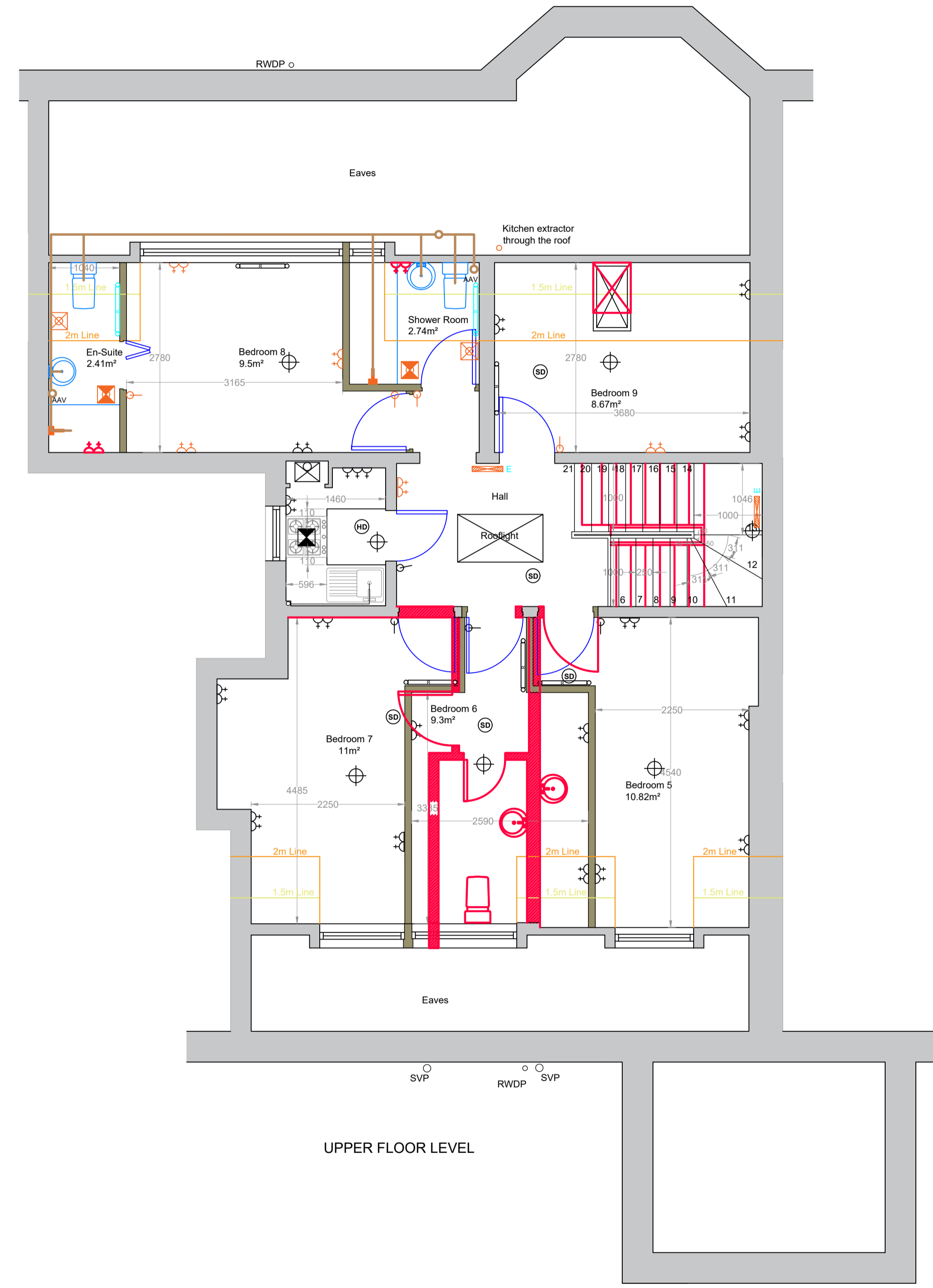


ENTRY LEVEL



UPPER FLOOR LEVEL

**ELECTRICAL INSTALLATIONS**

Detail & signpost electrical installations as per key in accordance with the 17th edition IEE Wiring Regulations (BS 7671) & Section 4.5 of the SBS Technical Handbook.

