

door on gable for fire escape only applicable on semi type

patio to be level with the floor level, and have risers at max 170 and goings 300mm

door to patio area to have protratory vent over provide 12,000 sq. mm

Dunbrick or similar approved chimney linings constructed in accordance with manufacturers specification due to be a min. 200x200 clear opening

gas central heating boarding to balanced fluid with external groud

cooker hood to have an extract fan discharged to external air, extract rate litres/sec

mechanical extract fitted w.c., bathroom, en-suite, kitchen and utility rooms where applicable, with 30litres/sec.

all electrical and gas appliances are to be checked in manufacturers literature are to be handed to occupier upon completion

opening lights to provide a min 1/20th floor area with glvoid vent over to provide 8000sq. mm

kitchen/utility room and bathroom windows to have vents over a min. of 10000sq.mm

insulated water entry to be in 100mm dia duct.

outside step between outside ground level and principle entrance door to be 16mm, pavings on each side graded, and landing formed outside door to be 900 wide x 1200mm long

entrance door to principal entrance to have a 950mm wide door set, and have a level threshold max step down from the house floor level to the paved access entrance and paving to be at a max. 1:15 gradient.

with an upstand of 100mm on edge furthest away from the building

see site plan for bin store locations, min 600x600mm square

1000mm wide paving from edge of drive to landing area, allowing 150mm gap from external wall filled with gravel for drainage.

all partitions/walls at ground floor level are to be built in 100mm block as indicated on the Str. Eng drawings.(1350-1600kg/m cu)

and should achieve a minimum airborne sound insulation level of 43 dB Rw.

all gutters are to be 100mm dia half round or equal approved, and all downpipes are to be 75mm dia round into roddable gullies.

all internal wall and floor construction is to be minimum 1/2 hour fire resistant.

195x50mm SC4 s.w. floor joists at max. (C16's)400mm centres, with 22mm T+G flooring grade chipboard min 15kg/m sq fixed to joists, and have two layers of gypsum board fixed to the soffit min 10kg/m sq, and have min 100mm mineral wool between joists min 10-60kg/m cu

weep vents at 900mm centres at cavity fill level

see site plan for drainage layout

smoke detectors fitted on landing and hallway and linked into mains

where party wall is to be formed this is to be taken upto the underside of the roof structure and fire stopped using quilt insulation under the slate/tile finish and the block joint

bathrooms and en-suites bathrooms to have mechanical extract min. rate 15 litres/sec.

215x140mm high air bricks.

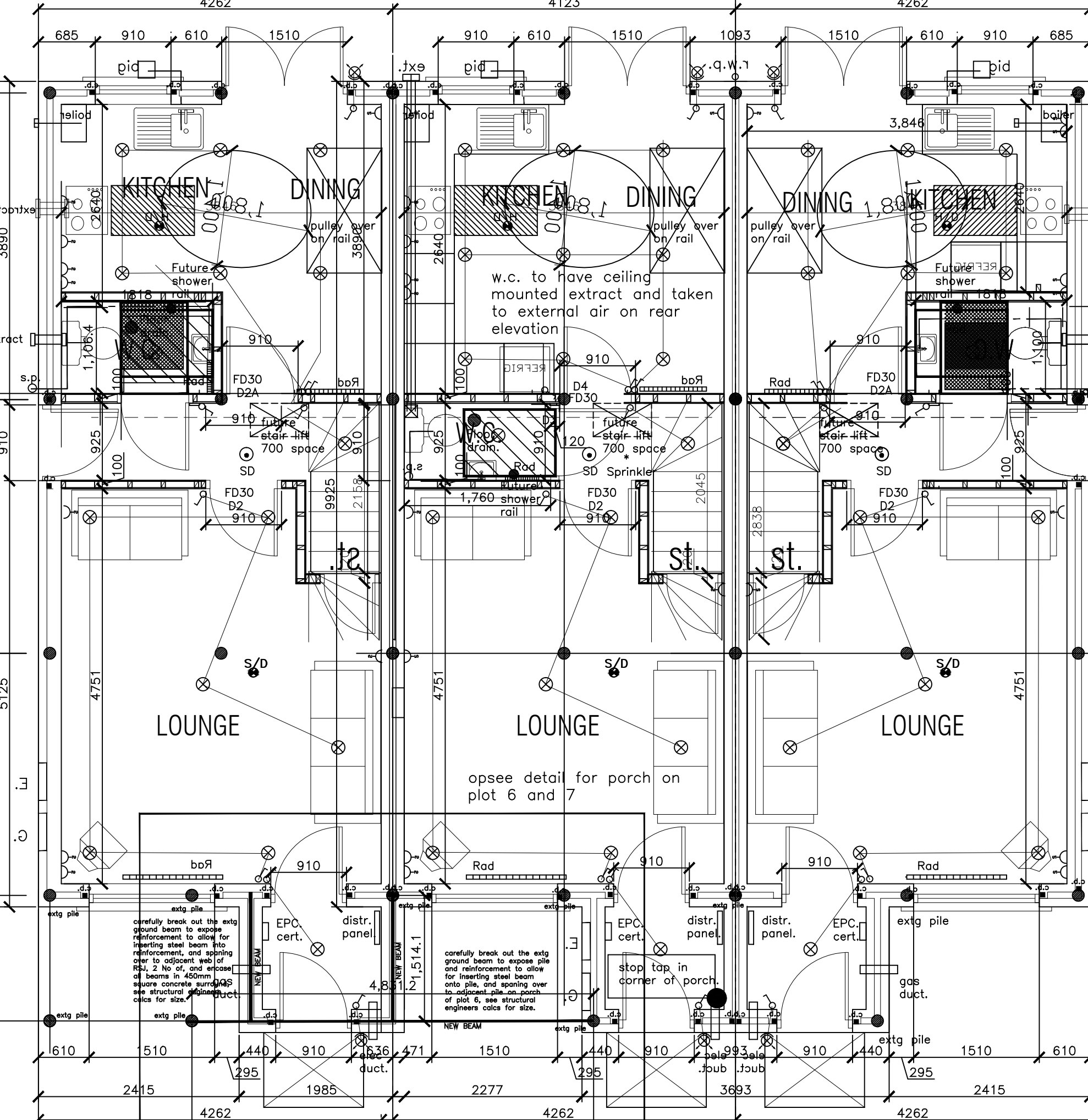
all windows to habitable rooms to have opening lights min. 1/20th of the floor area, with a 10000mm sq. mm vent over.

