

Internal Partitions:

Load bearing Internal walls as per S.E Specification details.
Internal Walls between apartments and an apartment and an internal space where noise is likely to occur to consist of absorbent layer of min. 25mm mineral wool (min. 10kg/m³) hung between studs. 12.5mm Plasterboard (min.10kg/m³) either side (MR to Bathroom, Shower Room & En-Suites). Accessible Bathroom - Absorbent layer of min. 25mm mineral wool (min. 10kg/m³) hung between studs. 15mm Plasterboard (min.10kg/m³) either side (MR to Shower Room side only).All joints to be sealed. Finishes to have scrim, taped, filled and finished joints. All In accordance with Guidance Clause 5.2.2. Separating walls to have a minimum of 30 minutes fire resistance and contain no pipes, cables or services.

Ventilation:

- (dMEV) ceiling/wall mounted extract fan fitted to kitchen & wetrooms taken out through external wall to provide min continuous extraction rates as follows:- Kitchen 6 litres/sec with 13 litres/sec boost; Utility room 4 litres/sec with 8 litres/sec boost; Bathroom 4 litres/sec with 8 litres/sec boost; Toilet 3 litres/sec with 6 litres/sec boost.
- 12000mm (total) trickle vent to be installed in frame of Windows in Dining / Lounge Area and Master Bedroom.
- Window in En-suite to Provide 4000mm trickle ventilation with additional ventilation via Door to Bedroom undercut by 8mm to allow 10000mm total trickle ventilation to En-suite, openable velux to WC for fresh air inlet.
- All trickle vents to be installed at least 1750mm above finished floor level.
- 15 l/s Extract Fan to be fitted in WC,Bathroom and En-Suite. New fan to be fitted minimum 300mm horizontally away from existing boiler flue terminal.
- 30 l/s Extract Fan to be fitted above hob in Kitchen Area.

Electrical General:

All electrical work to comply with current I.E.E and hydro electric regulations; electrical layout is for guidance only - the electrical contractor is responsible for overall design and loadings, ensuring complete compliance with current I.E.E regulations. Current I.E.E design certificates and as-built drawings to be provided. All light fittings are to be of the low energy type. (6.5.1)Any electrical fixtures penetrating a separating element to be fire rated to match fire rating of the separating element. PIR Light (passive infrared) motion sensor to detect heat and movement to be installed to accessible entrance door as indicated.

Windows & Doors:

To ensure robust installation doorsets & windows should be fixed in accordance with Section 8 of BS 8213-4:2007 or manufacturers written instructions providing they meet or exceed British Standards. All glazing below 800mm above finished floor level to comply with BS6262:Part 4:2005 and BS6206. All doors with multipoint locking and insurance approved mechanisms to BS EN 1303: 2005, grade 5 key security and grade 2 attack resistance as a minimum. Door Sets to be tested and certified in accordance with PAS 24 : 2007. Windows to be tested and certified in accordance with BS 7950 : 1997.

Wood Burning Stove:

Wood burning stove within living space as per ground floor plan with an output rating of no more than 5Kwh. Stove to be mounted on constructional hearth at least 125mm thick on concrete floor slab, or free-standing, solid, non-combustible hearth at least 840 x 840mm minimum plan area and at least 12mm thick, provided the appliance will not cause the temperature of the top surface of the hearth on which it stands to be more than 100°C. the hearth located in a fireplace recess in accordance with BS 8303: Part 1: 1994, or any part of the dwelling, other than the floor, not more than 150mm from the hearth,constructed of solid, non-combustible material.

Refer to manufacturers installation instructions.

- The 125mm diameter, double walled stainless steel flue pipe will be separated from combustible materials by a minimum of 25mm to prevent the possibility of radiated heat starting a fire.
- Hearth to be no less than 840mm x 840mm in plan.
- The back of the appliance will sit a minimum of 150mm in from the edge of the hearth, as well as 150mm from either side of the hearth.
- The closed appliance will sit a minimum of 225mm from the front edge of the solid, non combustible hearth.
- The distance between the rear of the stove and the timber frame wall is to be a minimum of 300mm or in accordance with the manufacturer's recommendations, whichever is greater.
- The termination height for the flue will be located coexternally at a safe distance from any opening, obstruction or flammable or vulnerable materials.
- External air vent is to be provided to stove, vented direct to the external atmosphere and in accordance with guidance clause 3.12.2.
- A fan may be fitted provided a satisfactory spillage test is carried out in accordance with BRE Information Paper IP 7/94
- Gas-fired appliance, where a kitchen contains an open-flued appliance, the extract rate of the fan should not exceed 20 litres/second. To check for safe operation of the appliance(s) the recommendations in clause 5.3.2.3 of BS 5440: Part 1: 2000 should be followed.

