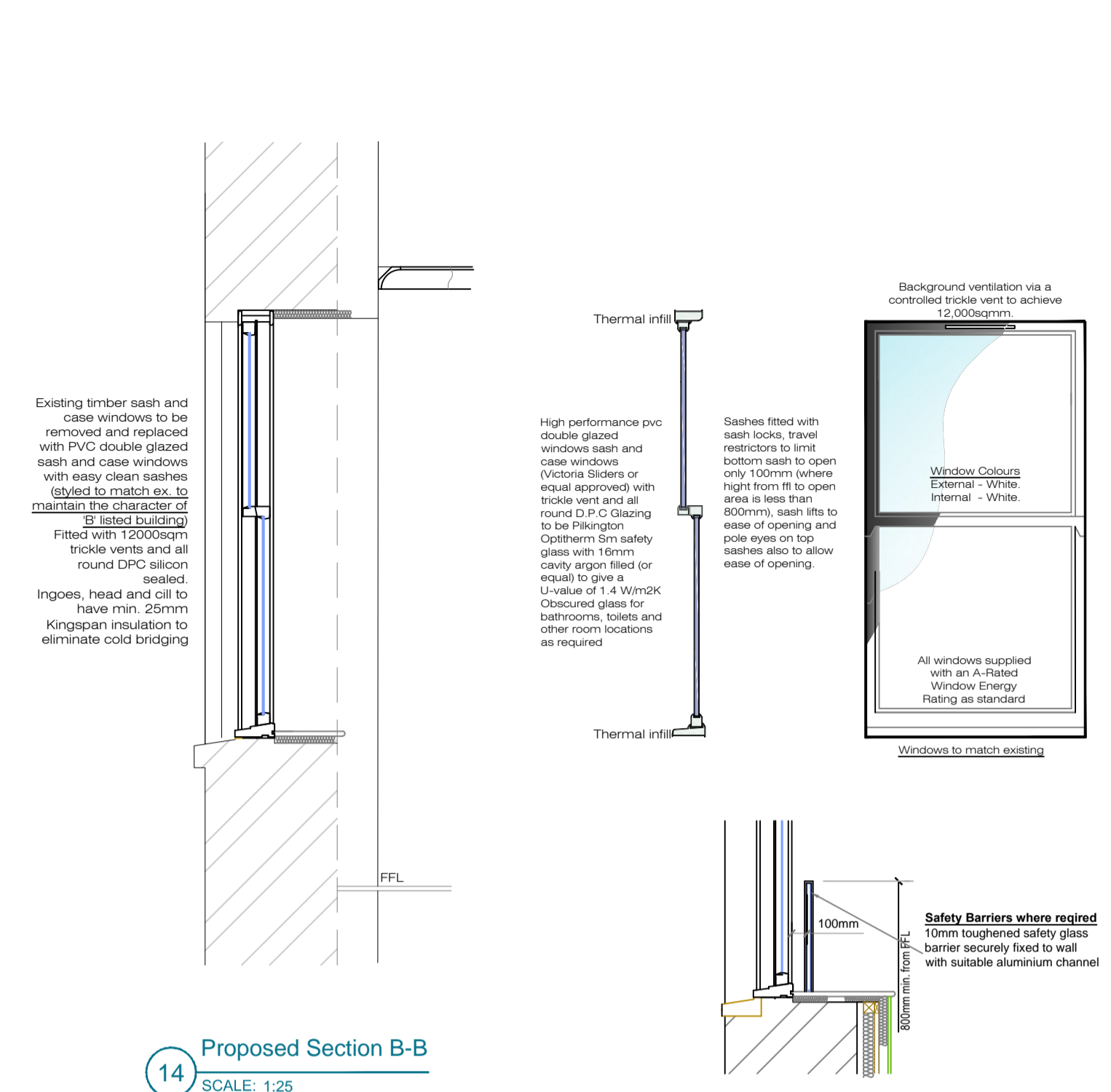
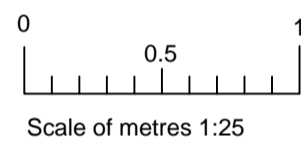