where the site investigation encounters contamination under ground then a methane gas barrier is to be installed by Alderpuke or equal approved, all in accordance with the manufacturer recommendations

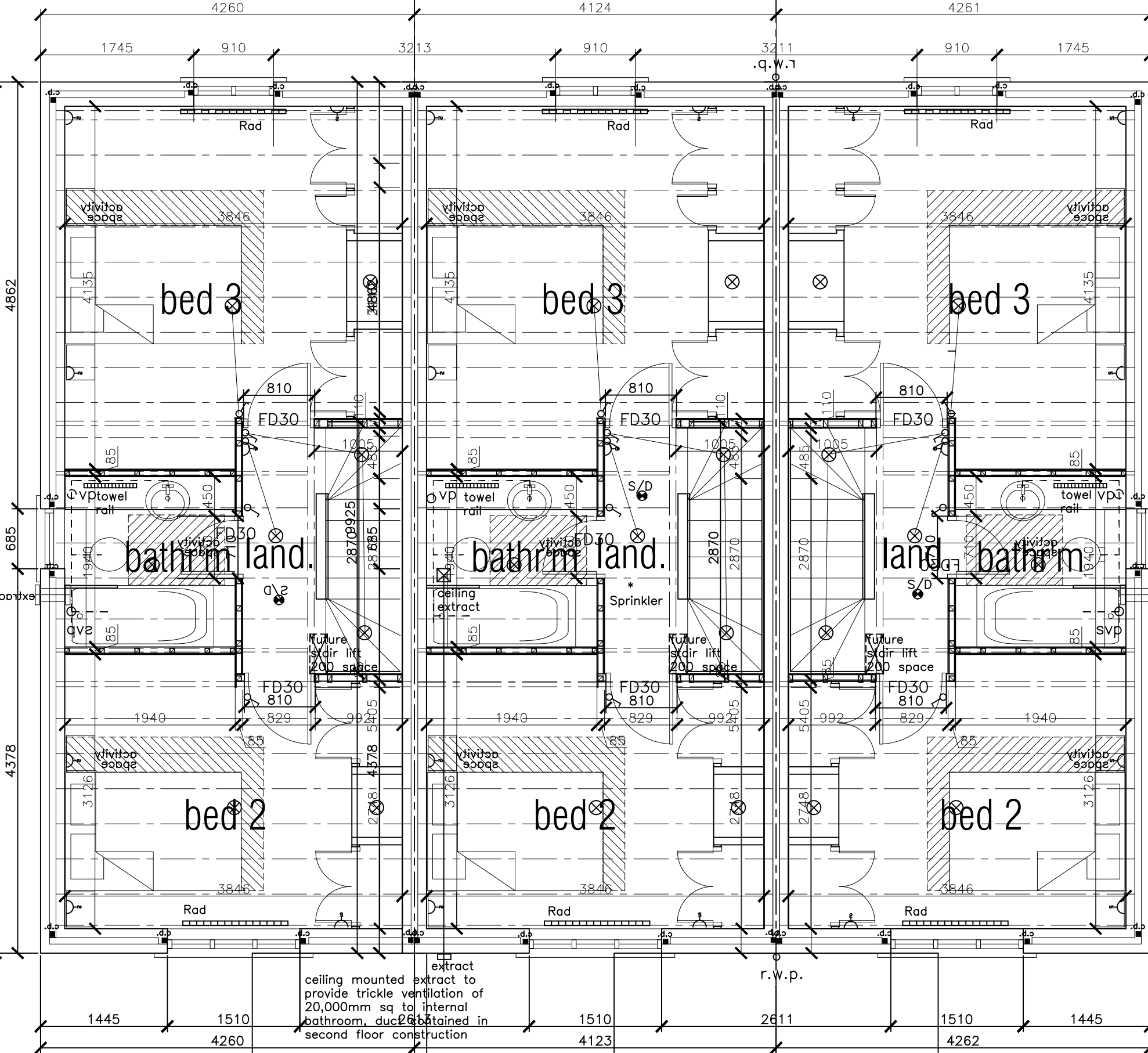
EPC and sustainability report/certificate to be mounted on wall in hallway

