

This Drawing is for Building Warrant Purposes ONLY. Further Architectural or Engineering Details may be required for construction and site works.

DO NOT SCALE FROM THESE DRAWINGS. If in doubt ASKI Refer your query back to the Architect or appropriate design team member.

These Drawings are to be read strictly in accordance with the Structural Engineer's Drawings and Specifications.

1.0 DOWNTAKINGS & SITE CLEARANCE

The contractor will offer discussion with the client remove any items from the site which will be affected by the works. The contractor is to satisfy himself as to the location of all overhead and underground services on site and before the commencement of works on site. The contractor is advised to expose all underground services by hand. The contractor is responsible for notifying the architect of any services below and adjacent to the building footprint. In the absence of a level survey the contractor shall refer any discrepancies to the architect before commencement of works on site.

2.0 STATUTORY AUTHORITIES

The contractor will ensure that he has obtained from all Statutory Authorities a copy of the service records in and around the site. The following departments will be notified by the main contractor prior to the commencement of works on site:

- (a) Environmental Health Department.
- (b) Roads Dept.
- (c) Cleansing Department.
- (d) Planning Dept.
- (e) Building Control Dept.

All of the above shall be notified by the main contractor in writing 7days prior to the commencement of works on site.

3.0 INTERNAL WALLS - Dressing Area

Tanking membrane (coloured blue on plan) to be Kingfisher Aquatic. fitted in accordance with the manufacturer's written references and recommendations. Walls outline in red to be filled with 75mm Kingspan and thereafter lined with 32.5mm form backed plasterboard with integral vapour barrier.

4.0 INTERNAL FLOORS - Dressing Room

Existing broken and damaged screed to be removed. Contractor to provide 100mm Kingspan on 50mm sand blinding on 150mm well compacted hardcore. Thereafter contractor to lay DPM on top of insulation and provide min 150mm RC slab.

5.0 INTERNAL DOORS

Doors to be checked on site by the manufacturer before fabrication. Door spec and designs to be agreed between the Client and Contractor before ordering. Doors to be complete with ironmongery. Any new doors to match historical layout and thereafter to be SCFD305 (self closing FD 30minute rated with smoke seals)

6.0 INTERNAL FITTINGS/FIXTURES

6.01 Skirtings and door surrounds to match existing. Make good at skirtings, door surrounds, window surrounds as disturbed.

6.02 Low pressure hot water gas fired central heating radiators to be replaced as and where required.

6.03 Mechanical Extract fan(s)/MVR to be provided in accordance with the drawings.

7.0 HEATING

Heating source to be main gas.

All NEW radiators to be controlled by thermostatic radiator valves except lounge which shall be controlled by a room thermostat. All literature regarding efficiency and maintenance of installations to be given to client. Heating system to be capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere, when outside temperature is 1°C. Tapwork running between joists to be wrapped in acoustic material.

8.0 MAKING GOOD/COMPLETION

Before completion can be granted the contractor will be responsible for the completion of the works in accordance with the drawings and specification provided. The contractor will tidy the site and repair/make good all damages. The contractor will be responsible for clearing of debris from the site and adjacent public footpaths and drains. The Contractor will be responsible for notifying building control of the anticipated completion date and for applying for certificates.

9.0 ELECTRICAL WORKS

The installation shall be carried out in PVC insulated with PVC sheathed cables with protective conduit where necessary and shall comply with BS 7671:2018, IEE regulations and all European standards. The contractor will provide an electrical completion certificate and issue to building control at the end of the project. All electrics to be installed and tested by a SELECT or NICEIC approved electrician.

The contractor will supply all sockets and electrical fittings as per the architect drawings.

Electrical fixtures Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

- Light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.
- Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level.
- Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.
- In accommodation specifically intended for wheelchair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0 m above floor level.

Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.

Lighting 100% of the fixed light fittings and lamps installed in a dwelling should be low energy type and in accordance with the regulation 6.5.1

10.0 FIRE DETECTION AND FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH BS 5839-9:2011

Should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings, comprising of:

- at least 1 smoke alarm installed in every principal habitable room;
- at least 1 smoke alarm in every circulation space such as hallways and landings; and
- at least one heat alarm installed in every kitchen.

