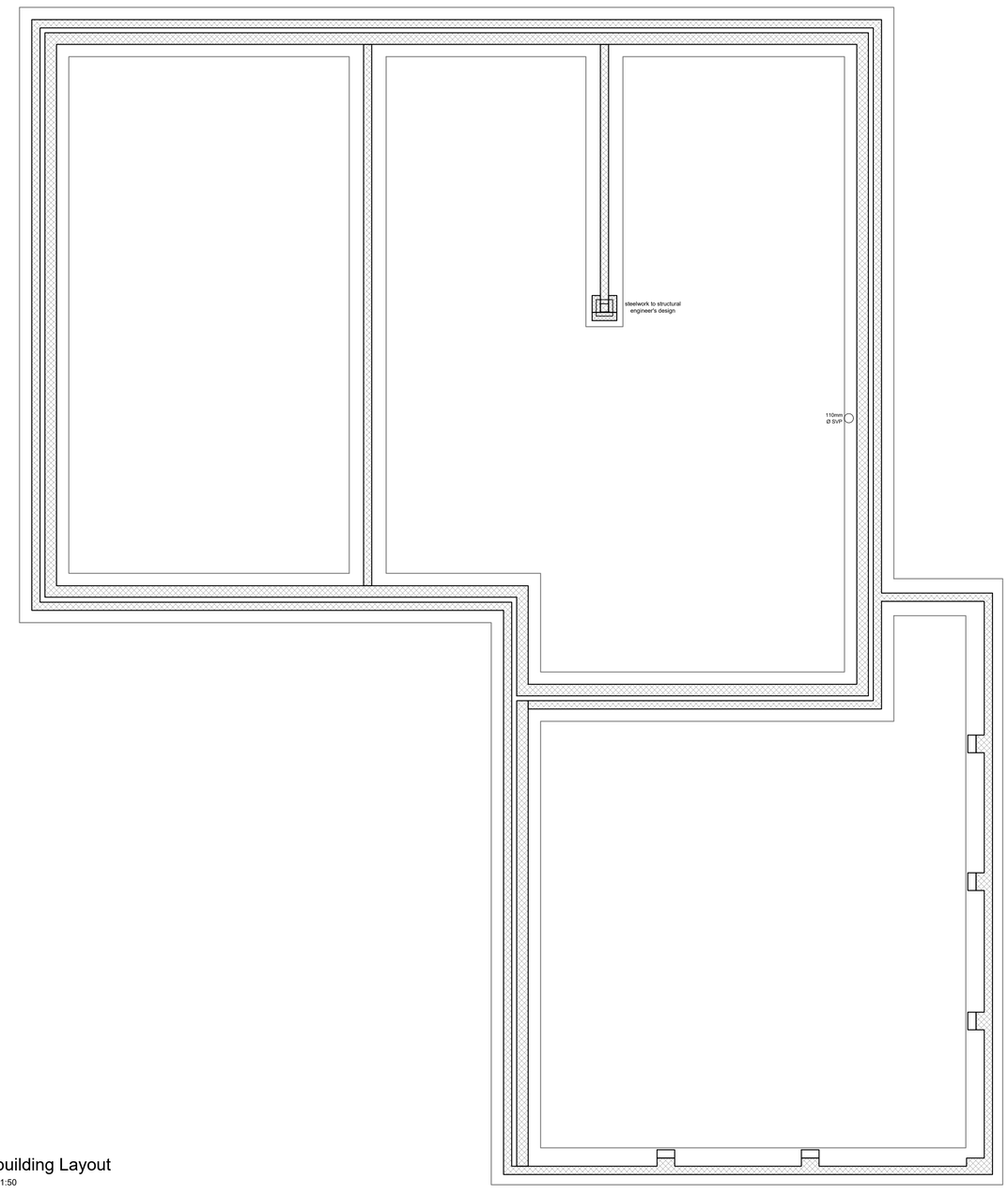
Ground Floor Layout

PROPOSED 1:50



Underbuilding Layout

EXISTING 1:50



Underbuilding Layout

PROPOSED 1:50

Outline Specification

General

The drawings referred to in the application show the general description of the project and materials to be used. The contractor is deemed to have visited the site and ascertained the conditions true nature of the works. All dimensions to be checked on site prior to the commencement of works.
All proposed construction details and specifications to be reviewed by the contractor and manufacturer's product data provided where necessary to deem suitability and compliance with current requirements, building regulations, all to the entire satisfaction of local authority building standards.
Any hazardous materials, including asbestos, unexpectedly encountered by the contractor, must be brought to the attention of the contract administrator immediately. The contractor must not disturb the materials under any circumstances.
No high alumina cement or calcium chloride to be used in to be used in any works.
The contractor is to ensure a clean and tidy site is maintained internally and externally at all times and carry out regular and at least daily cleans of the site.
All surplus material is to be appropriately stored by the contractor or removed from site. Any debris or waste material is to be recycled by the contractor under their approved waste and recycling plan.
The contractor is expected to carry out works to their agreed programme and at all times in a professional and tradesman like manner, without disturbing neighbours to the site.
All glazing to be specified and installed in accordance to the recommendations of BS 6262, and where necessary BS 6206.
All internal finishes to proposed walls, partitions, and ceilings to have min Class C surface of spread of flame when tested in accordance with BS EN: 13823:2010+A1: 2014 and BS EN ISO: 11925-2: 2010.

