

## Specification

### To be read by all parties.

All drawings to be read in conjunction with specifications and details.

NO WORK CAN START UNTIL FULL BUILDING WARRANT APPROVAL IS ISSUED, MAIN CONTRACTOR TO ENSURE COUNCIL IS NOTIFIED OF WORK AS REQUIRED IN APPROVAL

**The Contractor and Client is to become familiar with the Construction compliance notification plan and to give ample notification to Building standards when the appropriate stages are ready for inspection. The Contractor and Client are also to take photos every day of works of all areas.**

All dimensions are to be site verified by the contractor prior to commencement of works and any discrepancies between the site and drawings are to be brought to the attention of the contractor/architect/engineer/employer for clarification. All new works, products, and processes are to be in accordance with all relevant British Standards and manufacturer's guidance. All components are only to be manufactured/fabricated from contractor verified site dimensions. All works are to be carried out in accordance with the Scottish Government Building Standards and all relevant amendments. The drawings referred to in these notes have been prepared for the purposes of obtaining a building warrant and does not purport to be a full description of the works involved. The applicants should ensure that the contractor is competent to carry out the works is competent to do so. The Main Contractor will be responsible for all structural alterations and will be required to check the soundness of adjacent walls and floors and take the appropriate measures for their complete stability during the construction period. Do not scale from drawings. All existing finishes to be made good. All fixtures, fittings, finishes, electrics and lighting for clients approval.

### Fire standards

all structural elements (beams, post & lintels) to be 60min fire rating 1 layer of 15mm fireline plasterboard and 1 layer of 12.5mm plasterboard, any structural elements with of crossing a separating wall or floor to have the same fire rating as the separating wall or floor.

### Window & Door

New UPVC window & Door, Double glazed, Low E coated, Argon Filled, U-Value 1.4 W/m<sup>2</sup>K, all glazed doors to be fitted with laminated glass, 10mm silicone sealant to all external edges of frames (colour to match windows), all Doors & windows to have lockable handle. All of the doors and windows are to be design and installed to meet the recommendations for physical security in Section 2 of the 'Secured by Design' (ACPO, 2009)

### Safety Glass

All glazing within 800mm of the floor, glazed doors and side light, within 300mm of a door leaf to be kite marked toughened safety glass to BS6262: Part 4:2005.

### Emergency Escape Windows

Where emergency escape window is noted on the drawings there should be a minimum of 0.33m<sup>2</sup> clear opening escape area with neither the width or the height of the opening being less than 450mm. The Openable area is to be between 800mm & 1100mm above FFL. The Emergency escape windows on the upper storey at a height not more than 4.5m from the ground.

### Kitchen, Bathrooms & en-suite

Kitchen to be designed by Clients chosen specialist.

Bathroom sanitary ware all to client's specification.

All sanitary ware & Kitchen appliances as specified by client and specialist to be fitted in accordance with manufacturer's specification and details.

### Electrics

All electrical work is to be Designed, Constructed, Installed and Tested in accordance with the 18th Edition of the BS BS7671:2018 and installed by a certifier of construction who is a member of a scheme approved by BSD ( Building Standards Division of the Scottish government ) and to the satisfaction of Building Control prior to completion.

All electrical work to be in installed in accordance with the current IEE regulations and any relevant amendments.

All lights, internal and external to be low energy LED high efficiency bulbs. Contractor to ensure dwelling is fitted with 100% low energy type bulbs and have a minimum anticipated life of 10 years.

External lighting to be fitted with automatic control by both movement detection PIR and photocell to ensure operated only when needed to prevent wasteful use of energy.

### Manual Controls & Electrical Fixtures

Outlets and controls for electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. This would include fixtures such as sockets, switches and timer controls or programmers. Within this height range: light switches should be positioned at a height of between 900mm and 1100mm above finished floor level and to be confirmed by client. Standard switched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above finished floor level. Above and obstruction, such as a work top, fixtures should be at least 150mm above the projection 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.