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 20 mm and 60 mm below the ceiling, and at least 300 mm away from any wall or light fittings; and
- in the case of a heat alarm, between 25 mm and 150 mm below the ceiling.

Smoke alarms should be located in circulation spaces:

- not more than 7 m from the door to a living room or kitchen;
- not more than 3 m from every bedroom door; and
- in circulation spaces more than 7.5 m long, no point within the circulation space should be more than 7.5 m from the nearest smoke alarm.

New heat detectors and smoke detectors should be mains operated with a standby supply and to be interconnected per the standard 5839-1:2013

11.0 BOUNDARIES

Under no circumstances must any of the construction or site compound/materials encroach on land out with the ownership of the client as indicated on the client's title.

12.0 HOT & COLD WATER SUPPLIES

Light gauge copper cold and hot water services connected into existing. All pipework in walls and underfloor to be lagged using solid sectional lagging taped at joints. Hot water pipes insulated to BS 5422: 2009

13.0 HOT WATER DISCHARGE

To prevent scalding the temperature of water at a point of delivery from a bidet or a bath should not exceed 48deg C. Thermal Mixing Valves to be provided to achieve this at all shower locations.

14.0 DRAINAGE ABOVE GROUND

Access bends required at all changes in direction. ALL NEW DRAINAGE TO CONNECT SEPARATELY INTO SWP.

Wc 100mm dia upvc with deep seal trap

Shower 38mm dia upvc with deep seal trap

Sinks 40mm dia upvc with deep seal trap

Air Admittance Valves to be installed in accordance with BS EN 12380: 2002

New Bathroom waste to be taken through Saniflo "Sanivite" or equivalent macerator/pump unit capable of connection to 4 appliances.

All sanitary/waste water pipework to be constructed and installed to BS EN 12056-2: 2000. All pipework running between joists to be wrapped in acoustic material.

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 rise basins should have a flow rate of not more than 6 litres per minute.

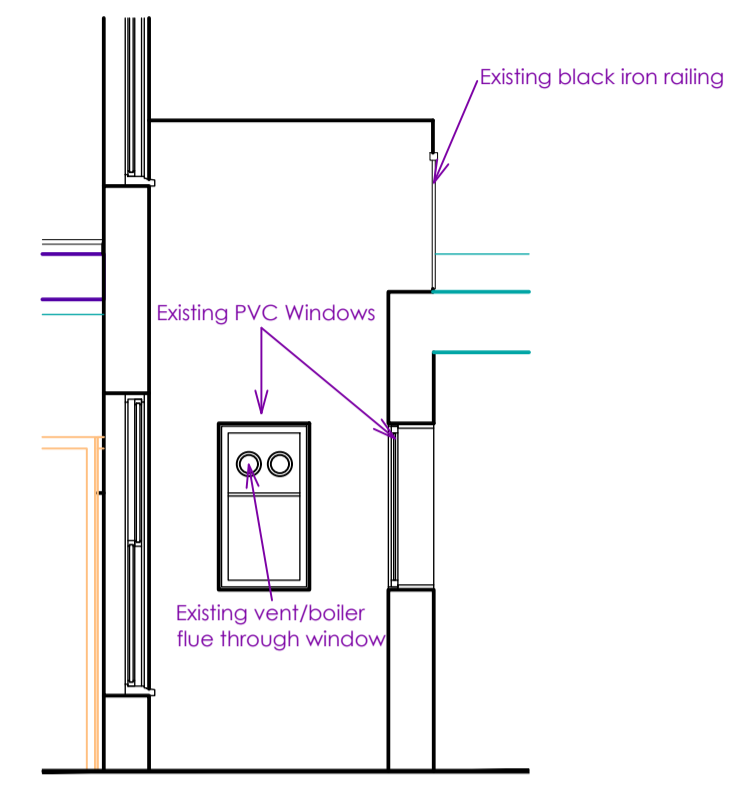
17.0 WRITTEN INFORMATION

Written information should be made available for the use of the occupier on the operation and maintenance of the heating, ventilation, cooling and hot water service system, any additional low carbon equipment installations and any decentralised equipment for power generation to encourage optimum energy efficiency

