

CONSTRUCTION NOTES...

SUPERSTRUCTURE:.

Existing property is a 2 storey office accommodation over an existing ground floor shop accessed from Argyll Street in Glasgow with emergency escape leading out to Stockwell Street. This proposal is to change the use of the upper 2 floors to 4 serviced apartments. The building itself is stone fronted to a concrete framed structure with columns and concrete cellular floors topped off with slated pitched roof round edges of a flat roof deck. All services are existing within the property.

GROUND FLOOR:...

22mm t&g chipboard flooring screw fixed to 45x45mm timber battens set at 400mm ctrs laid over precast concrete floor. Timber battens to have 6mm thick sound insulation strips stitched on for sound reduction over the full floor areas either side of new separating walls. Install 40mm Celtex GA 4000 insulation between timber battens Form max.15mm high threshold bar at entrance doors .

SEPARATING WALLS...

Form new separating walls at first and second floor level to form 4 apartments as follows
12.5mm fireline board screw fixed through 25mm Celotex GA4000 insulation board fitted over 145x45mm C16 timber frame with double top and bottom timbers and mid rail due to height of wall all infilled with 150mm Insulation quilt faced with 9mm OSB board and tyvek breather membrane stitched on cavity face. Form 50mm cavity and another timber framed wall as noted with 12.5mm Fireline board finish to outer face. Allow for timber skirting 100x12mm having ogee finish. Finishes all round to be sealed with walls, floor and ceiling .

PARTITIONS...

New timber stud partitions formed with 95x45mm timber stud frame, non load bearing, with single stud top and bottom rails. All frames infilled with 25mm mineral wool batts or quilt with min. thickness of 25mm and density of 10kg.m³. (wire reinforced if required) 12.5mm plasterboard with density of 10kg/m² screw fixed at max. 200mm ctrs both sides with taped/ filled joints between board on wall and ceiling and at all junctions. 95x12mm pencil round skirting boards all round with door blocks giving break to door facings Shower room to have 18mm plywood fixed on internal walls under plasterboard to allow future grab rails to be installed as required for disabled use.

CEILINGS:..

First floor ceiling to have 12.5mm fireline board suspended ceiling finish set 150mm below concrete cellular structure fitted as per Gypsum specifications. All joints to be tased and plastered for decoration. Second floor ceiling to be 12.5mm wallboard screw fixed to existing rafters Install 2 layers of 150mm insulation quilt between rafters using frametherm 32. Insulation kept minimum 50mm from underside sarking at wall edge.

WINDOWS...

The existing metal framed single glazed windows with top and bottom separate panels as noted in elevation are to be removed in full although the new windows will require to repeat the image of the windows to retain the external appearance of the walls and window relationship which continues towards Stockwell Street. New windows in aluminium frame with a black finish having double glazing of min 1.4U value and opening sections as noted on the front elevation to argyll street. See separate detail.

ACCESS...

Existing access to the upper floor is through the ground floor shop from Argyll Street and also from Stockwell Street. Both of these lead from fire door entrances to the preformed concrete stair and landings within the concrete framed building.

The proposed access for these apartments will be taken from the entrance at 14 Stockwell Street which leads directly to the stairwell rising up to the second floor. All structural finishes are concrete with dense blockwork walls to given dimensions noted on plans. The stairs are fitted with handrails as per regulations. All doors leading into the stairwell are 1 hour self closing fire doors which will be retained. The full entrance corridors and stairwells are to be painted white with all emergency signs and lighting retained in full.

ELECTRICAL:

All electrical work to be installed, designed, tested and constructed in accordance with BS 7671:2018 (4.5) fitted with RCB's. Any recessed lights fitted with fire hoods to maintain fire resistance of 30 minutes.

Switch outlets positioned min. 350mm from internal corners, projecting walls or similar obstructions and not more than 1.2m above floor level. Light switches positioned between 900 & 1100mm above floor level. Sockets min. 150mm above worktops, 400mm above floor level. Isolation switches for below counter sockets in kitchen only Isolation switches for MEV to utility, toilet, bathroom, kitchen at high level on walls. New lights to be fire rated recessed light unit with LED lighting.

SMOKE DETECTORS/FIRE ALARM UNITS:

Electrically operated smoke detectors/fire alarms wired to independent circuit electrically protected consumer unit. Units to be mains powered complete with battery backup. All detectors to be interconnected to ensure all operate when activated. Smoke detectors located maximum 3m from bedrooms and 7m from lounge, 300mm from light fittings. Supply and fit Grade D fire detection and fire alarm system in accordance with BS5839: Part 6: 2004 comprising at least 1 powered smoke alarm and at least 1 mains powered heat alarm in kitchen.

PLUMBING & DRAINAGE:

100mm dia. deep flow PVC gutters with brackets at 600mm ctrs screwed back to fascia & 68mm dia. PVC downpipes with holderbats at 1800mm crs, 100mm dia.

Internal drainage pipe sizes to be as follows:-

WC.....100mm uPVC, WHB.....32mm dia. ABS

BATH.....40mm dia. ABS SINK.....50mm dia. ABS

SHOWER.....40mm dia. ABS...fit removable grate for cleaning, 75mm deep seal trap.

All drainage pipework exceeding 6.0m to be vented with internal access for rodding purposes located 1.0m above floor level

Hot and cold water extended from existing in house to outlet taps as necessary in extension

Hot water for shower from central heating system

Discharge from sanitary fittings to prevent scalding should not exceed 48 degree C.