For Building Control Completion certificate all electrical works will have to be certified by a SELECT or NICEIC registered electrical contractor.

- Single double pole 10A plate switch.
- Two way double pole 10A plate switch.
- 13A double switch socket outlet.
- 13A double switch socket outlet above unit height.
- 13A switch socket outlet below work top level.
- Wall or ceiling mounted centrifugal mechanical extract fan as per spec. Must have triple pole isolating switch. Installed min. 1.75m above FL.
- Ceiling mounted pendant light fitting (as per client spec).
- IP44 safety rated fitting to be within Shower Rooms.
- Electrical distribution board.
- Isolator switch (fans...)
- Ceiling mounted pendant light fitting (as per client spec).
- Fire detection - Grade D category LD2 fire detection & fire alarm system to be installed. Mains operated (with battery 20h backup) & permanently wired to a circuit in a separately electrically protected regularly used local lighting circuit. To be ceiling mounted & to be interconnected so that detection of a fire by one or more alarms operates the alarm signal in all of them all, in accordance with BS 5446 & BS 5839 Part 6: 2004. Alarms to be at least 300mm from any heating appliance, electrical fitting or walling. -Optical smoke alarms to be provided as indicated to BS EN 14604: 2005. -Heat detector to be provided within Kitchen to BS EN 5448: 2003.
- 9.0 kW Electric Shower as per clients spec.
- TV points to be installed as per clients spec. - not shown.
- Telephone points to be installed as per clients spec. - not shown.
- Carbon monoxide detector.
- Emergency light to be installed in accordance with BS 5266: Part 1: 2011 as read in accordance with BS 5266: Part 7: 1999 (BS EN: 1838: 1999).
- Fused spur point.
- Radiator.

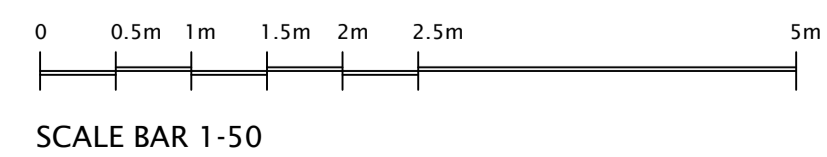
**Unforeseen works**  
It is not always possible to identify all elements of construction of an existing building without carrying out extensive disruptive surveys at an early stage. The client should make allowance within their contingency for any costs associated with unforeseen works uncovered as the works progress.

**Design Scheme Costs**  
Extension to dwelling based on £2000 to £2500 per m2  
Area of extension XXm2  
Construction cost band: EXX - EXX  
All construction costs are subject to the addition of VAT  
Note that these costs are broad brush indicative figures only based on generic square metre rates and do NOT take account of specific construction details. We STRONGLY recommend obtaining a detailed budget cost at an early design stage from a qualified quantity surveyor in order to achieve cost certainty at tender stages.

**CDM (Construction - Design and Management) 2015**  
In order to avoid foreseeable risks The Principal Designer has eliminated hazards where reasonably practicable at the design phase. Where foreseeable hazards could not be designed out and in order to reduce the risk associated with those that remain, the following hazards have been identified:  
1.  
2.  
.....

Rev	Description	Date	By	Chk'd
X	XXXXXXXXXXXXXXXX		XXXXXXXX	XX

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Drawings to be read & fully understood before work commences. **IF IN DOUBT ASK.** Use figured dimensions only.  
All dimensions, spot levels and drainage positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported back to ABC Ltd.



Architectural Building & Design Consultants Ltd  
16a Rothsay Place, Edinburgh EH3 7SQ  
0131 510 8555 Edinburgh  
01388 908 222 Dunbar  
abcarchitecture.co.uk  
enquiries@abcarchitecture.co.uk

Project: 54-5 Marchmont Road  
Drawing Title: Proposed Plans  
Client: Southside Property Management - 89P  
Project ref: SS215 - 89P  
Drawing No: 04  
Issue status: PL  
Scale: 1:50  
Print: A1  
Date: 02/02/24  
Drawn by: EN  
Chk'd by: XX