13 Proposed Section A-A  
SCALE: 1:25



14 Proposed Section B-B  
SCALE: 1:25

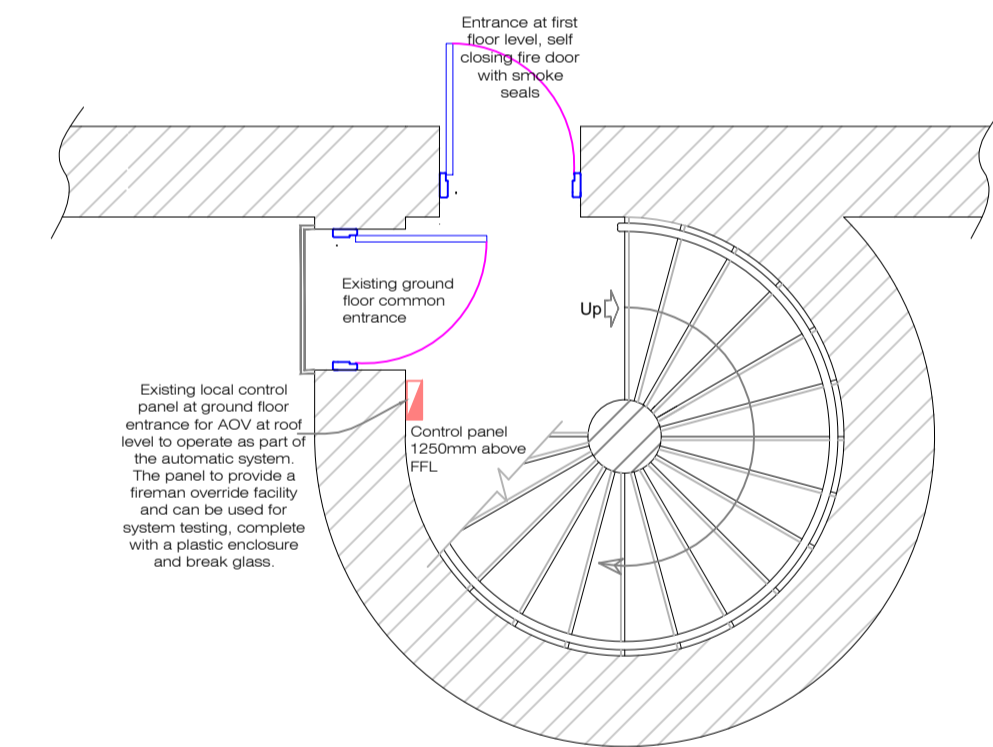
Safety barrier where FFL to window opening is less than 800mm

Specification for 1 C, Glasgow Road, Paisley

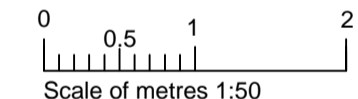
**DRAINAGE**  
All drainage to be tested to the satisfaction of the local authority. Wastes to be fitted with deep-flt traps. All rain water pipes to be trapped prior to connection to main drainage system. Underground drainage to be 100mm dia, laid on a bed of 150mm pea gravel and laid at a gradient of 1:40, new drainage to be connected at existing invert level.  
**Drainage to be in accordance with in compliance with BS EN 12056-2-2000 for foul drainage and BS EN 10256-3-2001 for SW drainage.**  
Drains running under the building to be surrounded in 100mm of granular fill, or foundation should be stepped below drain, drain bedded in pea gravel and lintelled over using type 'C' concrete lintels. Pipes passing through underbuild brickwork must be spanned by lintels to avoid pipe loading. The minimum pipe dia. sizes for appliances shall be:- WC soil pipe 100mm, WHB 50mm. Sink 50mm Overflows 19mm.  
All appliances individually connected to SVP.  
**HOT WATER SUPPLY**  
Hot water to be supplied direct from new combi condensing boiler to include all pipework, joints, valves, insulation etc. Insulation in accordance with BS5422 Pipework in cold voids to be insulated in accordance with BS4522  
**INTERNAL DOORS**  
Internal doors design as chosen by the client and have a min. clear opening of 775mm  
**EXTERNAL WINDOWS**  
Windows are to provide minimum opening lights equal to 1/15 of the floor area of the room served and provide minimum background ventilation via a controlled trickle vent to achieve 10,000-12,000gsm.  
The existing timber sash and case windows to be removed and replaced with PVC sash and case to retain to maintain the character of a listed 'B' building. Where window openings are less than 800mm below finished floor level an internal safety barrier as detailed to be installed.  
**AIR INFILTRATION**  
Air infiltration to new extension:- plasterboard joints between vertical wall and ceiling to be airtight taped and filled, plasterboard joints between vertical wall and floor boards to be tight and sealed with silicone seal prior to skirting boards being installed, all windows and doors to be sealed with silicone or mastic bead prior to installation of ingos and cills. All new electrical sockets to be airtight and installed as per the manufacturers written instructions, sealed with silicone bead around perimeter prior to decoration of walls.  
**UNDERGROUND DRAINAGE**  
**Existing underground drainage to be checked on site by the contractor and Building Control Officer to be informed of any changes to plans, final connections by others.**  
Drains running under the building to be surrounded in 100mm of granular fill. Where the drain runs through a foundation provide a length of pipe (as short as possible) built with its joints as close as possible to the foundation and connect on each side to rocker pipes with a length of at most 600mm with flexible joints. Pipes passing through underbuild brickwork must be spanned by lintels to avoid pipe loading. All rain water pipes to be trapped prior to connection to main drainage system. Drainage below car parking area to be protected as detailed Underground drainage to be at a gradient of 1:40, all new drainage to be connected at existing invert level.  
Access points in the form of rodding eyes, inspection chambers or manholes to be provided at the following points:- 1) On or near the head of each drain run. 2) At a bend or change of gradient. 3) At a change of pipe size. 4) At a junction unless each run can be cleared from an access point.

