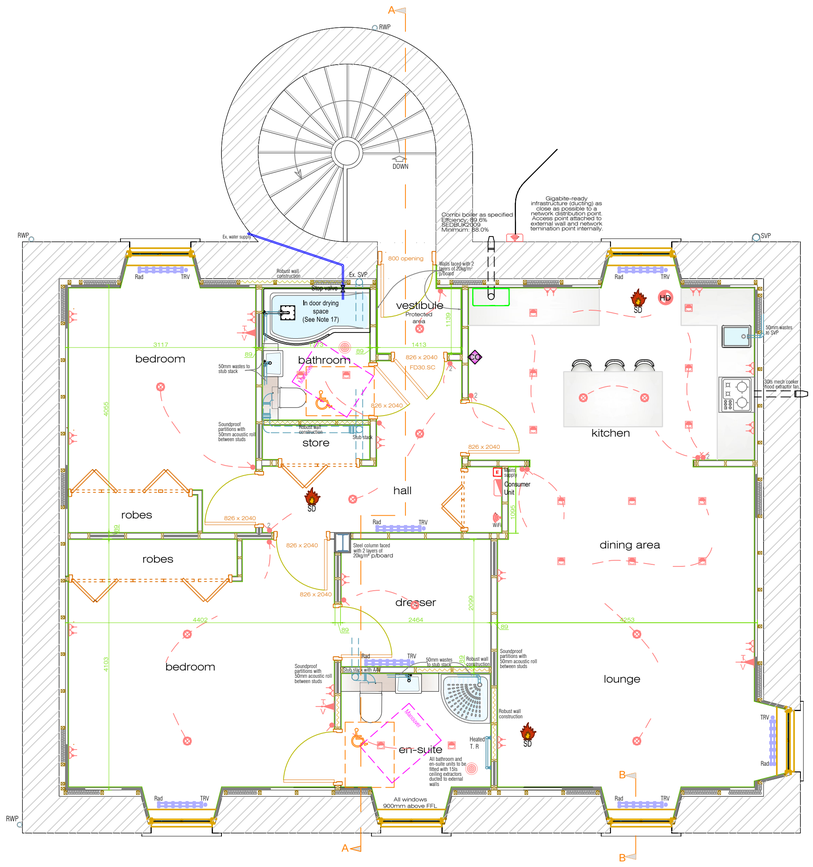
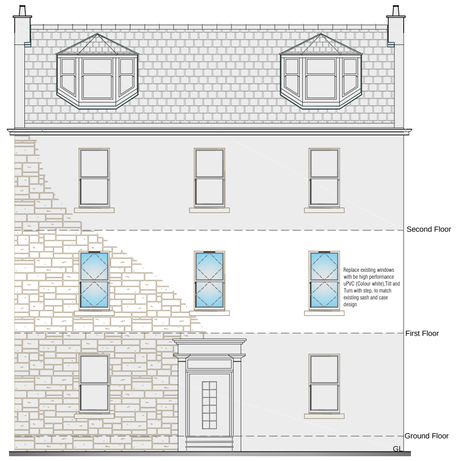
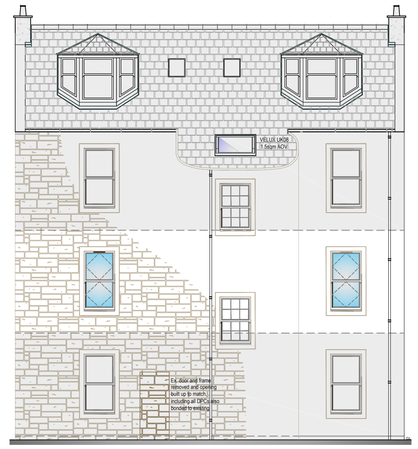