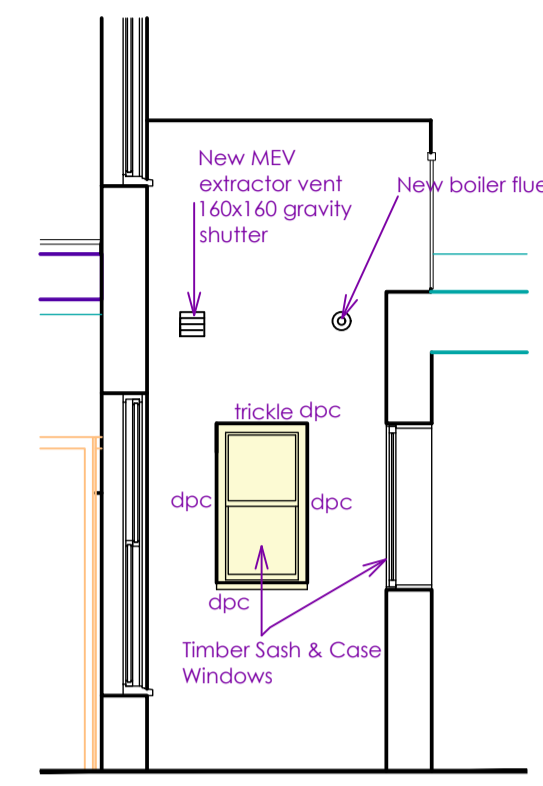
THE CONTRACTOR WILL ENSURE THAT ALL WORKS ARE CARRIED OUT WITH DUE REGARD TO ON SITE SAFETY AND PUBLIC SAFETY AND WILL ENSURE THAT ALL CONSTRUCTION METHODS COMPLY WITH HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR WILL PROVIDE ALL NECESSARY SIGNAGE, SAFETY EQUIPMENT AND SCAFFOLDING ETC. IN THE ABSENCE OF AN APPOINTED PRINCIPLE DESIGNER THE CONTRACTOR WILL ACT AS THE PRINCIPLE CONTRACTOR AND ASSIST THE CLIENT WITH THE 2015CDM REQUIREMENTS INCLUDING REVIEW OF THE 'PRE-CONSTRUCTION PHASE INFORMATION'.

Risks/Hazards for the contractor to consider

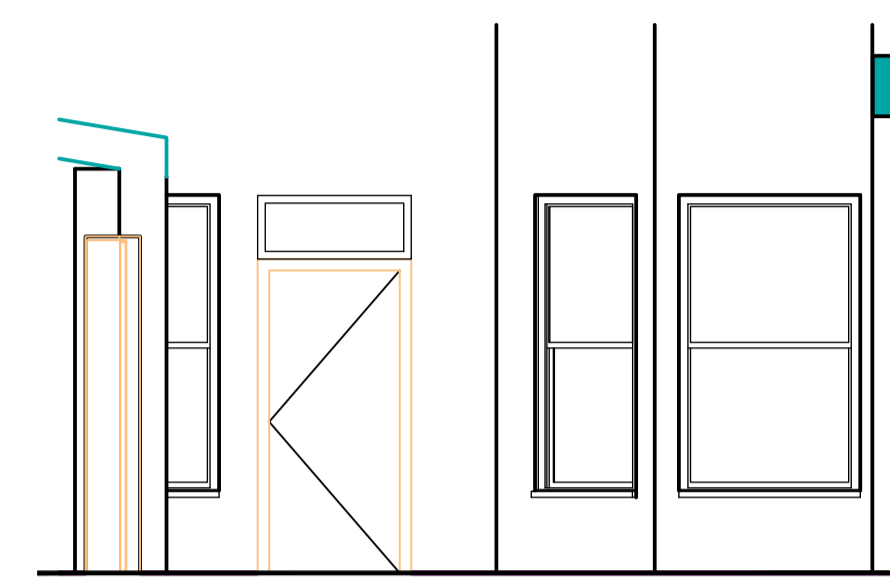
- Toilet, washing & rest facilities - Existing properly to be used during construction
- Exposure to building dusts
- Electricity - Live
- Protective safety clothing to be worn/supplied
- Manual handling of heavy objects
- Working in an occupied building
- Due regard to the public as a direct result of the works and/or deliveries associated with the works
- Working at height
- Working with water
- Weight of handling/lifting heavy or bulk items.
- Cutting MDF (where specified) and use of suitable masks
- Appropriate site signage to be displayed
- Covid-19



