CONSTRUCTION NOTES...

FOUNDATIONS...
No change to the existing foundations or new foundations required for this proposal.

SUBSTRUCTURE:
No change to the existing substructure required for this proposal

GROUND FLOOR:...
Section of existing brick wall to be removed between the the two existing shops to form one larger shop premises as noted on plan and in section.
The non load bearing brick wall is to be removed full height and taken to a level below the existing concrete floor finish. Install concrete screed to floor to provide level surface between the former two shop premises. Existing floor finish in existing shop at 589 Gallowgate is to be retained with any floor level difference being made in the new shop floor. New floor to be tiled to match existing.
Where wall removed and cut the existing wall is to be made flush and then framed up in timber and 12.5mm plasterboard to maintain clean internal finishes.
Existing steel post is be enclosed in timber frame and 15mm fireline board and sealed all round.

PARTITIONS...
No new partitions are to be constructed within this proposal.

ROOF:..
Existing flat roof construction retained for premises noted in this application.

CEILING:..
Install new 12mm pvc lined ceiling at 2.7 metre height screw fixed to 97x45mm timbers @ 600mm ctrs spanning full width of the increased shop width. 97x45mm timber ceiling ties installed from new ceiling joists up to the existing ceiling timbers of the shop as required to support to full structure.
New lighting to be fitted within the ceiling linings as downlighters over the front shop area. Rear shop area and store to be retained as existing.

ELECTRICAL:
All electrical work to be installed, designed, tested and constructed in accordance with BS 7671:2018 (4.5) fitted with RCB's. Any recessed lights fitted with fire hoods to maintain fire resistance of 30 minutes.
Switch outlets positioned min. 350mm from internal corners, projecting walls or similar obstructions and not more than 1.2m above floor level. Light switches positioned between 900and 1100mm above floor level. Sockets should be min. 150mm above worktops. and 400mm above floor level.
Isolation switches for below counter sockets in cooking area only
New lights to be fire rated recessed light unit with LED lighting.

SMOKE DETECTORS/FIRE ALARM UNITS:
Electrically operated smoke detectors/fire alarms wired to independant circuit electrically protected consumer unit. Units to be mains powered complete with battery backup.
All detectors to be interconnected to ensure all operate when activated.
Supply and fit Grade D fire detection and fire alarm sytem in accordance with BS5839: Part 6: 2004 comprising at least 1 powered smoke alarm and at least 1 mains powered heat alarm in kitchen.
Fit C02 alarm in loft area where gas fired boiler is located

PLUMBING & DRAINAGE:
100mm dia. deep flow PVC gutters with brackets at 600mm ctrs screwed back to fascia & 68mm dia. PVC downpipes with holderbats at 1800mm crs, 100mm dia.
Internal drainage pipe sizes to be as follows:-
WC.....100mm uPVC, WHB.....32mm dia. ABS
SINK.....50mm dia. ABS
Hot and cold water retained as existing. No new works for extended shop premises.
Discharge from sanitary fittings to prevent scalding should not exceed 48 degree C.
If thermostatic mixing valves are used then the above temperatures apply to BS EN 1111:1999 or BS EN1287: 1999 and fitted as close as possible to outlet.
S&VP to rise min 900mm above any window within 3.0metres.
All hot and cold water heating pipes and hot water pipes to be insulated to comply with BS:5422 : 2001. Thermostatic mixing valve limited to max 48degree C and comply with BS5422: 2009

MECHANICAL VENTILATION:
Mechanical extract fan capacities ducted to external air wired to independant switch :-
Kitchen...60l/sec, wc...15l/sec
Vertical ducts to be fitted with condensation trap.
All ducted to extract vents as noted on plans

Infiltration of air into buildings is to be prevented as far as reasonably practicable by:
A...sealing dry lining junctions between walls and ceilings and floors and at window, door and roof openings.
B...Sealing vapour control membranes intimber framed and other framed panel construction.
C...Sealing at services pipe penetrations through the fabric of the building and around pipe and other service boxing.
D...Fitting of draught exclusion stripos in the frames of opening sections of windows, external doors and rooflights..