see site plan for drainage layout

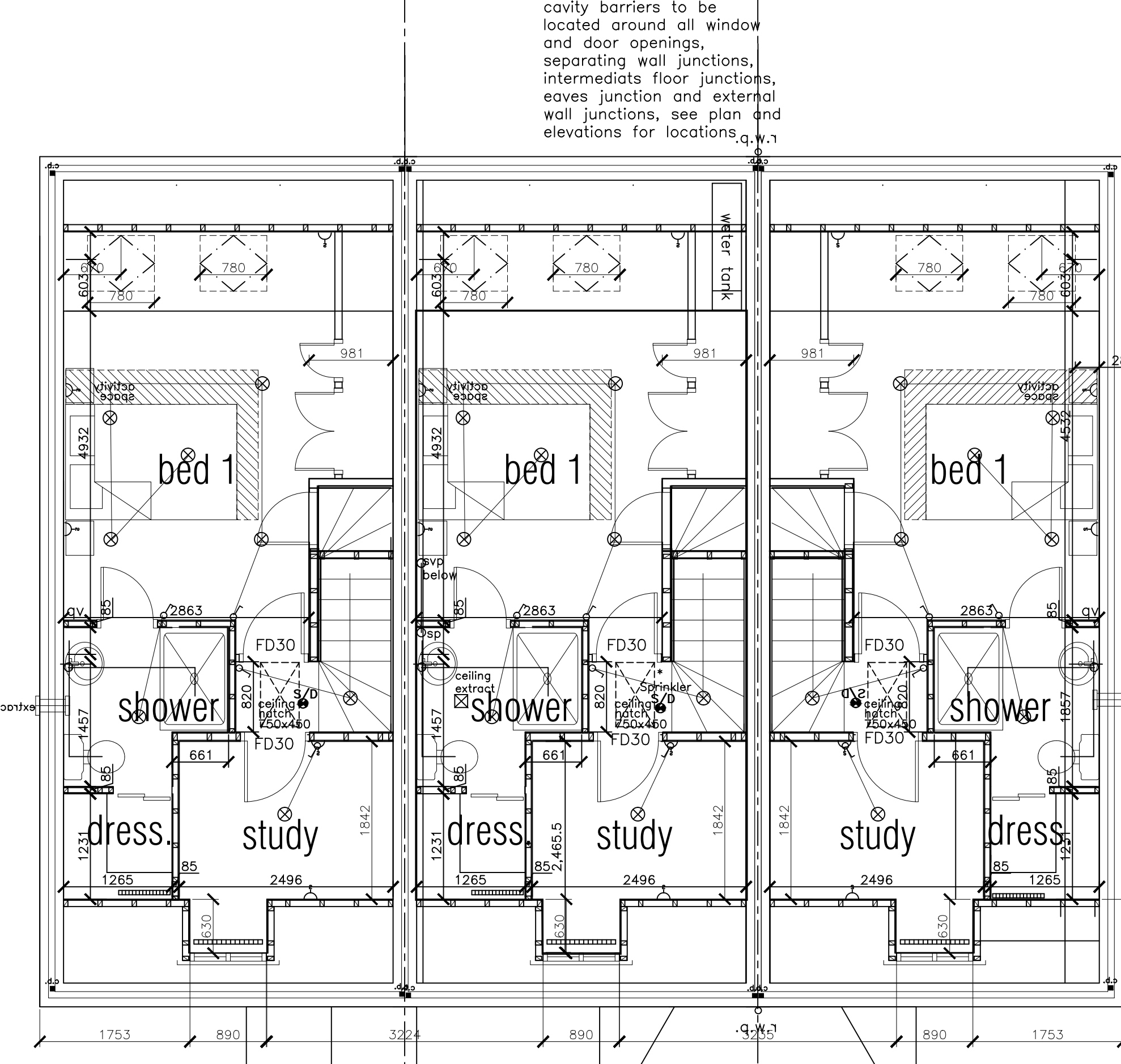
2No. of 220x50mm thick trimmers bolted together with M12 bolts at 900mm centres