8 Proposed First Floor Plan
SCALE: 1:50

0 0.5 1 2
Scale of metres 1:50

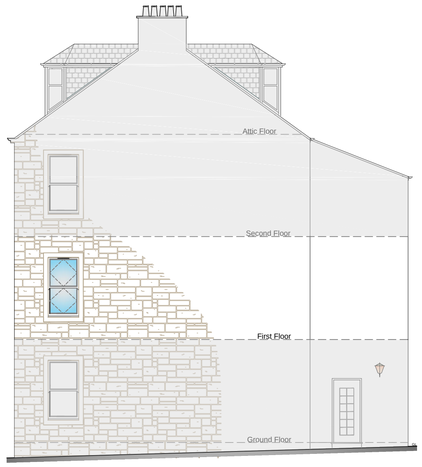


9 Proposed Front Elevation
SCALE: 1:100

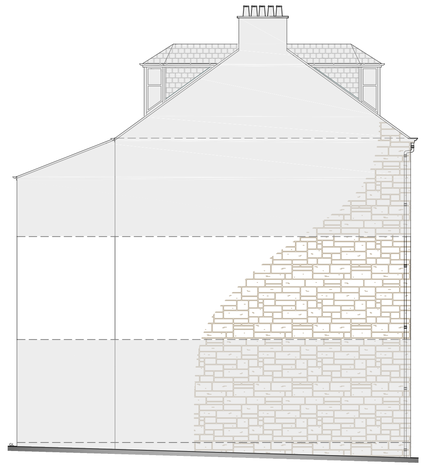


10 Proposed Rear Elevation
SCALE: 1:100

0 1 2
Scale of metres 1:100



11 Proposed End Elevation (East)
SCALE: 1:100



12 Proposed End Elevation (West)
SCALE: 1:100

Note 1
New wash hand basins, shower and wcs to be installed and provided with water efficient fittings in accordance with Building Standard Regulation 3.27.2)

Note 2
External doors and windows must meet the recommendations for physical security as detailed in Section 2 of Secure by Design 2009.
Window Fixing:
Fixing locations should be no closer than 150mm. from corners & intermediate transoms/mullion joints and at 600mm.c/c elsewhere. Fixings to be provided at 150mm. from each weld. Windows over 1800mm.wd. should also be fixed centrally at both head & cill. A minimum of 2No. fixings should be provided per window jamb. Foam fixing will not be accepted as a sole means of fixing a window frame. If it is necessary to fix through the bottom member of the outer frame, where water can collect, adequate sealing over screw heads is recommended. Where possible, fixing brackets should be used for this application.

Note 3
Temperature control of water being discharged from sanitary appliances should not exceed 48°C to be achieved by the use of a TMV or a thermostatic fitting and these should comply with British Standards BS EN 1111 or BS EN 1287.

Note 4
Electrical installation should be designed, constructed, installed and tested in accordance with the recommendations of BS 7671:2008, as amended and submitted/tested only by a person or company having membership to S.E.L.E.C.T or N.I.C.E.I.C or similar Electrical schemes recognised by The Scottish Building Standards to comply with Safety 4.5.0.

Note 5
Building Standards to be notified at least 7 days before work starts.

Note 6
Extractor ducting to be covered in 50mm Rockwool Ductwrap, ductwarp is a lightweight, flexible insulation roll faced with reinforced aluminium foil, density is 45kg/m to help eliminate condensation, plus condensation trap as detailed in BRE BR 262.

Note 7
Stub stack, AAV to be above flood level of highest appliance and if boxed to be provided with sufficient ventilation and access hatch.

Note 8
All redundant drainage to be cut and sealed.

Note 9
All structural steel to have 1 hr. fire protection either by application of intumescent coating (Nullifire or equal) applied in accordance with manufacturer's recommendations or by cladding with 2 layers of 12.5 mm plasterboard, joints staggered, taped and filled with skim coat or equal approved.

Note 10
All windows provided for emergency egress should have an openable area of at least 0.33m sq and have a unobstructed dimension of at least 450 x 450mm, the bottom of the openable area should not be more than 1100mm above finished floor level.

Note 12
Shower/bathroom rooms extractor fans will be ducted to the external air, will have a minimum rating of 15 lt/s and will also have a 'humidistat' control set to activate between 50 & 65 reletive humidity.

Note 13
Extractor fans to have a specific fan power rating of 0.5 Watts l/s in accordance with Domestic Services Compliance Guild.

