General Notes

All works to be in accordance with the current Building (Scotland) Regulations and also in accordance with all relevant British Standard specifications, Codes of practice and Engineer's specifications.

All dimensions to be checked on site by the Contractor. In case of discrepancy, variation, or a lack of dimensions the Architect/Engineer must be consulted before work proceeds. Do not scale any drawings - if in doubt ask.

Before any work can commence, unsuitable material including turf, vegetable matter, wood, roots and topsoil should be removed from the ground to be covered by the building, and the ground immediately adjoining the building, to a depth of at least that which will prevent later growth that could damage the building.

All temporary propping must be carried down to a firm bearing.

All foundations to be taken down a minimun of 200mm into suitable bearing strata. Ground conditions = expected to be medium dense sands and gravels; assumed allowable bearing value 100kn/sq.m.

Structural concrete to be Grade 28/35 concrete unless otherwise noted.

Blockwork walls to be constructed in dense concrete blocks with a basic crushing strength of 7N/sq.mm to BS 5628 'Structural use of masonary'. Mortar designation 2, below DPC (1:4 cement/sand), and mortar designation 3, above DPC (1:6 cement/sand)

All structural timber members shall be Grade C16 unless noted otherwise with a max moisture content of 20%. to BS 5268 'Structural use of timber'.

Building to be fenced off in a way to protect the public in accordance with regulation 13.

Neighboring footpath will be regularly cleaned and kept free of building debris and related materials in accordance with regulation 14.

Unfinished or partially complete works will be kept safe and secure in accordance with regulation 15.

Sockets, switches & controls

Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. This includes sockets, switches and timer controls or programmers.

Light switches should be positioned at a height of between 900mm and 1100mm above floor level.

Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting 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.

Ventilation

Trickle ventilation should be provided to window heads (TRV). Doors in the bathroom and utility to be undercut to allow air movement.

Trickle ventilation to be provided at an average of 12,000mm² per room with a minimum of 12,000mm² for each apartment.

DMEV to be provided with a minimum of 10,000mm² to the shower room.

Kitchen ventilation provided via newly positioned cooker-hood, min. extract rate of 30 litres per second, taken to

external air via ducts to terminal on the roof.

operation, taken to external air.

BS 8233:1999

Roof ventilation has been designed in accrodance with BS 5250:2011.

Drainage

Drainage works to comply with BS 8301.

All drainage to be laid to suitable fall. Drains to be surronded with 5-10mm pea gravel or granular material conforming to BS 5572.

Contractor to check the need for manhole or inspection chambers dependent on invert levels. All drainage to be to the satisfaction of the Building Control Officer.

450mm dia circular inspection chambers to be used as shown for invert levels up to 1.0m in depth. For invert levels greater than 1.0m but less than 1.50 1200 x 750mm manhole to be used, with 600 x 600mm cover size. Unused outlets to Inspection Chambers to be fitted with blanking caps.

Drainage passing through external walls to be lintolled over to protect against settlement and movement.

Discharge to field drain via soakaway and sewage treatment plant, as marked on plan. New surface water soakaway to be located minimum 5m from any building or boundary.

All drains laid to sight & satisfaction of local authority inspector. A drainage system outside a dwelling, should be constructed and installed in accordance with the recommendations in BS EN 12056-2: 2000, BS EN 752: 2008 and BS EN 1610: 1998. All mm upvc drains laid to min. 1:60 fall. Rodding eyes positioned at changes in direction. Drains to be laid min. 1.0m from building where possible and backfilled with granular material, drains less than 1.0m must be above foundation level.

Drainage system to be ventilated by the use of air admittance valves. Air admittance valves are to be installed in accordance with the recommendations in BS En 12380: 2002.

Wastewater drainage system should be tested to ensure the system is laid and is functioning correctly. Testing should be carried out in accordance with the guidance in:

a. National Annex NG of BS EN 12056-2: 2000, for sanitary pipework;

b. BS EN 1610: 1998, for a drainage system under and around a building.