Mechanical and Electrical Services

All new hot water supplies to be provide with proprietary anti scald valves in full compliance with manufacturers recommendations.
All sanitaryware accredited by the Bathroom Manufacturers Association and achieve no more than:-
WC cistern average flush volume - 4.5l/s
WHB tap flow rate - 6.0l/s
All radiators to be supplied with thermostatic valves.
dMEV ventilation units to installed to BS 5720 and capable of intermittently extracting 15L/s in bathrooms, 60L/s in kitchens, and providing background trickle extraction at all times.
All lighting to be low energy.
Fire detection to be installed to BS 5839: Part 6: 2019 with all smoke and heat detectors wired by an independent mains supply and battery back up.
Carbon monoxide detection to be installed to BS EN 50291-1:2010 and wired by mains supply and failure warning device.
All electrical installations to be in accordance with the current BS 7671 IET Regulations.

Internal Drainage

- Above ground branch pipework,
  100mm Ø - WC Falls:- Min 1:55 Max 1:11
  40mm Ø bath/shower/kitchen sink Falls:- Min 1:55 Max 1:11
  32mm WHB Falls:- Min 1:55 Max 1:22

  PVC 75mm deep seal traps to all waste appliances.
  Branch pipework taken to 100mm Ø svp or 100 Ø stub stack with air admittance valve above flood level installed in full compliance with manufacturers recommendations. Minimum fall for all branch drainage 18mm/m run.

  All new pipes to be supported on proprietary supports :-
  ABS plastic pipes - 1200mm horizontal, 1200mm vertical spacing.
  DWV Copper - 3000mm horizontal, 4000mm vertical spacing.
  PVC Plastic - 1200mm horizontal, 1200mm vertical spacing.

- Drainage systems constructed & Installed in accordance with:-
  Sanitary Pipework - BS EN 12056-2:2000
  Sanitary External - BS EN 752-3: 1997(amendment2), BS EN752-4: 1998 and BS EN 1610: 1998
  Rainwater - BS EN 12056-3: 2000

- Wastewater Drainage Vents:-
  in accordance with Sections 4,5 & 6 and national index ND of BS EN 12056-2: 2000 or where Air Admittance Valves in accordance with manufacturers instruction

- Sanitary Facilities provided in accordance with BS 6465: 1994

Fitting	Trap Size dia	Drain Size
WHB	75mm	32mm
WC	50mm	100mm
SHOWER / SINK	75mm	50mm

External Drainage

Soil Ext 100mm dia Min Fall 1:40
Soil Ext 150mm dia Min Fall 1:60
Storm 100&150mm Min Fall 1:100

Structural and Civil Engineering

- Including all structural, reinforcement, foundations, trusses, bracing, loadings, and all associated standards and requirements - refer to consultant Structural and Civil engineer's designs.

Small Power Key (denotes proposed)

- wiring
- one way switch
- two way switch
- cooker control unit
- isolator
- media outlet
- 13A outlet at low level
- 13A outlet at high level
- installation with intumescent back box
- 2no. USB-A outlets
- mains ionising smoke detector w/ battery backup
- mains heat detector with battery backup
- mains carbon monoxide detector w/ battery backup
- low energy pendant light
- low energy downlighter
- external wall light with PIR sensor
- wall mounted, horizontally ducted dMEV extract fan
- wall mounted, floor fed horizontal radiator

Foul Drainage Key (denotes proposed)

- 32-50mm ABS branch
- 100mm PVC-u drain
- rodding eye
- branch AAV

Elements Key

- proposed downtakings
- proposed works
- proposed external wall type EW1
- proposed external wall type EW2
- proposed external wall type EW3
- proposed external wall type EW4
- proposed internal partition IP1
- proposed internal partition IP2
- DPC wrapped 60mins stone mineral wool cavity barrier

1:50 0m 1m 2.5m 3m 5m

Revisions

Applicant
Mr & Mrs J P Duffy

Application
Garage Conversion and House Alterations

Agent ref. CS2117 | Planning ref. | Building Warrant ref.

Address
12 Rhindmuir View
Baillieston G69 6PY

Drawing Title
General Arrangements

Scale 1:50 | Size A1 | Drawing No. AL(20)001 | Revision

Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Any discrepancies to be brought to the immediate attention of the Client.