### Fire Alarm & Smoke Detector System : Fire Detection system is to be upgraded in the entire dwelling.

A fire detection and alarm system is to be installed and designed by the electrician in accordance with BS5839 Part 6: 2004, and guidance in clause 2.11 for a grade D Type LD2 system. Smoke alarms are to be interconnected by hard wiring on a single final circuit. A standby power supply is to be provided in accordance with BS5446 Part 1: 2000 Type of Fire Detector: Heat Detector in all kitchens in accordance with BS5446:part 2 : 2003. Optical Smoke detector are to be installed in the Open Plan areas, principal habitable room (living room), Bedrooms where required ( inner bedrooms) and hallways adjacent to kitchens in accordance with BS EN 14604:2005. Ionisation Smoke Detector to all Hallway adjacent to Bathroom/Shower rooms in accordance with BS EN 14604:2005. Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire

### Heating

New Air Source Heat Pump to be installed , New under floor heating to ground floor and new radiator to First and second floors

All Radiator are to be Fixed with TRVs controls . All to heating contractors design. System to include thermostatic control in each room and electronic digital timer control, automatic shut-off & weather compensating controller. All heating and hot water pipes are to be insulated in accordance with BS5422 All Ducting to be insulated where they are passing through any cold voids. All Proposed heating & Hot water system is to be designed by an approved heating engineer and in accordance with the Buildings standards terms 6.3 of the domestic reg's 2009 and the boiler manufacturer's guidance.

Water Efficient fitting are to be fitted to all WC's, shower and WHB's. WC dual & single flush is to be not more than 4.5litres and WHB tapes is to have a flow rate not more than 6 litres per minute. Shower is to have a flow rate of 8 litres per minute.

### Ventilation

All apartments to have 12000mm<sup>2</sup> trickle ventilation, other than Bathroom, WC's, and Kitchen which are to have 10000mm<sup>2</sup>.

All openable windows to be min 1/30th of the floor area it serves .

Mechanical vents to Kitchen to be capable of at least 30l/sec .

Mechanical vents to Bathroom to be capable of at least 15l/sec .

All extract fans to have humidistat control, boost and timed overrun.

### Drainage - All Areas

Foul drainage to existing system , All new drainage below ground to be formed in 110mm UPVC, to be laid on and surrounded by min 150mm pea gravel. Drains to be laid to fall of 1:40. Drains to have lintel over where passing through walls, and reinforcement inserted in foundations to engineer's specification where drains pass beneath. All drainage to be tested and witness by building control before backfilling.

All sanitary pipe work to be installed to BS EN 12056-2: 2000.

All WHB's, sinks, showers to be fitted with 75mm deep seal, anti-syphon, easy coupling type traps.

SVP hand hole access to be provided above highest item to each floor all soil vents to terminate in a proprietary slate tile.

All SVP's must terminate a minimum of 900mm above any opening window/rooftight/door, or at least 3m horizontal distance away or by an air admittance valve as shown on drawing.

Air Admittance Valves (AAV) should be installed in accordance with the recommendations set out in BS EN 12380: 2002

### Internal Partitions

Loadbearing centre partitions -

15mm Gyproc plasterboard (to provide 30min fire Rating) , 9mm OSB, 95x45mm s.w timber studs at max 600mm centres with Rockwool flexi insulation, 15mm Gyproc plasterboard (to provide 30min fire Rating), T&F finish to both side of the plasterboard to Structural Engineer's design

Non-Loadbearing partitions -

12.5mm Gyproc plasterboard, 95x45mm s.w timber studs at max 600mm centres with fully filled insulation, 12.5mm Gyproc plasterboard. T&F finish to both side of the plasterboard

Timber dwangs at mid span all as per Structural Engineer's design and specification.

Install 12.5mm Moisture Resistant plasterboard to all kitchen and bathroom/en-suite walls.

18mm plywood to be used behind the plasterboard in bathroom/en-suites to provide a robust wall

all bedroom partitions to meet sound requirements set out in Building Regulations Domestic 2013 Noise 5.2.3 table 5.1. which is shown in our details.

### Harmful or dangerous substances

Before any works start the contractor to inspect the whole of the site including any buildings & associated land relating to any proposed works, for harmful or dangerous substances. Should the contractor be unsure of whether a substance or material is harmful or dangerous the contractor must seek appropriate specialist advice. If any harmful or dangerous substances are found, works are to stop and the appropriate measures shall be taken to ensure that, the substance is correctly dealt with to stop any threat to the health of people and surrounding buildings

### Limiting Air Infiltration

All Voids to be fully filled with insulation. All service penetrations to be fully filled and tape sealed. All ducting to be insulated where they are passing through any cold voids.