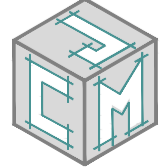
**ELECTRICAL WORK**  
To comply with the latest edition of IEE regs. and BS7671 and to be certified by a qualified electrician. Installation from consumer unit including sockets, lights extractors, wiring, etc. Note: All light switches to be set at 1220mm above finished floor level.  
Smoke alarms to be mains operated and interlinked with battery back up situated max. 3m from bedroom 7m from living room doors & a min. 300mm from any wall or light point, all in accordance with BS 5446 part 1-2000 and BS 5839  
Heat alarms to comply with BS 5446 Part 2:2003.  
All down-lighters in ground floor ceiling to be boxed in with 12.5mm plaster board or fitted with an intumescent cover to maintain half hour fire resistance. Services and fittings within the roof space are to be protected from overheating.  
All external light fittings should have automatic controls. Provisions of additional light fittings, switch and power sockets to be determined on site.  
A minimum 75% of the new fixed light fittings will be of a low energy type e.g. tubular fluorescent or compact fluorescent (CFLs) with a luminous efficiency of at least 40 lumens circuit watt, display and feature lighting may be excluded from requirement, e.g. picture lighting, display cabinets a group of lamps served by one fitting, or by a single switch is counted as one fitting. Where there is an odd number of light fittings, then the number of low energy fittings will be rounded up and not down i.e., for 5 no light fittings, at least 3no of these will be low energy type.  
Switch and socket back boxes in the protected enclosures to be fitted with Fireus 120 mins. fire rated switch/socket inserts.  
**SLIZING SYSTEMS**  
All vertical glazing for the external wall and interior of buildings shall comply with BS 6262.  
The external glazing shall be designed and fabricated to accommodate the associated dead and imposed loadings including the wind loadings in accordance with BS 6399: Part2, adopting wind parameters as noted on the design loads.  
**PUMING**  
All new water supplies to be 15mm dia and insulated with 12mm wall thick approved insulation. External AAV Omarevent 110 with EPS insulated cover and aluminium cap to be fitted to external SVPs as detailed.  
Appliances to have the following pipe sizes all connected separately into the stub stack.  
Water closet ----- 110mm dia  
Wash hand basin ----- 50mm dia  
Kitchen sink ----- 50mm dia  
Wash hand basin and kitchen sink to have anti-siphon traps fitted. Air admittance valve within boot room to terminate above flood level.  
**DEMOLITION / DOWNTAKINGS**  
1. All demolitions/downtakings to be carried out in accordance with BS 6187: 1982.  
2. Prior to the removal of any load-bearing or supporting wall, the existing structure must be adequately propped and must remain so, until all the alteration work is complete and cured.  
**HEATING INSTALLATION**  
Heating and domestic hot water to be provided by a new condensing boiler located, Worcester Borch Greenstart based on design by heating engineer.  
Heating engineer to ensure the boiler manufacturer supports the design in terms of hot water provisions for simultaneous draw offs.  
All radiators to be fitted with TRVs. The installation to be carried out in accordance with the manufacturers specification by approved corgi engineer.  
**NOISE REDUCTION**  
Noise reduction between rooms to be in compliance with Building Standards 5.2 See specification on floor plans marked with the standard applies to a wall or floor forming an apartment/bedroom in a dwelling house which is capable of being used for sleeping.  
The design performance level for internal walls and intermediate floors covered by this standard should achieve a minimum airborne sound insulation level of 40/43dB Rw.  
Noise transmittance from services noise through separating walls and separating floor must be in compliance with Annex H of BS EN 12354-5: 2009.