CENTRAL HEATING:
Extend existing heating to supply thermostatically controlled radiators.
Install new gas fired combi boiler as noted on plans having min. 90% efficiency located in loft above rear store flue through rear wall
Unit to be room sealed and fixed to existing brick wall through 12.5mm Glasroc Multiboard Class 0, non-combustible glass reinforced gypsum fire protection board. fire board. Gas and water mains supply taken to boiler which then supplies all water outlets and radiators. Radiators fitted with TRV. Mains water feed to kitchen with T off before the connection to combi boiler.

WINDOWS /DOORS: ...
Retain existing double glazed screens and entrance doors for the former two shops
All safety/ toughened glazing to be designed to BS6262: Part 4 : 2005
External doors to be high performance with double glazed panels. Clients specification.
Timber cills/ apron internally to be 19mm thick.
Glazed screens are fixed unit sections as per elevations.
External doors to have 5 lever locking mechanism and flush fitted threshold bar.

ENERGY...
Minimum of 75% of fixed light fittings are to be low energy type in compliance with Technical Standard 6.5.1
External lighting to be low energy fittings with PIR activation.
Heating and hot water system inspected and commissioned in acordance with manufacturers recommendations and Technical Standard 6.5.1

SECURED BY DESIGN (SBD)...
Doors ... Front entrance doorsets shall be certificated to one of the following standards:
••PAS 24:2007 *(Note 21.1.1)* or WCL 1 *(Note 21.1.2)*
Windows ... The SBD standards for ground floor, basement and easily accessible windows *(Note 28.1.1)* are as follows: ••BS 7950: 1997 or WCL 4 *(Note 28.1.2)*
All windows must incorporate key lockable hardware unless designated as emergency egress routes,1 *b*

STRUCTURAL NOTES...
No new structure is required for this application.

WATER EFFICIENCY...
Water efficient fittings should be provided to all WCs and WHBs within a dwelling. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 l/min. When specifying water efficient fittings consideration should be given to the operational flow rates that some heating or hot water appliances, such as combination boilers, need to activate their water heating function.
When installing low volume flush WCs, the pipe diameter, discharge and gradient interrelationship of the drainage system is critical in order that the new and any existing sections of the drain operate as intended. Plumbing and associated water installations should be carried out and commissioned by persons who possess sufficient technical knowledge, relevant practical skills andexperience for the nature of the work undertaken.
An approved Certifier of Construction, who has been assessed to have the professional skills and relevant experience, can certify compliance of plumbing, heating or drainage installations

LEADWORK:
All leadwork code 5 to BS EN 12588 raggled into walls with min. 150mm upstand fixed in place with proprietory fixing clips to BS 6915 at max. 450mm ctrs. Lead sealant applied to raggles. Lead forming valley gutters to be dressed vertically 150mm above slate and under timber wall linings and under slate to sides by 150mm over 45x25mm battens

GLAZING:
All glazing below 800mm to be toughened safety glass to BS6262: Part 4 2005
All glazing below 1500mm in doors and side lights to be toughened safety glass to BS 6262:2005
Protective barrier fitted in front of all glazing below 800mm above floor level capable of resisting loads specified in BS 6399:Part 1:1996

GENERAL...
1 All electrical work to be to the latest IEE rules and regulations with electrical work undertaken by contractor who can sign electrical completion certificate.
2 The building owner is responsible for notifying the Local Authority when the works are due to start on site. Any change however minor should be discussed with the Local Authority prior to carrying out any works as any unspecified works may require an amendment to building warrant.
3 All service position on drawings are indicative only. The building owner should contact all services to locate exact positions of all services required.
4 All apartments to have transluscent glazed openings with area of at least 1/15th of the floor area of the apartment located in an external wall or in a wall between the apartment and conservatory.
5 Construction and work carried out to ensure there are no substantial thermal bridges or gaps of insulation occur within building elements.

Client: Mr Azzad	Address: 589 Gallowgare, Glasgow		
Project: Proposed extension of shop		Dwg: A1472.21.05	
Title: Specifications	Date: 06.01.20	Scale: no scale	

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