Labelling:

Information essential to the correct application and use of the wood burner to be permanently posted in the dwelling to alert future workmen to the specification of the installed system. Label to be located adjacent to new wood burning stove and should be indelibly marked and contain the following information:

- The location of the hearth, fireplace (or flue box) or the location of the beginning of the flue
- Chimney designation string in accordance with BS EN 1443: 2003 (see clause 3.18.2) for products whose performance characteristics have been assessed in accordance with a European Standard and that has been supplied and marked with a designation as described in the relevant European Standard
- The category of the flue and generic types of appliance that can safely be accommodated
- The type and size of the flue (or its liner)
- The installation date

Smoke and Heat Detectors:

- Grade D mains powered fire detection and fire alarm system with battery back up (min. 72 hours), permanently wired to a circuit which is electrically protected at the consumer unit to be installed comprising of: 1 no. smoke alarm installed in every principal habitable room, 1 no. smoke alarm in every circulation space (hallway & landing) and 1 no. heat alarm installed in the kitchen.
- Smoke alarms to be of the optical type conforming to BS EN 14604: 2005.
- Heat alarms with fixed-temperature elements conforming to BS 5446: Part 2: 2003.
- Detectors to be fitted in positions as shown, or within 7m of the door to a living room and kitchen and within 3m of the door to a bedroom.
- Detectors to be installed in circulation areas, ceiling mounted and situated a min. 300mm from, and not directly above, any light fitting, air conditioning unit or heat source.
- Smoke and heat alarms within dwellings to be interconnected in accordance with BS 5839: Part 6:2019.

AIR TIGHTNESS TESTING: (6.23/6.24)

Dwelling to be built following the guidance in "Accredited Construction Details (Scotland)". Accredited Details applicable to this building supplied as separate document. Air tightness testing must be carried out when building is deemed air-tight & nearing completion. Testing should be in accordance with BS EN 13829: 2001 - 'Thermal performance of buildings - determination of air permeability of buildings - fan pressurization method'. Air tightness value of 5 m³/m².h @ 50 Pa or less must be achieved, in accordance with SAP calculation.Testing should be carried out by persons who can demonstrate relevant, recognised expertise in measuring the air permeability of buildings. This should include membership of a professional organisation which accredits its members as competent to test and confirm the results of testing.

Written information & Quick Start Guide : (6.8.2)

