

EXISTING / PROPOSED ROOF PLAN.
SCALE 1:50.

NOTES
All work to comply with Building (Scotland) Regs 2004 and current acts/amendments including 2020 Domestic Technical Handbook, also in accordance with the relevant British standards and manufacturers guidance also to be completed in accordance with good building practice.

Work designed, constructed and provided with services, fittings and equipment to meet the Building Standards requirements must be carried out in a technically proper and workmanlike manner, and the materials used must be durable, and fit for their intended purpose. All materials, services, fittings and equipment used to comply with a Building Standards requirements must, so far as reasonably practicable, be sufficiently accessible to enable any necessary maintenance or repair work to be carried out.

1. ELECTRICAL INSTALLATIONS

An electrical installation should be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS 7671: 2018, 18th edition of the IEE regs - Electrical installation certification to be provided prior to completion.

Isolate any heating and electrical services and strip out prior to demolition work.

New electrical socket outlets and manual controls to be positioned between 400-1200mm above FFL, min 350mm from internal corners. Any concealed sockets/switches to have separate accessible switch and/or spur to allow isolation. Light and spur switches to be positioned between 900-1100mm above FFL.

75% of new lights to be low energy fittings

All electrics to comply with standard 4.5.0 to have means of isolating parts of the electrical installation or equipment connected to it, as is necessary for safe working and maintenance.

Carbon monoxide detector installed to BS EN 50291-1:2018 powered by a battery designed to last the lifetime of the detector or hard wired mains operated detector to BS EN 50291-1:2018 Type A with a sensor failure warning device positioned 1m to 3m from boiler.

Electrical installation certification to BS 7671 to be provided prior to completion.

All Electrics to be installed to Appendix 6 of BS 7671: 2008

ELECTRICAL LEGEND.

- ⚡ single way lightswitch.
- ⚡ double socket
- ⚡ mechanical centrifugal extract fan 60L/sec. to Kitchen.
- ⊙ Boyonnet light fitting, Ceiling mounted.
- ⚡ fused spur
- ⊞ Isolator switch.
- ⊙ Mains operated, interlinked smoke detector designed and installed in accordance with BS 5839: Part 6: 2004.
- ⊙ Mains operated, interlinked heat detector designed and installed in accordance with BS 5839: Part 6: 2004.
- ⊙ Ceiling mounted carbon monoxide detector

2. DRAINAGE

All new connections to be fully accessible with access points or rodding eyes at all changes in direction. All internal pipework to be fully clipped and supported throughout it's length with no notching or cutting of joists. All new connections to be in accordance with current BSEN Standards. All sanitary pipework installed and in accordance with BS EN 12056-2: 2000, BS EN 752: 2017 and BS EN 1610: 2015.

Where drainage lines pass below load bearing structural walls, internal or external, wall to be fitted with pre stressed concrete lintel if Structural Engineer requires. Refer SE drawings for details.

Provide hand hole access at base of all new internal AAV&SVPs, (LOCATED ABOVE FFL), install access bends (AB) at all changes in directions.

Pipe materials and diameters as follows:
SVP / AAV: 100mm dia.
WC: 100mm dia. uPVC
Kitchen/Utility 50mm dia. ABS
Wash hand basin 32mm dia ABS
All uPVC laid to max 1:80 fall

Testing Provision must be in accordance with National Annex NG of BS EN 12056-2: 2000, for sanitary pipework and BS EN 1610: 1998, for a drainage system under and around a building.

AAV to be vented, accessible and above flood level. Air admittance valve to be installed at the end of the branch serving utility. System should be installed in accordance with the guidance in Sections 4, 5, 6 and National Annex ND of BS EN 12056-2: 2000.

Air admittance valve to be installed in accordance with the recommendations in BS EN 12380: 2002, or in compliance with the conditions of certification of a notified body.

Drainage branch to be clipped as per manufacturer's instructions and to desired fall.

6. VENTILATION

Mechanical extract to be installed with isolator switches adjacent to fan as follows:
Toilet / shower room extract - 15L/s to be ducted to atmosphere via 100mm dia. Upvc duct
Shower room extract to be low voltage fan due to proximity to shower.

All extract to receive proprietary extract terminal cover designed to prevent back draught, to be fitted in accordance with manufacturers specific written details.

7. INTERNAL STUD WALLS

(W1) - Non load bearing partition - 100 x 50mm @ 600c/c's C16 grade treated timber with 12.5mm plasterboard (moisture resistant to Shower room side) with taped & filled joints to both sides of studs (specified by engineer).
Plasterboard to have minimum mass per unit area 10 kg/m²; Linings fixed to timber frame, centres with a minimum distance between linings of 100 mm.

