

# WARRANT NOTES

ALL MATERIALS TO BE IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS.

DRAINAGE - NO JOISTS TO BE CUT OR NOTCHED  
PARTITIONS FORMED USING 70x38mm TIMBER STUDS AT 600mm CENTRES LINED WITH 12.5mm PLASTERBOARD EITHER SIDE.  
FULL HEIGHT DWANGS TO BE PROVIDED BETWEEN EXISTING JOISTS UNDER ALL NEW TIMBER PARTITIONS

SMOKE DETECTORS FITTED IN ACCORDANCE WITH BS-5446:PART1:1990. MAINS OPERATED SMOKE DETECTOR WITH 72 HOUR STANDBY SUPPLY AND AUDIBLE WARNING THAT MAINS SUPPLY IS OFF WITH CAPACITY FOR WARNING OF SMOKE FOR A FURTHER 4 MINUTES. AUDIBLE WARNING TO BE GIVEN EVERY MINUTE WHEN STANDBY SUPPLY FALLS BELOW THAT REQUIRED TO SATISFY NECESSARY DURATION. ALARM TO BE CEILING MOUNTED, AT LEAST 300mm FROM ANY WALL OR LIGHT FITTING AND LOCATED NOT MORE THAN 7m FROM DOOR TO LIVING ROOM OR KITCHEN AND NOT MORE THAN 3m FROM DOOR TO A ROOM INTENDED TO BE USED AS SLEEPING ACCOMMODATION. TO BE MEASURED HORIZONTALLY. SMOKE DETECTORS TO BE INTERLINKED WHERE TWO OR MORE ARE PROPOSED

KITCHEN EXTRACT TO BE CAPABLE OF 60 LITRES PER SECOND AND TO PROVIDE 4000mm<sup>2</sup> CONTINUOUS TRICKLE VENTILATION WHEN FAN IS NOT IN USE. FANS TO HAVE VARIABLE SPEED FUNCTION

NEW DRAINAGE PIPEWORK TO BE PVC IN ACC/ WITH BS 5872:1994-1 TO CONNECTED TO EXISTING VENTILATED SYSTEM.  
ALL PIPEWORK TO BE SUPPORTED IN ACC/ WITH MANUFACTURER'S RECOMMENDATIONS. ALL DRAINAGE TO BE ADEQUATELY STRENGTHENED AND SUPPORTED OVER ITS ENTIRE LENGTH. ACCESS TO BE PROVIDED AT TRAPS AND CHANGES IN DIRECTION. TRAPS TO BE 75mm DEEP SEAL.

ELECTRICAL INSTALLATION TO COMPLY WITH RELEVANT REQUIREMENTS OF BS 7671:2001.

ACTIVITY SPACE 1000x600 IN FRONT OF COOKER. KITCHEN UNITS TO PROVIDE 1 CUBIC METRE OF STORAGE.

## ELECTRICAL LEGEND

- FANWALL LIGHT AND SWITCH  
NOTE: BATHROOM LIGHT TO BE SHROUDED
- ⚡ LIGHT/ FAN CONTROL SWITCH
- ⚡ DOUBLE SWITCHED SOCKET OUTLET
- ⚡ DOUBLE SWITCHED SOCKET OUTLET ABOVE WORKTOP
- ⚡ SOCKET OUTLET
- ⚡ COOKER CONTROL WITH LOW-LEVEL ROB SWITCH POINT
- ⚡ EXTRACTOR FAN WALL MOUNTED TO KITCHEN
- ⊙ SMOKE DETECTOR

VERIFICATION OF ESTIMATED COSTS	
JOINER WORK	- £3000
PLUMBER WORK	- £1500
ELECTRICAL WORK	- £500
TOTAL	- £5000

3180 BEDROOM AS EXISTING  
SHADED AREA DENOTES EXTENT OF SUSPENDED CEILING. CONSTRUCTED USING 12.5mm PLASTERBOARD SCREW FIXED TO SW TIMBER FRAMING