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

stairwell external wall areas and returns to all partition walls are to have a cement sand render applied 15mm thick with metal lath angle beads and then a plaster skim finish applied

bathrooms and en-suites bathrooms to have mechanical extract min. rate 15 litres/sec.

215x140mm high air bricks.

2No. of 220x75mm thick trimmers bolted together with M12 bolts at 900mm centres

all windows to habitable rooms to have opening lights min. 1/20th of the floor area, with a 5000mm sq. mm vent over.

thermostatic shower to be installed over the bath in bathroom, along with semi round top screen to side

entrance door to principal entrance to have a 950mm wide door set, and have a level threshold max step down from the house floor level to the paved access entrance and paving to be at a max. 1:15 gradient.

all internal partitions are to be 75mm timber studs at 400mm centres with 50mm min quilt insulation 10kg/m cu between studs,

unless stated otherwise gypsum board to be applied to both faces 10kg/m sq.

where walls are to be in timber stud partition these are to be 75x50mm studs with gypsum board 10kg/m sq on each face and skimmed, and have 50mm min Iswool quilt in void to provide 10kg/m cu

all radiators are to have thermostatic valves fitted.

all electrical work to be carried out in accordance with BS7671:2008

fire alarm system to be in align with BS5839: Part 6:2004 and be interconnected, with optical smoke alarm type, with heat detectors in kitchen, and have a grade D type with an sound output of 85dB(A) and be ceiling mounted.

kitchen/utility room and bathroom windows to have vents over a min. of 10000sq.mm

provide 40mm dia waste pipe and connections for shower area as shown and connect into gf w.c. connections

all external lamps are to have a maximum of 100W and be fitted with a PIR sensor, as well as a manual override light switch

where showers are located against partitions or dry lined walls these are to have 12.5mm thick tile backer board in lieu of plasterboard

all doors and windows to be PAS23 and PAS 24 UKAS accredited, and with a BS1303 Grade 3 anti drill cylinders complete with 3 keys

opening lights to provide a min 1/20th floor area with glvoid vent over to provide 12000sq. mm

Sound testing should be carried out in accordance with:

a. BS EN ISO 140-4: 1998 and BS EN ISO 717-1: 1997, for airborne sound transmission; and

b. BS EN ISO 140-7: 1998 and BS EN ISO 717-2: 1997, for impact sound

all internal wall and floor construction is to be minimum 1/2 hour fire resistant

220x50mm SC4 s.w. floor joists at max. 400mm centres.