Note 14
Parking bays 7/11 allocated to 1C Glasgow Rd.

Note 15
Protected areas walls to be faced with 2 layers of 12.5mm plasterboard with staggered joints and apartment doors to be 30 miniuteFire Doors self closing.

Note 16
Fire Suppression Systems.
A fire system to be designed for flat equivalent to an L1 system in accordance with BS 5839-6: 2013 and BS9251: 2014 The systems to be designed with misting system, smoke and heat alarms hard wired with battery backup, protected areas with fire doors by a qualified Engineer and details of design presented to Scottish Water and Building Standards for approval before installation.
Installation and commissioning to be in accordance with and guidelines provided in BS 9251 (Fire Sprinkler Systems for Domestic and Residential Occupation Code of Practice) should follow the guidance in BS 5839-1 2013 and carried out by a competent person(s) holding a membership of BAFSA. All to comply with the current Building Regulations.

Note 17
Indoor drying space.
The indoor designated drying space will be positioned as shown on the floor plan.
The designated space may be either:-
1. Capable of allowing a wall mounted appliance which may, for example be fixed over a bath; or
2. Capable of allowing a ceiling mounted pulley arrangement, or
3. A floor space in the dwelling on which to set out a clothes horse.
The designated drying space should not restrict access to any other area or appliances within the dwelling nor obstruct the swing of any door.
The room with the designated space will be mechanically vented. The extractor fan will be ducted to the external air, will have a minimum rating of 30 lt/s and will also have a 'humidistat' control set to activate between 50 & 65 reletive humidity.

General Notes:

All materials etc. are to be fixed, applied or modified in accordance with each of the following:-
a) Relevent British Standards and Codes of Practice.
b) The Building Standards (Scotland) Regulations 2010 (including all current amendments)
c) Manufacturers current specifications and instructions.
d) All protective works to be provided in accordance with Building Operations (Scotland) 2004.
e) All downtakings to be in accordance with BS6187 and current Health and Safety at Work Act.
f) All materials to comply with the Building Standards Regulations and Technical Standards 2010.
g) All new materials to be fit for purpose proposed in construction.
h) No part of the proposed constuction to encroach boundary line without writen approval.
i) All pipework in unheated areas and all hot water pipes to be insulated using Rockwool pipe insulation.
j) Minimum 75% of all light fittings to be low energy type.
k) Advise laid down in BRE262 to be adheared to minimise air infiltration.
l) Proposal to meet all requirements of Technical Standard 3.15 regarding condensation.
m) No joists to be notched.
n) All wall ties to comply with BS and to be spaced in accordance with the manufacturers instructions.
o) Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from internal corners, projecting walls or similar obstuctions. No controls to be higher than 1200mm above FFL an light switches should be positioned at a height of between 900 and 1100mm above FFL. Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above FFL. Above abstructions such as worktops fixtures should be at leasted 150mm above the projection surface.
p) No high alumina cement to be used.
q) All sizes to be checked on site.
r) Prior to removal of load bearing or supporting walls, structure to be suitably propped & remain so until all works are completely cured.
s) All structural timbers to be Grade C16/24.

Legend
All electrical work to comply with current IEE Regulations

	13 amp switch socket
	2 gang 13 amp switch socket
	External wall light
	1 gang TV/FM/SAT co-axial triplexer
	Light switch
2	Light switch two way
	Pendant/batten ceiling light
	Recessed low voltage ceiling light with fire resist cap
	Smoke detector
Rad	Radiator
TRail	Heated Towel Rail
HD	Heat detector
	Network (ethernet) outlet
	Extract units 15/30 lts/sec ceiling mounted
	Wall mounted extract fan 60 lts/sec min
	External water tap
CO	Carbon dioxide detector

24/01	**Title: Proposed Conversion of First Floor from Offices to Residential Properties**			
Designed by JMCI	Checked by J McI	8th January 2024	Filename BS24/01	
For :- Maurice McAlister 1C Glasgow Road PAISLEY. PA1 3PX	**Proposed Elevations and Floor Plans**			
	Drawing No JCM 2		Edition ONE	Scales: as detailed
Rev.				

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