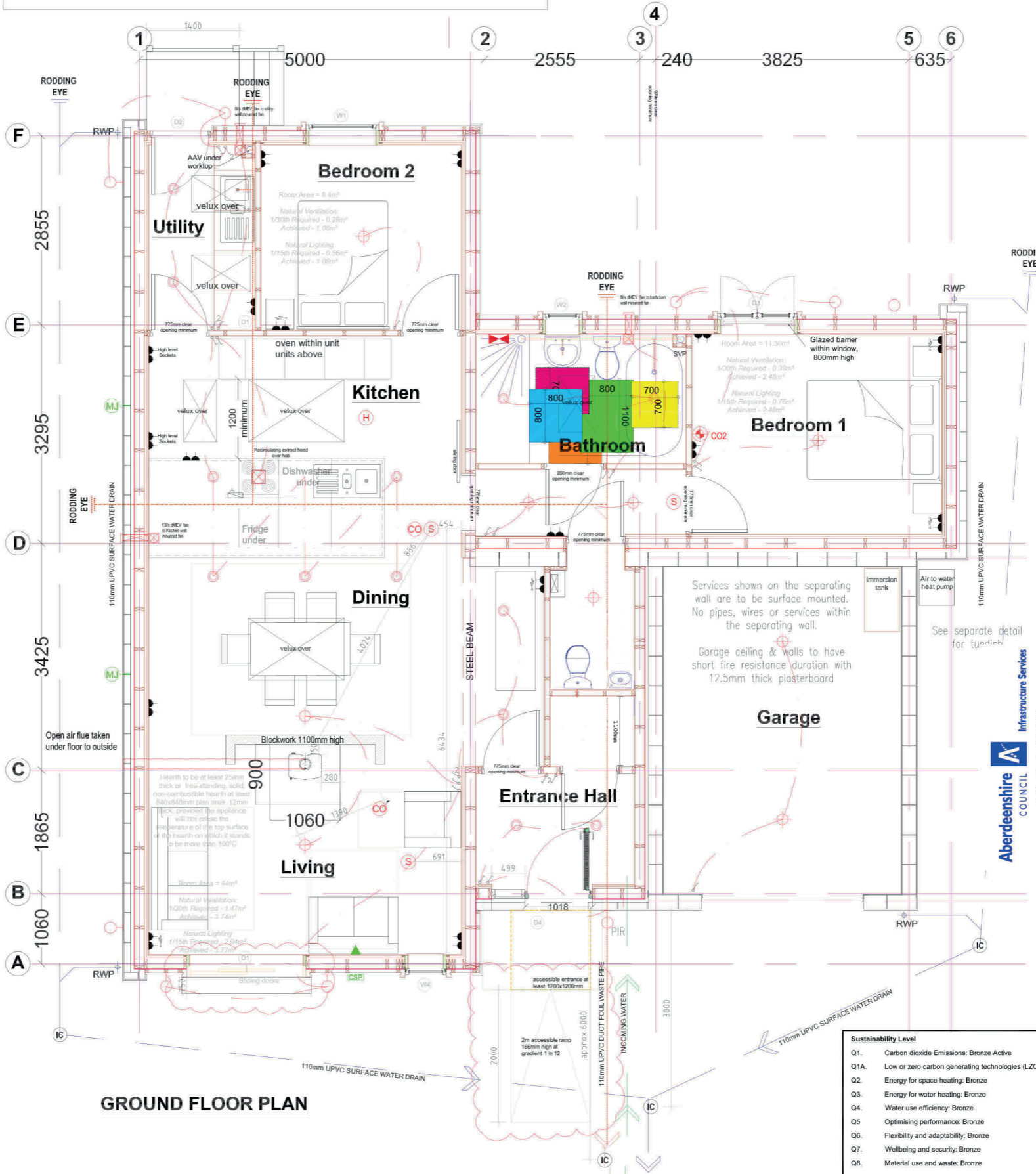
Written information should be made available for the use of the occupier on the operation and maintenance of the heating, ventilation, cooling and hot water service system, any additional low carbon equipment installations and any decentralised equipment for power generation to encourage optimum energy efficiency. If an air conditioning system is installed in a dwelling the guidance to regulation 17 should be followed. A quick start guide, identifying all installed building services, the location of controls and identifying how systems should be used for optimum efficiency should be provided for each new dwelling.

Energy Performance Certificate: (6.9)

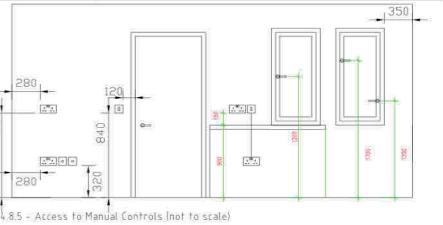
An energy performance certificate indelibly marked to be located adjacent the electricity meter.

Statement of Sustainability: (7.1.0)

A statement of sustainability indelibly marked that includes the level of sustainability achieved to be fixed to the building prior to completion and located adjacent the electricity meter.



ELECTRICAL LEGEND	
	LED mains voltage downlighter light fitting
	Ceiling mounted pendant light fitting
	External wall mounted light fitting (PIR sensor)
	Light switch - two way
	Light switch
	Smoke detector unit and sounder combined
	Heat detector unit
	Carbon monoxide detector unit
	Carbon Dioxide monitor
	Electrical distribution board
	Internal Hydro Electric box
	13 amp switched socket double
	13 amp switched socket double with USB
	Extractor fan
	Cooker control unit + 13 amp outlet
	Electric shower
	Telephone point
	BT Customer Splice point (CSP)



KEY OF ACTIVITY SPACES

- MANOUVERING SPACE
1100x800
- WC ACTIVITY SPACE
1100x800
- WHB ACTIVITY SPACE
800x700
- BATH ACTIVITY SPACE / SHOWER ACTIVITY SPACE
1200x800 / 800x800
- DRYING AREA ACTIVITY SPACE
700x700

APPROVED

In terms of the decision dated and application reference:

BW/2021/2000

01/09/2022

RC

ing and Cladding Ltd
Street, Johnshaven, Nr. Montrose,
Angus, DD10 0HB
Tel: 01561 360514
Email: debbie@arcoroofingandcladding.co.uk

CLIENT:
Mr & Mrs Ian Robinson

SITE: Lickleyhead - North Plot
St Cyrus, DD10 0D6

DRAWING TITLE: WARRANT
Ground Floor Plan

DATE: 22-07-2021

DRAWN BY: D E C

DRAWING No: C0050 - BW -P-02 E

SCALE: 1:75 @ A3