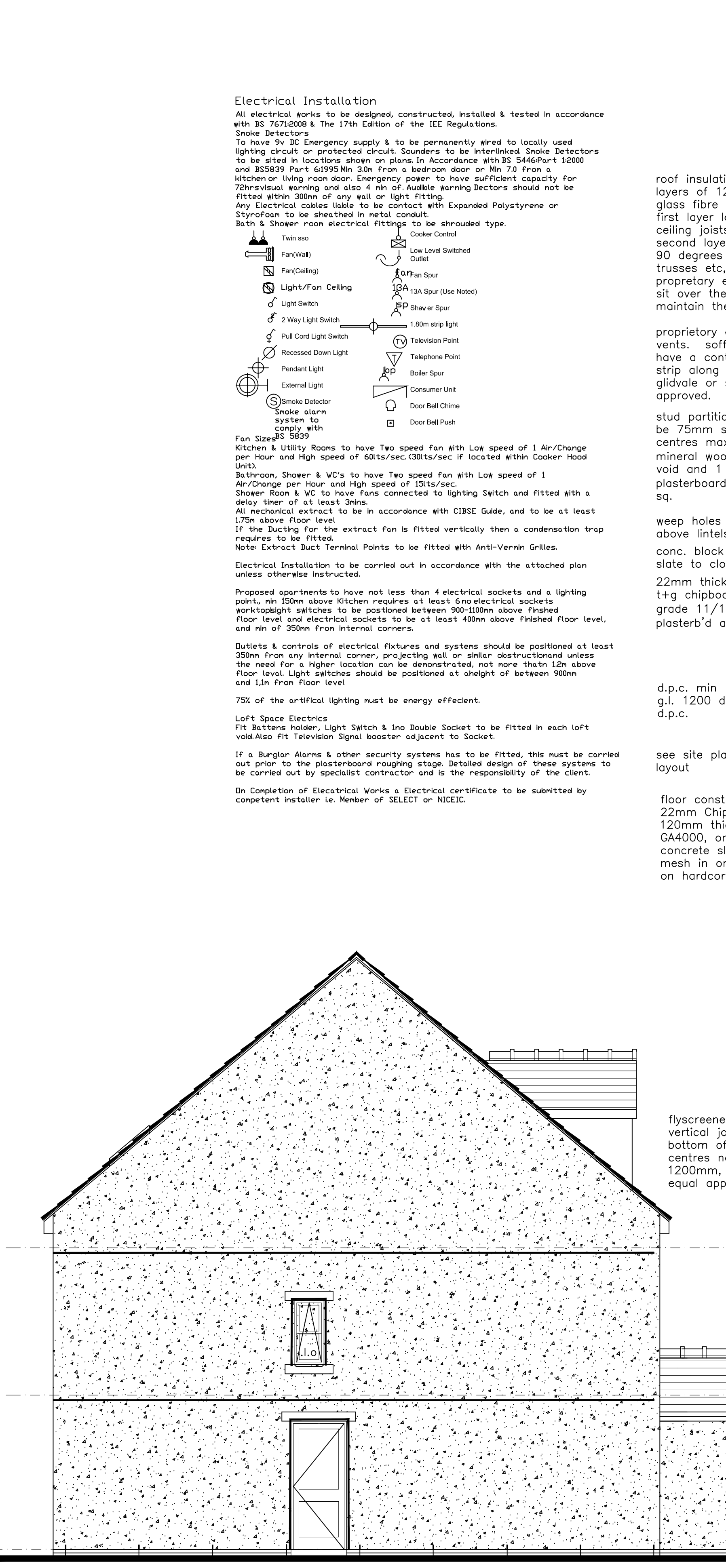
bathrooms and en-suites bathrooms to have mechanical extract min. rate 15 litres/sec.

all doors onto landing and stairwells, to be FD30 fire