Elev A (as existing) Scale 1:50 @A1



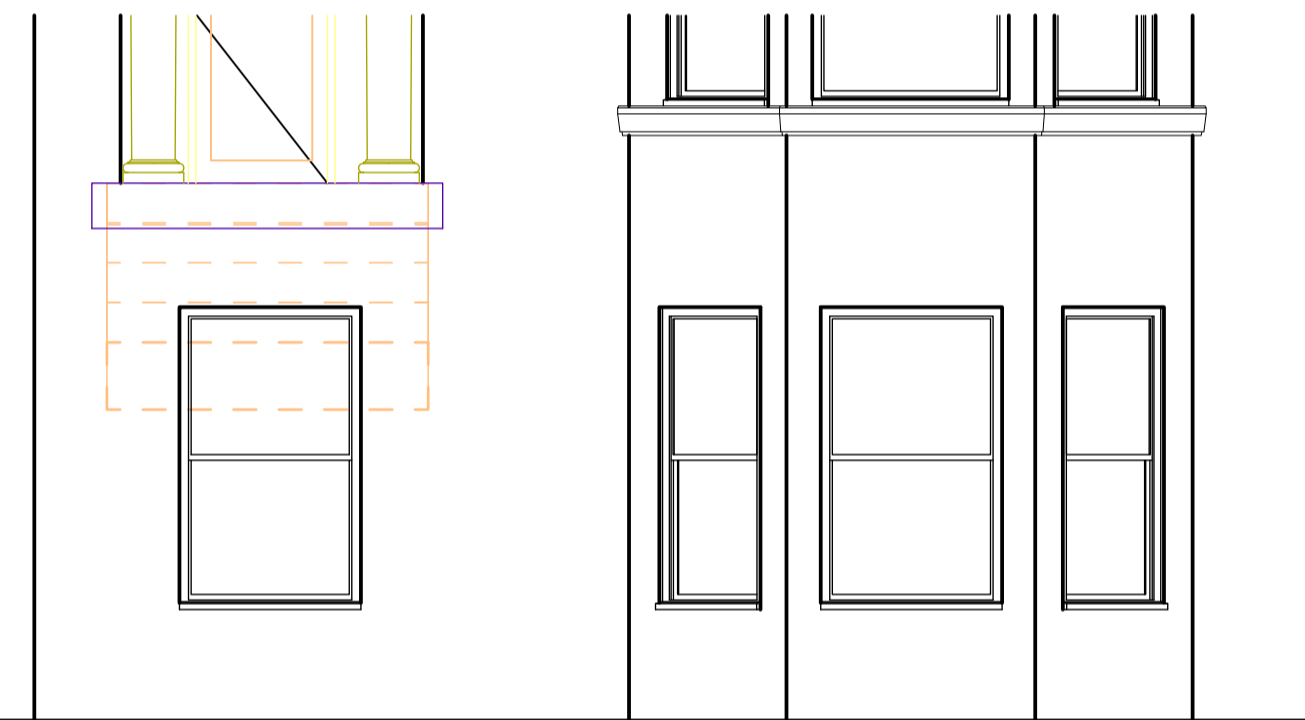
Elev A (as proposed) Scale 1:50 @A1