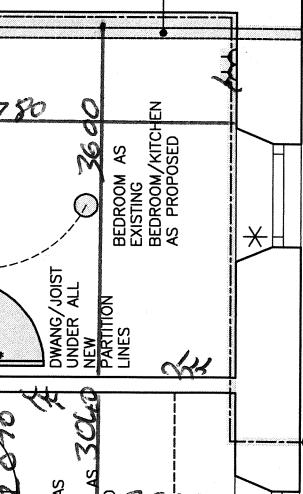
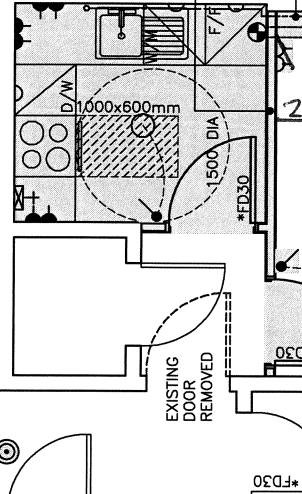
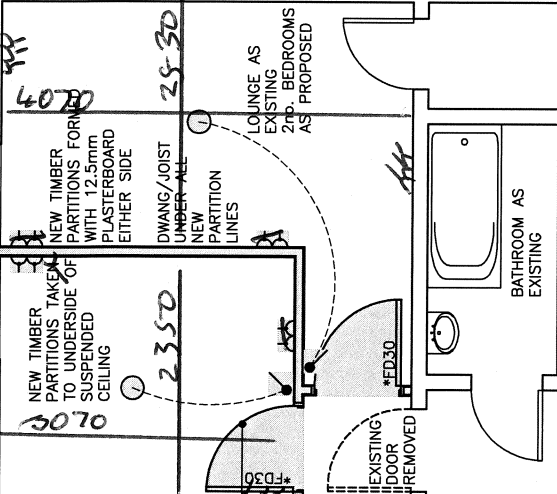
WC AS EXISTING

BATHROOM AS EXISTING

KITCHEN AS EXISTING  
BEDROOM AS PROPOSED  
EXISTING KITCHEN REMOVED

BEDROOM AS EXISTING  
BEDROOM/KITCHEN AS PROPOSED

NOTE - EXISTING SINK DRAINAGE CONNECTION INTO EXISTING W/P RE-USED



NOTE - EXISTING SINK DRAINAGE CONNECTION INTO EXISTING W/P RE-USED

--- DENOTES PROPOSED ALTERATIONS  
- - - - DENOTES PROPOSED DOWNTAKINGS

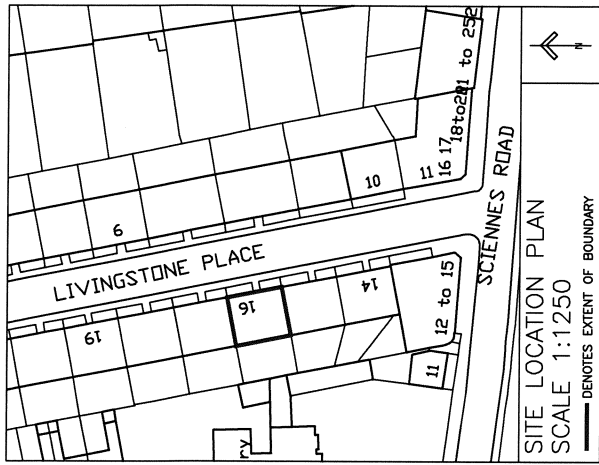
\*FD30  
NEW 30 MINUTE SELF CLOSING FIRE DOOR WITH INTUMESCENT STRIPS AND SMOKE SEALS

\*DENOTES REQUIREMENTS OF EXISTING SASH AND CASE WINDOW

NEW 8000mm<sup>2</sup> TRICKLE VENTILATOR TO BE FITTED WINDOW TO HAVE GLAZED AREA NO LESS THAN 1/3 OF THE FLOOR AREA. OPENABLE AREA OF NO LESS THAN 1/3 OF THE FLOOR AREA. WINDOW TO HAVE OPENABLE AREA OF MIN 0.33m<sup>2</sup> AND MIN DIMENSIONS OF 450x450mm.

NEW TIMBER PARTITIONS FORMED WITH 12.5mm PLASTERBOARD EITHER SIDE. DWANG/JOIST UNDER ALL NEW PARTITION LINES  
DRAINAGE TAKEN ALONG WALL WITHIN PIPE BOXING AND CONNECTED INTO EXISTING SINK  
CONNECTION. NEW 50mm AAV INSTALLED AT END OF LINE. AAV TO TERMINATE ABOVE FLOOD LEVEL OF SINK. AAV TO BE ACCESSIBLE

KITCHEN EXTRACT TAKEN WITHIN LOW LEVEL BOXING TO OUTSIDE. TERMINATED VIA WALL MOUNTED VENT. VENT TO PREVENT THE INGRESS OF MOISTURE AND INSECT INFESTATION



SITE LOCATION PLAN  
SCALE 1:1250  
--- DENOTES EXTENT OF BOUNDARY

**ema**  
ARCHITECTURE + DESIGN

GRANT DEVELOPMENT  
FLAT ALTERATIONS  
16(3F2) LIVINGSTONE PLACE

AS BUILT FLOOR PLAN

DATE	15/05/2013	ISSUE NO.	1
BY	222.000.113	ISSUE FOR	ISSUE FOR CONSTRUCTION
APP'D BY	PGF	APPROVED BY	PGF
PROJECT NO.	04060_451(00/001)	DATE	15/05/2013
CLIENT	VOYAGEPOINT	PROJECT	16(3F2) LIVINGSTONE PLACE
ARCHITECT	ema	ADDRESS	16(3F2) LIVINGSTONE PLACE
CONTACT	0131 468 8888	WEBSITE	www.ema-architects.co.uk