doors, where indicated, and be fitted with a self closer

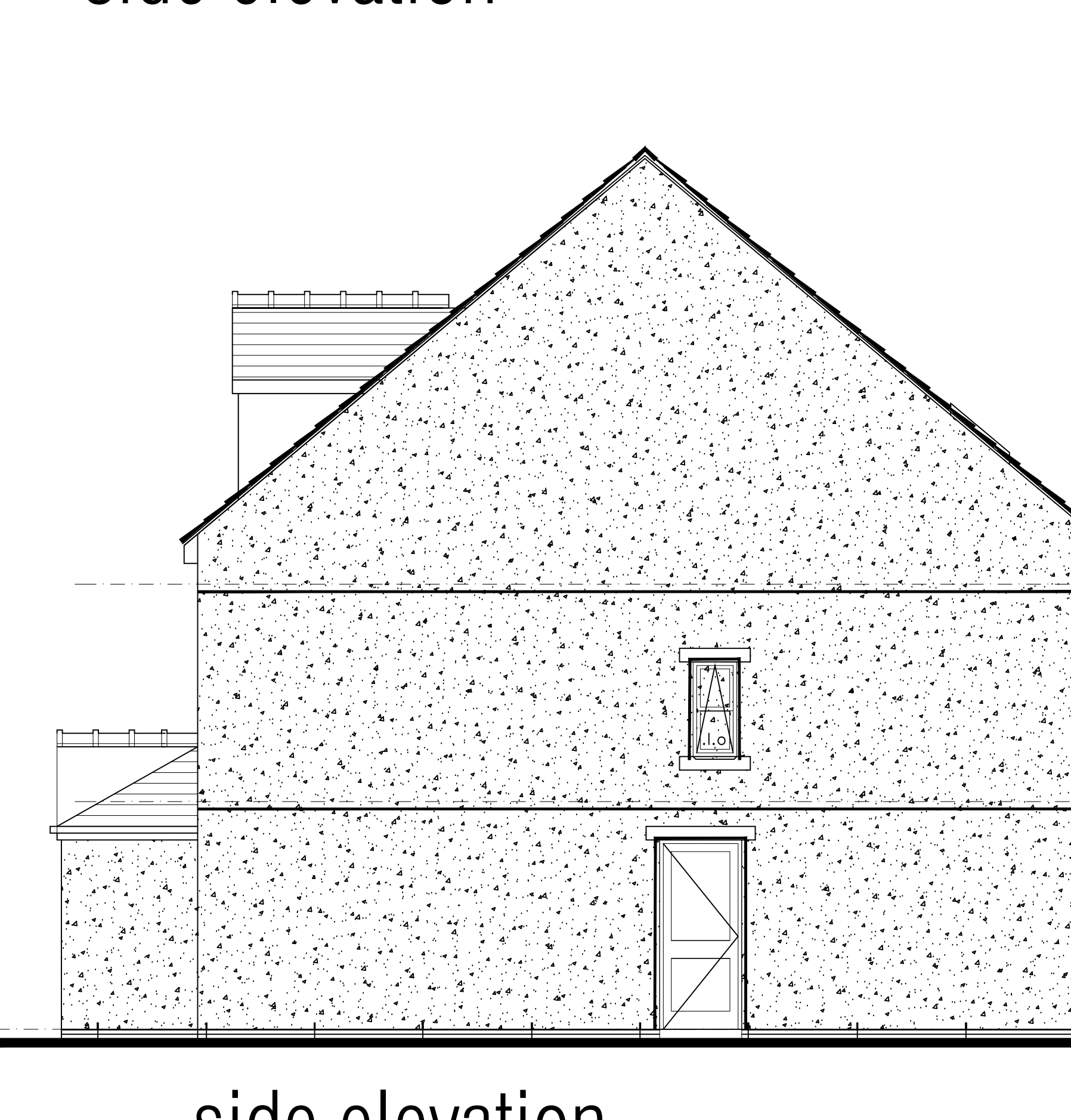
2No. of 220x75mm thick trimmers bolted together with M12 bolts at 900mm centres