An absorbent layer of mineral wool bats or quilt (minimum thickness 25 mm and minimum density 10 kg/m³) that may be wire reinforced and suspended in the cavity.

Partition between rooms should achieve a minimum airborne sound insulation level of 43 Rw.

8. NEW DOOR OPENING TO SHOWER ROOM.

New opening to Shower room to receive 125 x 50mm timber frame & 860 x 2050mm door, style to clients specification, to give clear opening width of 820mm.

To be finished to clients specification.

9. FLOORS AT REMOVALS

Existing floor covering to be removed.

All wall removal floor to be made good using timber T & G floor boards to match existing.

Floor to be made level with proprietary latex screed and surfaced as per clients specification.

10. SMOKE DETECTION

All smoke detectors to be mains operated and interconnected. Installation of smoke detection system to BS5839-6:2019

Smoke alarms to conform to BS EN 14604 + AC: 2008

Heat detector (HD) to BS 5446: Part 2: 2003 to be located in kitchen at ceiling level and to be mains operated with 72 hour battery back up.

Smoke detectors required in circulation space (hallway) + within 3m from lounge/kitchen.

Fire detection and fire alarm system certification to BS 5839 to be provided prior to completion

11. DRAINAGE

No external drainage is being altered

12. BOUNDARIES

No works shall encroach the boundaries of the property for which this works is being carried out to.