If thermostatic mixing valves are used then the above temperatures apply to

BS EN 1111:1999 or BS EN1287: 1999 and fitted as close as possible to outlet.

S&VP to rise min 900mm above any window within 3.0metres.

All hot and cold water heating pipes and hot water pipes to be insulated to comply with BS:5422 : 2001. Thermostatic mixing valve limited to max 48degree C and comply with BS5422: 2009

Existing drainage system is a combined drain feeding out onto main road.

MECHANICAL VENTILATION:

Mechanical extract fan capacities ducted to external air wired to independent switch :-

Utility room...30l/sec, bath, shower & wc...15l/sec

Vertical ducts to be fitted with condensation trap.

All ducted to extract vents as noted on plans.

Trickle vent to apartments 12,000sq.mm fitted in window head frames.

Infiltration of air into buildings is to be prevented as far as reasonably practicable by:

A...sealing dry lining junctions between walls and ceilings and

floors and at window, door and roof openings.

B...Sealing vapour control membranes in timber framed and other framed panel construction.

C...Sealing at services pipe penetrations through the fabric of the building and around pipe and other service boxing.

D...Fitting of draught exclusion strips in the frames of opening sections of windows, external doors and rooflights..

CENTRAL HEATING:

Install electrical panel radiators fitted with individual thermostatic control and also from central thermostat located in hall next to kitchen.e

Allow towel radiator in shower room.

WINDOWS /DOORS: ...

Double glazed high performance pvc framed windows + adjustable trickle vents in head frame.

All safety/ toughened glazing to be designed to BS6262: Part 4 : 2005

External doors to be high performance with double glazed panels. Clients specification.

Trickle vents to apartments to be 12,000sqmm, all other rooms 10,000sqmm. Trickle vents should be min 1.75m above finished floor level.

Timber cills/ apron internally to be 19mm thick.

Windows to have opening sections as per elevations with internal locking mechanism.

External doors to have 5 lever locking mechanism and flush fitted threshold bar.

Restrictor stays to be fitted to all new windows opening over access routes.

All new doors and windows to have U-value of 1.4 max

ENERGY...

Minimum of 75% of fixed light fittings are to be low energy type in compliance with Technical Standard 6.5.1

External lighting to be low energy fittings with PIR activation.

Heating and hot water system inspected and commissioned in accordance with manufacturers recommendations and Technical Standard 6.5.1

SECURED BY DESIGN (SBD)...

Doors ... Front entrance doorsets shall be certificated to one of the following standards:

••PAS 24:2007 (Note 21.1.1) or WCL 1 (Note 21.1.2)

Windows ... The SBD standards for ground floor, basement and easily accessible windows (Note 28.1.1) are as follows: ••BS 7950: 1997 or WCL 4 (Note 28.1.2)

All windows must incorporate key lockable hardware unless designated as emergency egress routes,1 b

STRUCTURAL NOTES...

All structural timber to be grade C16 to BS 5268 unless otherwise specified by Structural Engineer.

All lintols in timber frame: 3/220x45Dp timbers supported on double cripple studs at each end.

All timber to timber fixings at bridles, beams etc. made using fully nailed joist hangers speedy type.

Foundations built off original subsoil soil bearing pressure 200kN.m². Engineer informed of soft spots Concrete grade C30 to BS 8500 parts 1&2. with min cement content 250kg/m³.

Top of foundation 450mm min below finished ground level

7N dense blockwork min density 1800kg/m³ and mortar designation (111) all to BS5628

WATER EFFICIENCY...

Water efficient fittings should be provided to all WCs and WHBs within a dwelling. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a 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 l/min. When specifying water efficient fittings consideration should be given to the operational flow rates that some heating or hot water appliances, such as combination boilers, need to activate their water heating function.

When installing low volume flush WCs, the pipe diameter, discharge and gradient interrelationship of the drainage system is critical in order that the new and any existing sections of the drain operate as intended. 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.

An approved Certifier of Construction, who has been assessed to have the professional skills and relevant experience, can certify compliance of plumbing, heating or drainage installations

LEADWORK:

All leadwork code 5 to BS EN 12588 ragged into walls with min. 150mm upstand fixed in place with proprietary fixing clips to BS 6915 at max. 450mm ctrs. Lead sealant applied to raggles. Lead forming valley gutters to be dressed vertically 150mm above slate and under timber wall linings and under slate to sides by 150mm over 45x25mm battens

GLAZING:

All glazing below 800mm to be toughened safety glass to BS6262: Part 4 2005

All glazing below 1500mm in doors and side lights to be toughened safety glass to BS 6262:2005


Protective barrier fitted in front of all glazing below 800mm above floor level capable

of resisting loads specified in BS 6399:Part 1:1996

GENERAL...

- All electrical work to be to the latest IEE rules and regulations with electrical work undertaken by contractor who can sign electrical completion certificate.
- The building owner is responsible for notifying the Local Authority when the works are due to start on site. Any change however minor should be discussed with the Local Authority prior to carrying out any works as any unspecified works may require an amendment to building warrant.
- All service positions on drawings are indicative only. The building owner should contact all services agencies to locate exact positions of all services required.
- All apartments to have translucent glazed openings with area of at least 1/15th of the floor area of the apartment located in an external wall or in a wall between the apartment and conservatory.
- Construction and work carried out to ensure there are no substantial thermal bridges or gaps of insulation occur within building elements.

Client	Woodside PO & Convenience Store Ltd	Address	14 Stockwell Street, Glasgow
Project	C0U conversion to studio apartments	Dwg	A1514.22.11
Title	Specifications	Date	30.06.22
		Scale	no scale

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