**Escape Route Lighting**  
Existing lighting in escape stairway to be retained.  
Existing escape route lighting was designed ensure that minimum illuminance levels are met to enable the routes to be used safely, every compartment on the escape route has at least two luminaires, to provide some light in the event of luminaire failure.  
Installation to be in accordance with BS5266-1:2011 and BS EN 1838: 2013 4.2  
BS EN 1838: 2013 4.2 calls for a minimum of 1 lux anywhere on the centre line of the escape route. A uniformity ratio of 40:1 maximum to minimum must not be exceeded. This illuminance provided for the full duration and life of the system. 50% of the illuminance must be available within 5 seconds and the full value within 60 seconds of supply failure.  
If a failure of supply occurs in the hours of darkness? Regulation BS5266-1:2011 requires that external lighting must be provided to guide evacuees from the point where they exit a building to a place of safety. This means that many applications will need a weatherproof luminaire operating in maintained or switched maintained mode, controlled by daylight sensors. LED luminaires can be used for this purpose to reduce maintenance and running.  
**CENTRAL HEATING/DOMESTIC HOT WATER SYSTEMS**  
A new central heating system to be installed using a Worcester Borch Greenstar CDI compact condensing boiler suitably sized with a Sedbuk rating of 90.5% (or equal approved).  
The system and associated pipework and controls shall be in compliance with Domestic Services Compliance Guid 2015  
1. Primary circulation pipes for heating circuits should be insulated wherever they pass outside of the heated living space of the dwelling or cannot be isolated during the summer months.  
2. Primary circulation pipes for domestic hot water circuits should be insulated throughout their length, subject to practical constraints imposed by structural elements etc.  
3. Control of space heating  
Each space heating circuit should be provided with independent time control, and either a room thermostat or programmable room thermostat located in a reference room served by the heating circuit, together with individual radiator controls such as thermostatic radiator valves (TRVs) on all radiators outside the reference rooms.  
4. Control of hot water  
Domestic hot water produced instantaneously by a combination boiler should be provided with independent time control, and electric temperature control.  
The homeowner to be provided with the essential design principles as well as the operating and maintenance instructions for the building services upon completion.  
The completed installation to be commissioned in compliance with Domestic Service Compliance Guid 2015.  
**Fire Protection**  
The period of fire protection is to be as specification with a minimum assumed to be 30mins. All steelwork is assumed to receive a minimum of 60mins protection provided by either intumescent paint as per the appended manufacturers spec. or by two layers of plasterboard with staggered joints and joints filled with fireproof intumescent filler.  
The Contractor is responsible for providing all required fire stopping through floors and walls. Where fire stopping is placed in floors it shall be capable of carrying all floor loads applied to that floor.  
Fire protection of structural steelwork using fire based intumescent coating suitable for internal use on structural steelwork engineered for 60 minute fire resistance to be provided by the use of Nullifire S707-60HF applied strictly in accordance with the manufacturers specification.



15 Existing Ground Floor Stair Entrance  
SCALE: 1:50



24/01	Title: Proposed Conversion of First Floor from Offices to Residential Properties			
Designed by JMC1	Checked by J McI	8 <sup>th</sup> January 2024	Filename BS24/01	 Tel: 07765590929 Scales: as detailed
For: Maurice McAlister 1C GLASGOW ROAD PAISLEY PAT 3PX		Section Details Drawing No JCM 3		
Rev.				Edtion ONE