where floor joists are on hangers these are to be JHR type by Cullins and fit over the wall construction

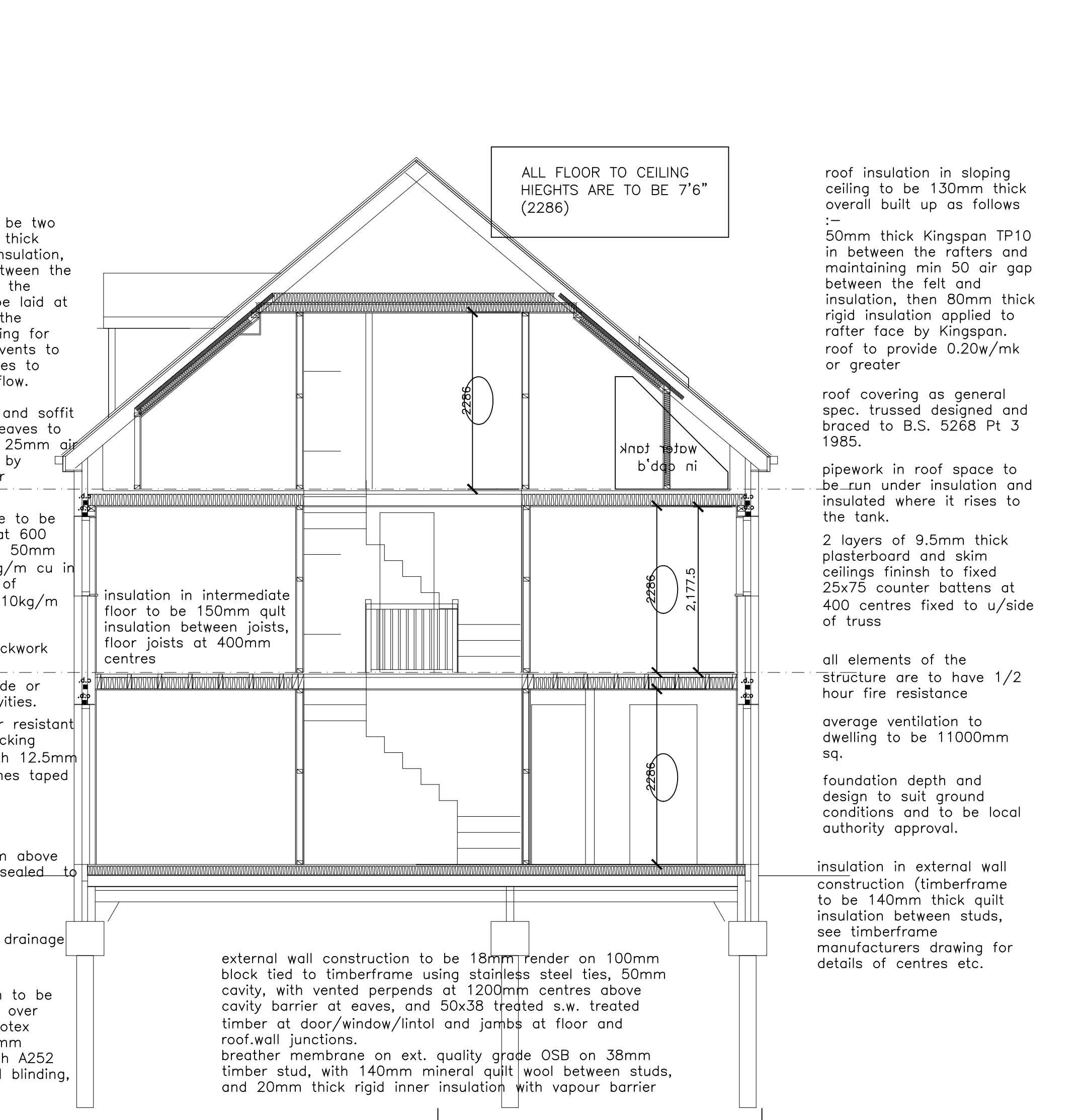
Air tightness testing is to be in accordance with BS EN 13629: 2001 'Thermal performance of buildings - determination of air permeability of buildings - fan pressurization method