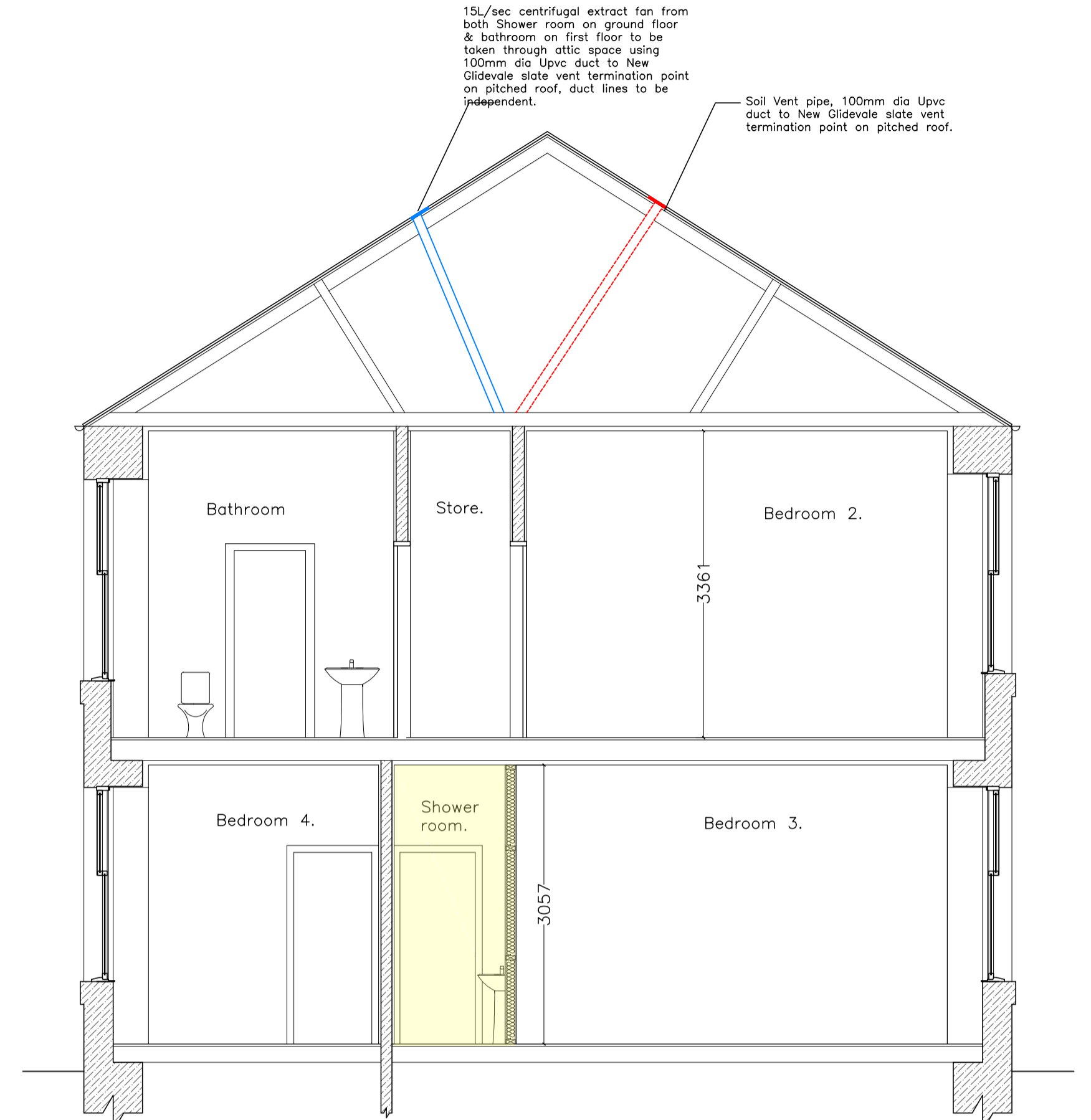
13. CERTIFICATION

Contractor to provide GAS and ELECTRICAL installation and commissioning certificates as appropriate to Building Control Officer.

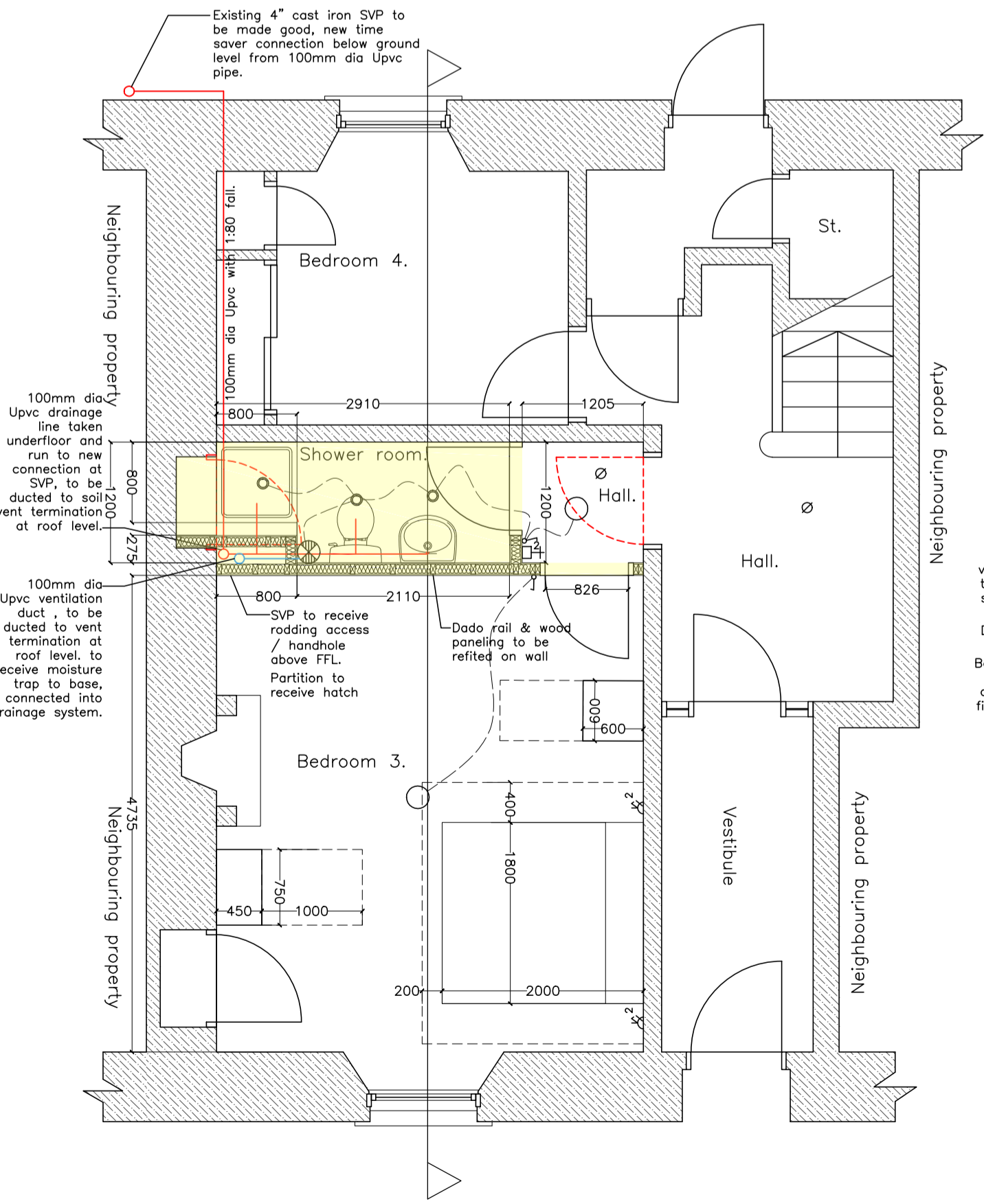
Should there be any open flued combustion appliances in the affected areas of the dwelling then spillage test(s) should be carried out prior to submission of a completion certificate (3.17.8)

All Gas Appliances must be installed by a Gas Safe Registered Engineer & that copies of the Installation/Test Cert & the installers ID Card must be provided prior to acceptance of the C of C.