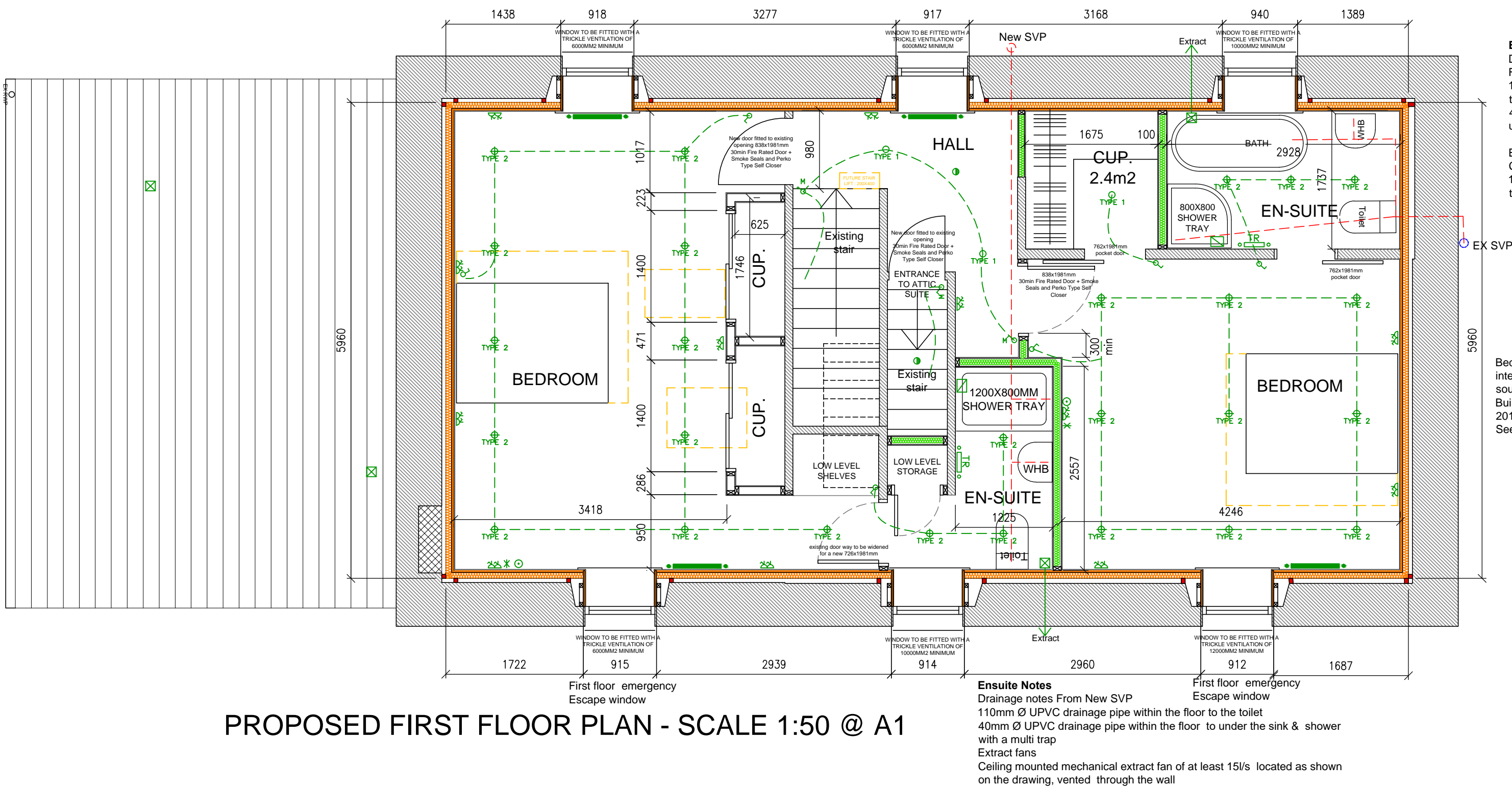
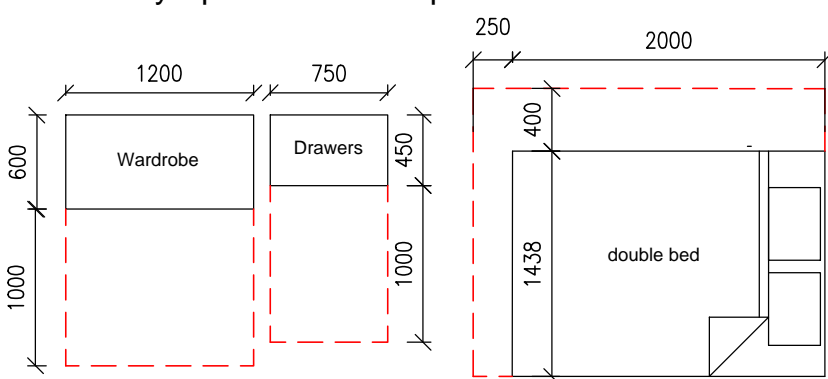
### General Specification

