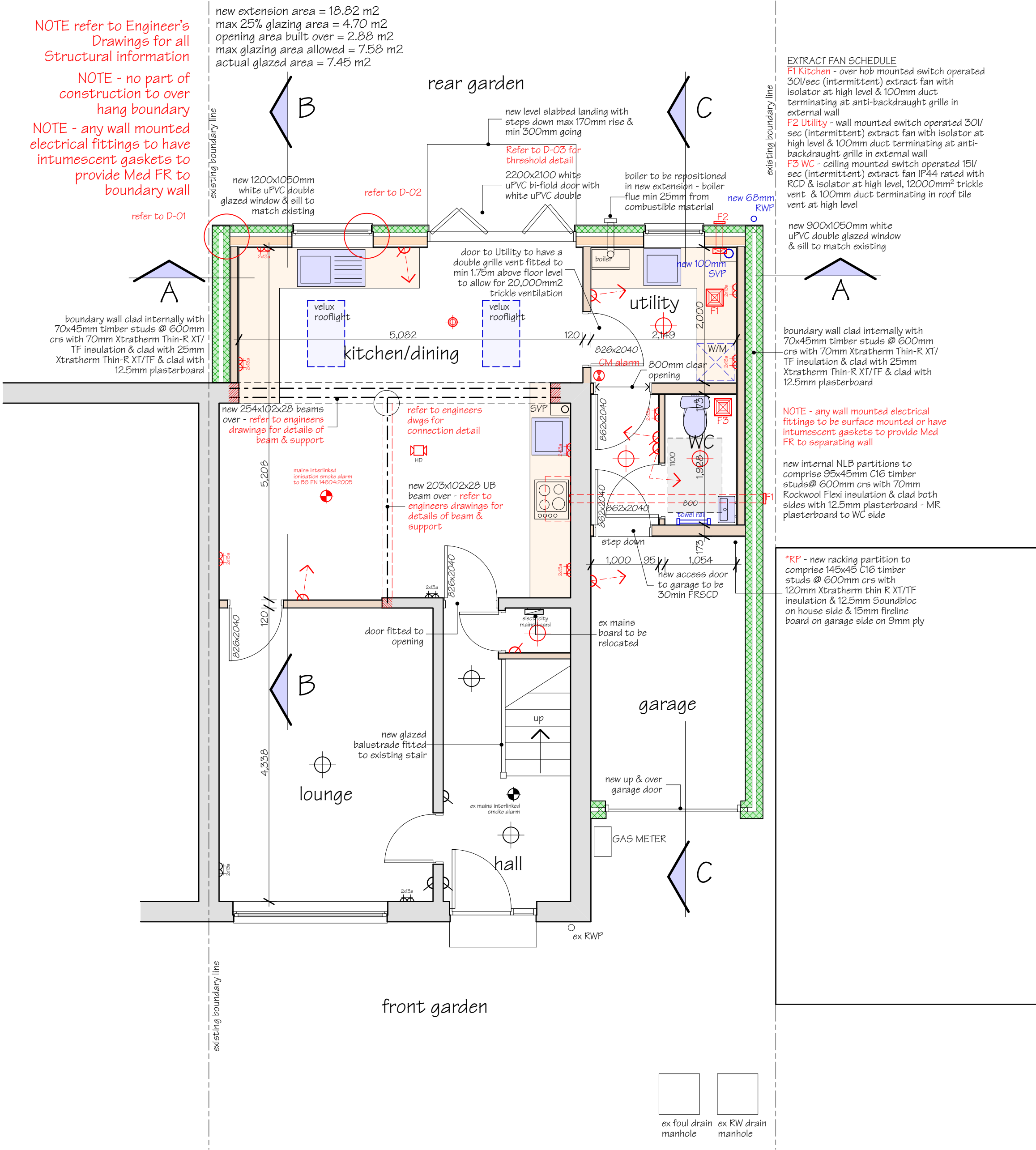
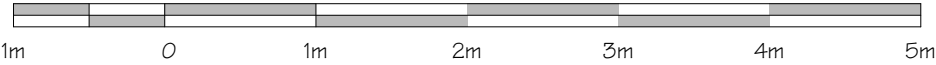