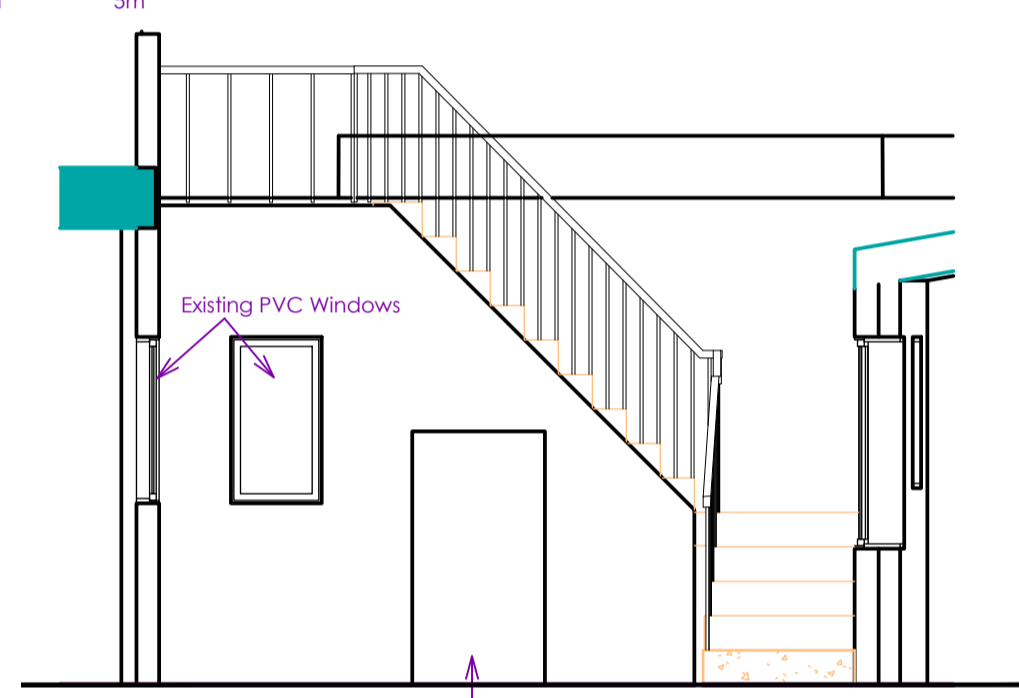
Elev B (as existing) Scale 1:50 @A1



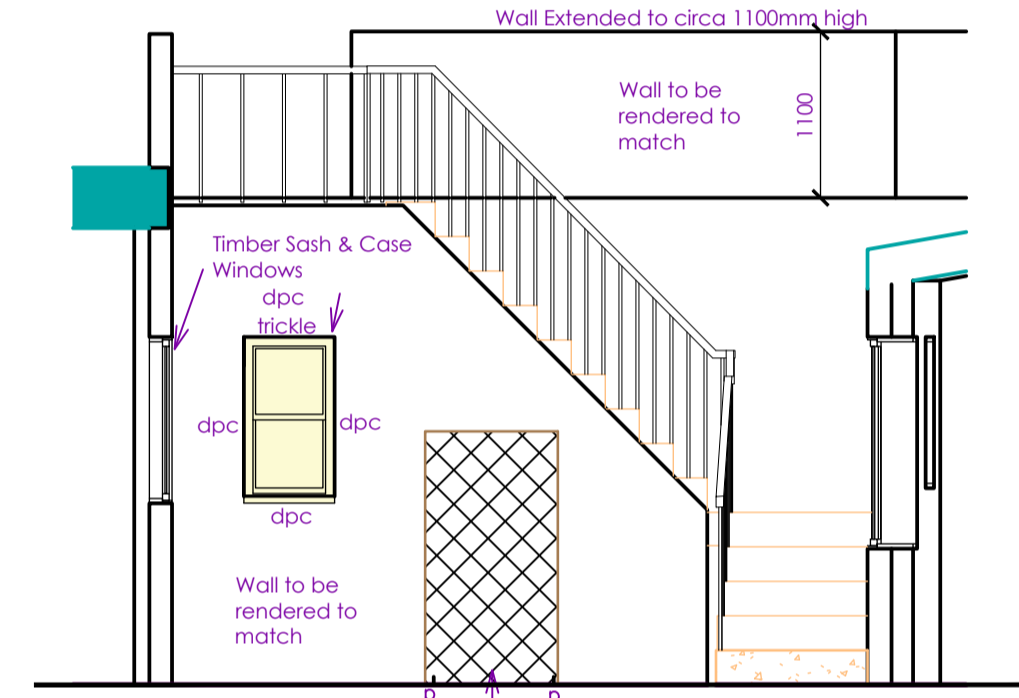