All drawings to be read in conjunction with all structural engineers drawings, specifications and details. Architectural drawings show the number & location of Electrical Fittings and drainage layout. It is the responsibility of the relevant contractor to complete the design and installation of these elements in accordance with the latest codes of practice. All materials used are to be in accordance with the latest British Standard specification where application. All Workmanship to be carried out in accordance with the latest codes of practice where applicable. All Services to be installed in accordance with any local byelaws and the relevant approved bodies. Contractor to work all elements in accordance with current Health & Safety regulations. All lintels, beams and other structural members to be to Engineer's specification and design. All DPC's to be non-bitumen based. Hyload or equal approved. All lead sheet to be to BS EN 12588:1999 with Workmanship to BS 6915:1988. All contractors to ensure that the building will be built in accordance with BRE Report - BR 262 "thermal insulation, avoiding risks" Second Edition 1994 to limit thermal bridging as far as reasonably practical.

## Services Key:

|  |  |
|--|--|
|  | Light Switch   |
|  | Multiple way Light Switch  |
|  | Twin 13 Amp Switched Socket  |
|  | Twin 13 Amp Switched Socket above Worktop  |
|  | Switch and Remote 13 Amp Unswitched Socket Below Worktop   |
|  | Electrical Distribution Board  |
|  | TV Point   |
|  | Telephone Point  |
|  | Network Connection Point   |
|  | Cooker Spur  |
|  | Ceiling Mounted Extract Fan Giving 30L/s in Kitchen / Utility (Kitchen Doubled if not above cooker) with 13 Amp Fused (Unswitched) Spur-Fan Isolator                           |
|  | Wall Mounted Extract Fan cored through Wall to Grille Giving 30L/s in Kitchen / Utility (Kitchen Doubled if not above cooker) with 13 Amp Fused (Unswitched) Spur-Fan Isolator |
|  | Inlet vent to all internal Bathrooms with 100mm flexi duct   |
|  | light standard pendant fitting   |
|  | light mains voltage downlighter  |
|  | external wall light - pir actvated   |
|  | Mains operated smoke alarm   |
|  | Mains operated heat detector   |
|  | Carbon Monoxide detector located 1-3m from source  |
|  | Underfloor Heating by Specialist   |
|  | Radiator (Plumber to Advise on Size Required)  |
|  | Towel Radiator   |
|  | 9.5KW elec shower  |
|  | Access Maneuvering Space   |
|  | Kitchen Activity Space   |
|  | WHB Activity Space : 700mm x 800mm   |
|  | WC Activity Space : 1100mm x 800mm   |
|  | SHOWER Activity Space : 900mm x 900mm  |

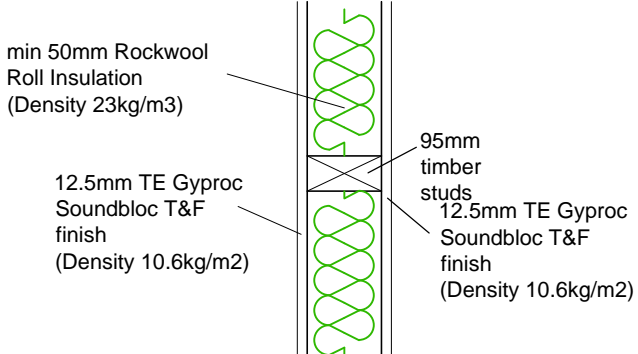
## Activity Space for each Apartment



PROPOSED FIRST FLOOR PLAN - SCALE 1:50 @ A1

## Noise Reduction Details @ 1:10

### Bedroom Timber partition details (Noise Reduction)



## Warrant Drawings

Project  
Proposed Internal & External alterations  
Reay House , St Vigeans  
Arbroath

Title  
Proposed Ground & First Floor plans  
Proposed Specification

Job No  
334

Drawing No  
BW01

Scale  
@A1

Rev.  
A

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DO NOT SCALE THIS DRAWING  
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE  
DISCREPANCIES TO BE REPORTED BEFORE PROCEEDING  
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