Do not scale from drawings - if in doubt please ask
NOTES APPLICABLE TO ALL DRAWINGS

- GENERAL - The contractor will be held to have checked all dimensions before commencing with any works and in the event of any discrepancies is to refer them directly to Architectural Design Services prior to commencement of works. Written dimensions are to be taken at all times. Drawings should not be scaled. In case of doubt refer to Architectural Design Services.
- The contractor will ensure that all materials conform to the British Standards relating to them and/or certificates issued by the British Board of Agreement and that they are fixed, mounted or installed strictly in accordance with the B.S. Code of Practice or EuroCode relative to them or the Manufacturer's printed instructions. British Standards & Codes of Practice will include amendments made on or before date of tender.
1. DOWNTAKINGS - All disturbance to existing wall floor and ceiling surfaces to be made good. New finishes to match and be flush with existing as required.
2. ELECTRICAL INSTALLATION - To comply with current edition of the IEE Regulations, the Building Regulations, BS 7671 - 2018 and the Electricity Board Requirements. Smoke alarms and Heat detectors to be interconnected to mains with in-built battery back up & installed in accordance with Grade D to BS 5839:Part 6:2004
3. DIMENSIONS & DETAILS - All dimensions and details to be carefully checked on site for suitability prior to ordering materials or commencing construction.
4. DRAINAGE - Underground drainage to be to BS EN 752-4:1998 & 753-3:1997 BS EN 1610:1998 and to be to entire satisfaction of Local Authority Building Inspector with details being agreed on site. Pipes passing thro' walls below ground to be sleeved and linteled.
- Pipes passing thro' masonry walls above ground to have holes core cut min 20mm larger than the pipe and flexible foam filler sealed & mastic pointed externally
5. SERVICES - All disturbance to existing services to be made good. Any redundant services to be removed and/or sealed off as required.
6. WINDOWS - DOORS & GLAZING - All glazing to comply fully with BS 6262 2005. All windows to be fully double glazed and draught stripped. Windows to provide 1/30th floor area opening for ventilation and 1/15th area to be glazed for daylight. Safety glazing to BS 6262: Part 4: 2019 to be installed to all fully glazed doors and windows within 800mm of finished floor level. Apartment to have 12,000mm² trickle ventilation. Windows & External doors to be min U value of 1.2 W/m²K. New ground floor windows & doors to be manufactured and installed in accordance with and by meeting the recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2009)
7. THERMAL BRIDGING - all building elements to be constructed and sealed to ensure that there is no substantial bridging or gaps where the layers of insulation occur
8. AIR INFILTRATION - all building elements to be sealed and draught proofed at material junctions to ensure that air infiltration is limited and in accordance with BRE Report 262-2002
9. HEATING & SANITARY - new underfloor heating system to be extended and sized from existing system by Heating Engineer. All new hot & cold water pipework to be fully insulated
10. OUTLETS & 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. Where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.
11. FIRE SAFETY PRECAUTIONS - Smoke detection system and devices to comply with Grade D to BS 5839:Part 6:2019. Heat Alarms and devices to comply with BS 5446:Part 2: 2003. Ionisation & Optical smoke alarms to conform with BS EN 14604:2005.
15. ARTIFICIAL LIGHTING - all new fixed light fittings should be of the LowEnergy type

Scale 1:50



Proposed Ground Floor Plan

1:50

01

status: BUILDING WARRANT & PLANNING

project: Internal Alterations, Extension & Garage
Extension to 34 Echline Grove, South Queensferry
EH30 9RU

client: Mr & Mrs Mack

drawing title: Proposed Ground Floor Plan

drawn	date	scale
cm	MARCH 22	as shown

job ref	drawing no	rev
148	04	A

© this drawing is copyright

ads

Architectural Design Services
3 Ritchie Place Bo'ness
West Lothian EH51 9TU
tel no 01506 829300 e-mail bill@cad-design.biz