Elev B (as proposed) Scale 1:50 @A1



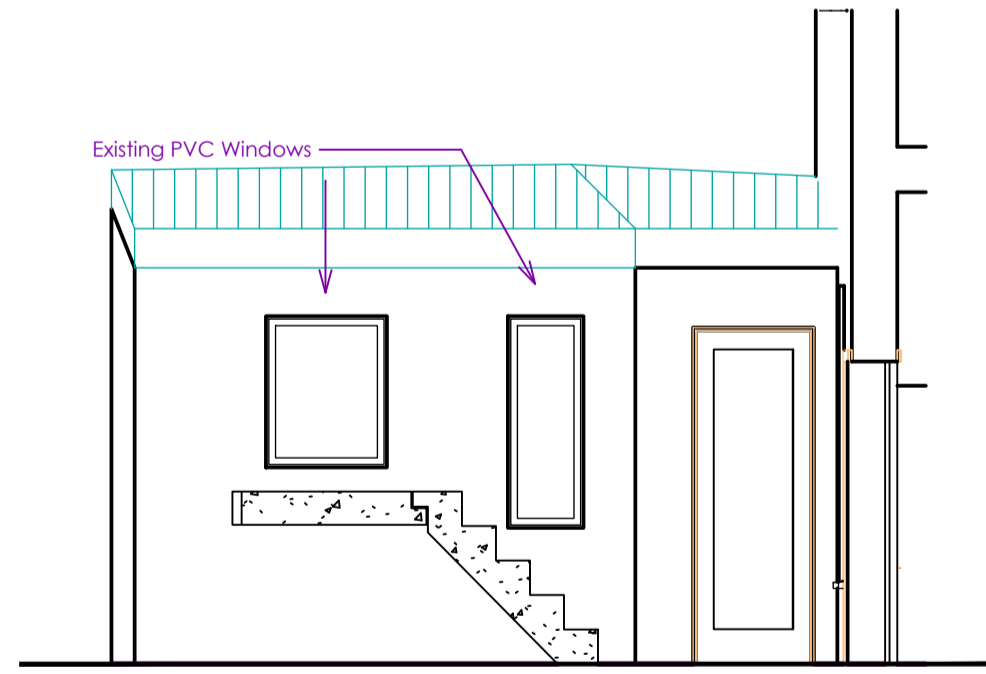
Front Elevation E (as existing) Scale 1:50 @A1