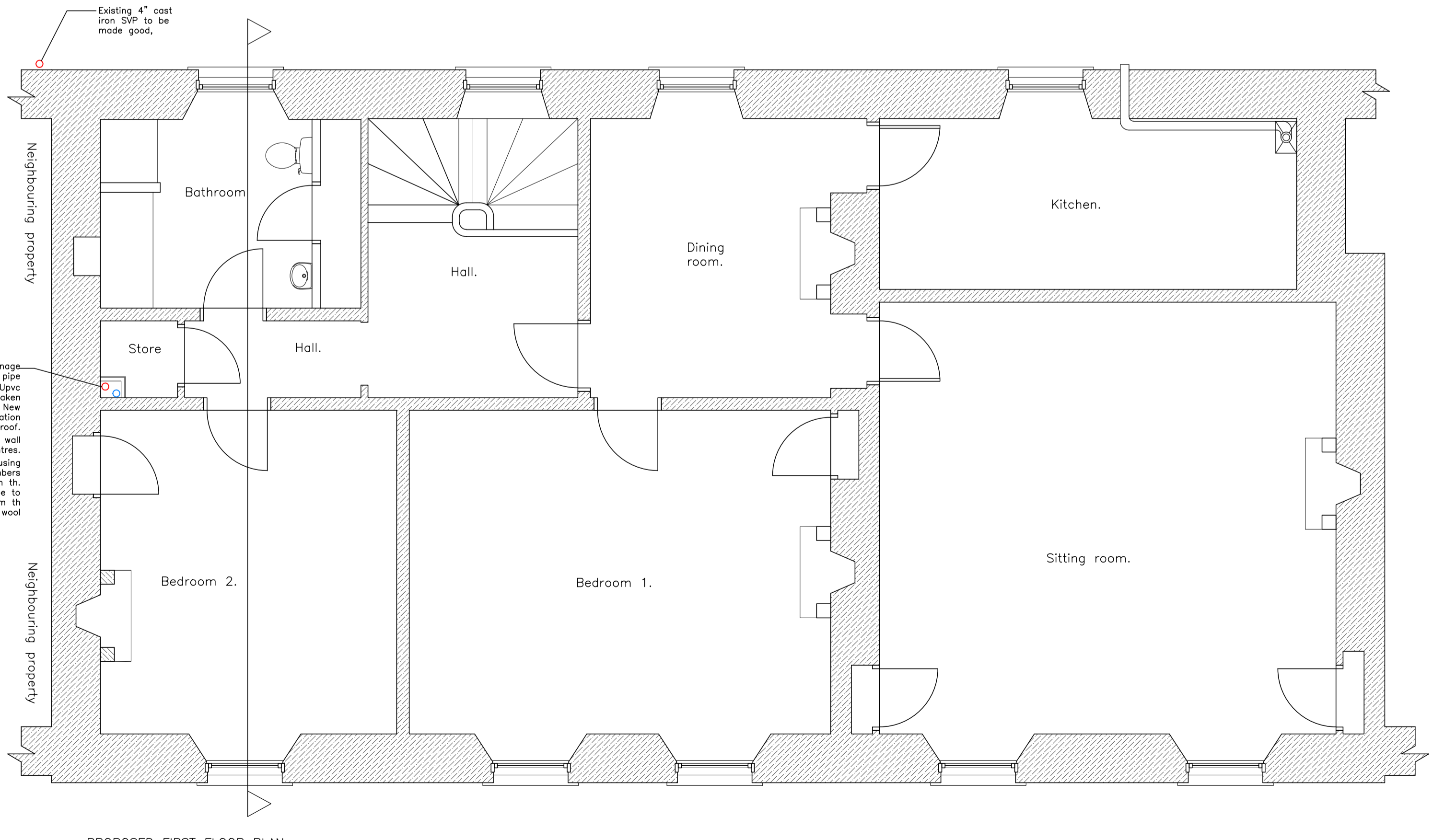
Electrical installation certification to BS 7671 to be provided prior to completion.



PROPOSED SECTION.
SCALE 1:50.



PROPOSED GROUND FLOOR PLAN.
SCALE 1:50.



PROPOSED FIRST FLOOR PLAN.
SCALE 1:50.

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NUMBER:	REVISION:	SCALE:	DRAWN:
9SGS-BW3	E	1:50 (B1)	HC
	CHECK:		
	DATE:	AUG 2023	

TITLE: PROPOSED (A1) ALTERATIONS TO DWELLING