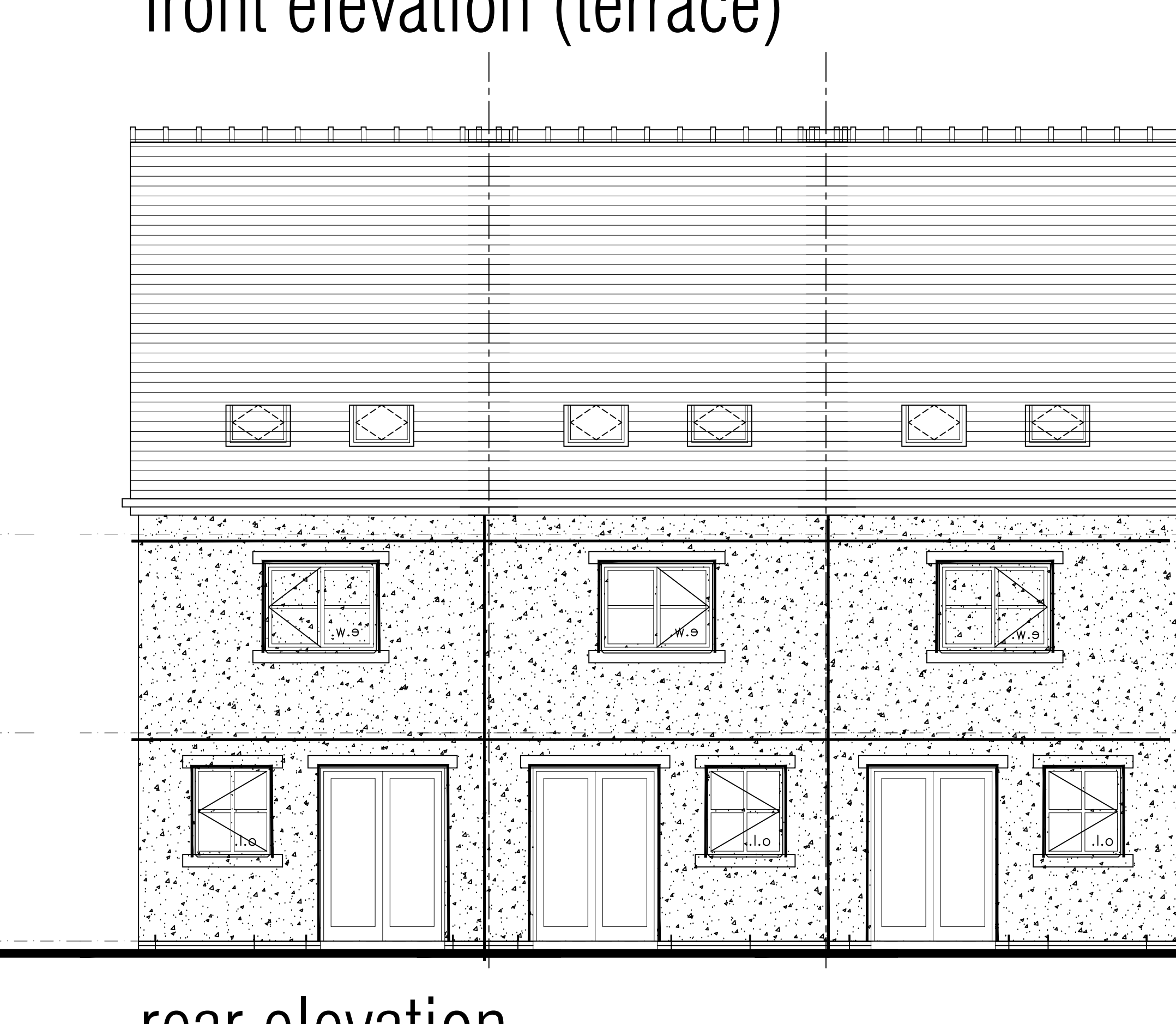
side elevation



side elevation



front elevation (terrace)



rear elevation

Electrical Installation

All electrical work to be designed, constructed, installed & tested in accordance with BS 7671:2008 & The 17th Edition of the IET Regulations.

Smoke Detectors To have 2x 300W Emergency supply & to be permanently energised locally used

Any Electrical cables liable to be contacted with Expanded Polystyrene or Styrofoam to be sheathed in metal conduit.

Bin & Shower room electrical fittings to be shrouded type.

Proposed apartments to have not less than 4 electrical sockets and a lighting point, on 150mm above Kitchen requires at least 6 electrical sockets

Shower Room & WC to have fans connected to lighting Switch and fitted with a safety level of at least 1.5m

No mechanical extract to be in accordance with CIBSE Guide, and to be at least 1.75m above floor level

If the backing for the extract fan is fitted vertically then a condensation trap required to be fitted

Note Extract Buck Terminal Points to be fitted with Anti-Venom Grilles.

Electrical installation to be carried out in accordance with the attached plan unless otherwise instructed.

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roof insulation to be two layers of 125mm thick glass fibre roof insulation, first layer laid between the ceiling joists, and the second layer to be laid at 90 degrees over the trusses etc, allowing for proprietary eaves vents to sit over the trusses to maintain the air flow.

proprietary eaves and soffit vents, soffit of eaves to have a continuous 25mm gl strip along eaves by glvoid or similar approved.

stud partitions are to be 75mm studs at 600 centres max, with 50mm mineral wool 10kg/m cu in void and 1 layer of plasterboard min 10kg/m sq.

weep holes to brickwork above lintels

conc. block on side or slate to close cavities.

22mm thick water resistant 1+g chipboard decking grade 11/11 with 12.5mm plaster'd and ome topped

d.p.c. min 150mm above g.l. 1200 d.p.m. sealed to d.p.c.

see site plan for drainage layout

floor construction to be 22mm chipboard over 120mm thick Celotex GA4000, on 150mm concrete slab with A252 mesh in on sand blinding, on hardcore

flyscreened slim vents in vertical joints at top and bottom of each panel at centres not exceeding 1200mm, by Rayltons or equal approved

external wall construction to be 180mm render on 100mm block tied to timberframe using stainless steel ties, 50mm cavity, with vented perpend at 1200mm centres above cavity barrier at eaves, and 50x38 treated s.w. treated timber at door/window/lintel and jambs at floor and roof-wall junctions.

breather membrane on ext. quality grade OSB on 38mm timber stud, with 140mm mineral quilt wool between studs, and 20mm thick rigid inner insulation with vapour barrier

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ALL FLOOR TO CEILING HEIGHTS ARE TO BE 7'6" (2286)

roof insulation in sloping ceiling to be 130mm thick overall built up as follows

50mm thick Kingspan TP10 in between the rafters and maintaining min 50 air gap between the rafters

insulation, then 80mm thick rigid insulation applied to rafter face by Kingspan, roof to provide 0.20w/mk or greater

roof covering as general spec. trussed designed and braced to B.S. 5268 Pt 3 1985.

pipework in roof space to be run under insulation and insulate where it rises to the tank.

2 layers of 9.5mm thick plasterboard and skim ceilings finish to fixed 25x75 counter battens at 400 centres fixed to u/side of truss

all elements of the structure are to have 1/2 hour fire resistance

average ventilation to dwelling to be 11000mm sq.

foundation depth and design to suit ground conditions and to be local authority approval.

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S	17.05.16	fire door added to kitchen, and lounge fire omitted
R	04.05.16	activity space added to ground floor WC to suit Bldg Ctrl requirement
Q	27.04.16	updated to suit as built on site and alts for Bldg Ctrl
P	17.12.15	access to ground floor w.c. amended
N	23.09.15	houses amended to suit as piled porches
M	22.04.15	cavity barriers and add. info added etc for Bldg Ctrl
L	30.09.14	facade amended to suit Auld street extg units