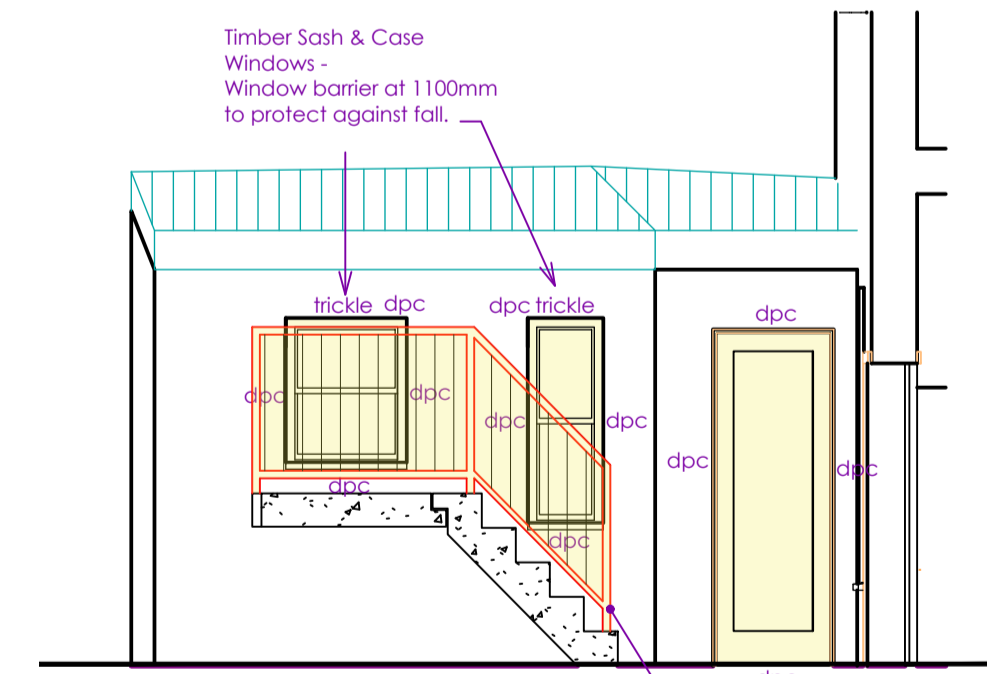
Elev C (as existing) Scale 1:50 @A1



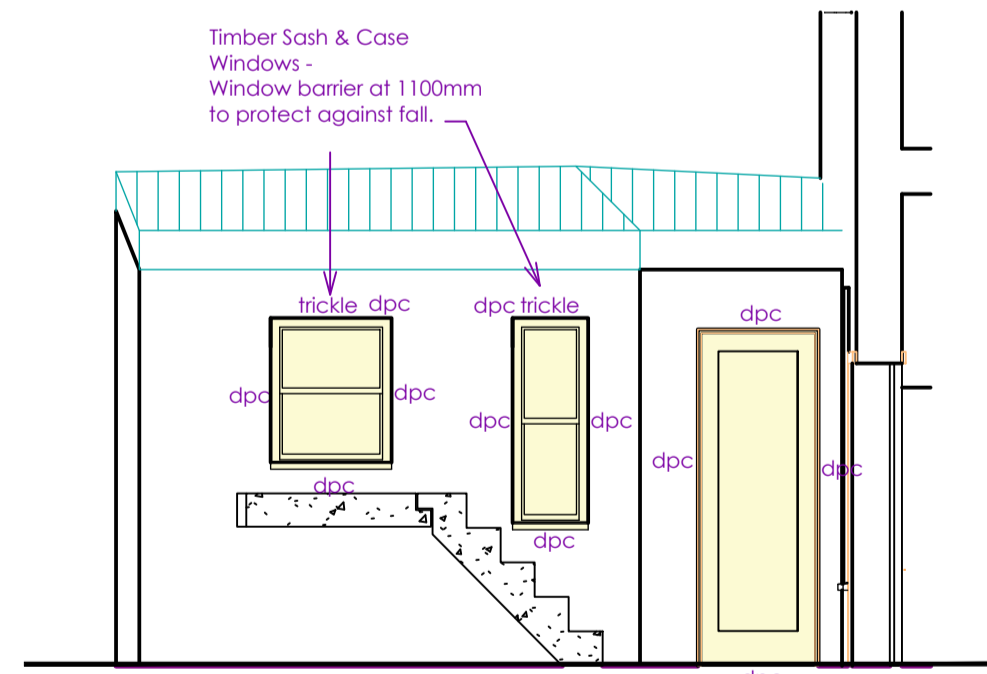
Elev C (as proposed) Scale 1:50 @A1



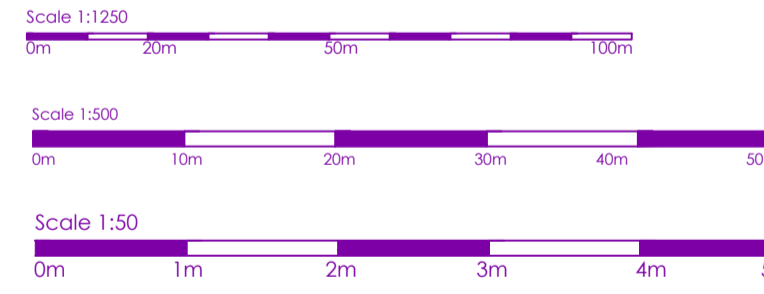
Elev D (as existing) Scale 1:50 @A1



Elev D (as proposed) Scale 1:50 @A1



Elev D (as proposed) Scale 1:50 @A1



PROJECT			
Internal & External Alterations to Flat for Lally West End Developments Ltd at Bsoement, 9 Athole Gardens, Glasgow, G12 9AZ Glasgow			
DRAWING TITLE			
Existing & Proposed			
DRAWING CLASSIFICATION			
PROJECT TYPE			
WORK STAGE			
ISSUE			
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