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Surface water drainage system should be tested to ensure the system is laid and is functioning correctly. Testing should be carried out in accordance with the guidance in BS EN 1610: 1998



Bathroom and En-suite mechanical extraction system to provide min. extraction rate of at least 15 litres per second intermittent operation, taken to external air. Any extractor fan located within 2m of a bath or shower should be capable of operating under low voltage in accordance with Section 4.5.1 of the Building Standards.

Utility room mechanical extraction system to provide min. extraction rate of at least 30 litres per second intermittent

dMEV's in the bathroom and utility noise generated should not exceed 30 dBL Aeq T calculated in accordance with

SVP's to be ducted between rafters to terminate through slate vents, 900mm abo Access hatch to be provided for maintenance of any new SVPs from ground floor

120mm Ø deep flow Upvc gutters with 68mm pvc drops. (Positions as indicated on plans) Gutters & Downpipes should be constructed and installed in accordance with the recommendations described in BS EN 12056-3: 2000, & securely fixed in accordance with manufacturers details.

Under the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2005, a 'SEPA - CAR Registration' must be completed in order to obtain authorisation for the foul water discharge from septic tank to soakaway. This must be completed and forwarded to Aberdeenshire Council's Building Control Department, prior to the installation of the septic tank, and construction of the foul water soakaway.

Sanitaryware

Water efficient fittings should be provided to all new sanitaryware.

Taps serving sink should have a flow rate of not more than 6 litres per minute.

WC cisterns will have an average flush volume of not more than 4.5 litres per minute.

To prevent scalding, the temperature of hot water at point of delivery to the sink and bath should not exceed 48 degrees celsius.

Heating

New ground source heat pump system to be capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere when the outside temperature is minus 1°C.

Provide suitable lagging to all pipes and vessels in accordance with standard 6.4

Insulation to all heating pipes and hot water pipes.

Upon installation of the heating and hot water system it will be inspected and commissioned in accordance with the manufacturers instructions, written information will be provided to the client.

Log Burning Stove

Spillage test to be carried out in accordance with BRE Paper IP 7/94 in kitchen/family area to ensure safe operation of wood burning stove whether or not the extract fan is running.

Access to the flue for inspection will be made available in the attic void. Access to the void will be provided by a hatch into the attic space.

A permanent air entry opening with a total free area of 50% of the cross-sectional area of the flue to be located for the permanent ventilation of the stove.

 \sim \sim \sim Installation of the log burning stove is to be as stated in the manual and use non combustible materials as the frame (metal studs, concrete blocks) and finished in a non combustible material (VITCAS High Temperature Plasterboard

Log burning stove to be installed in accordance with the requirements of BS 8303: Parts 1 to 3: 1994.

Upon installation of the log burning stove a label shall be provided.

| ove any | opening | window | within | 3.0m. | |
|-----------|---------|--------|--------|-------|--|
| or level. | | | | | |

5929 BEDROOM'1 **O** CO2 3450

A COUN Building (Scotland) Act 2003 APPROVED In terms of the decision dated and application reference

> BW/2022/0906 28/09/2022

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|-----|---|-----------------------------|-------------|--|--|--|
| | DOOR SCHEDULE | | | | | |
| | Door Ref | Door Size (widthxheight) | Orientation | | | |
| | D1 | 940 x 2000mm | South | | | |
| | D2 | 1500 x 2000mm | West | | | |
| | D3 | 840 x 2000mm | South | | | |
| | D4 | 840 x 2000mm | East | | | |
| | D5 | 840 x 2000mm | West | | | |
| | D6 | 1600 x 2000mm | North | | | |
| | D7 | 840 x 2000mm | South | | | |
| | D8 | 840 x 2000mm | East | | | |
| | D9 | 2260 x 2000mm | East | | | |
| | D10 | 840 x 2000mm | East | | | |
| | D11 | 2450 x 2000mm | North | | | |
| | D12 | 840 x 2000mm | South | | | |
| | D13 | 840 x 2000mm | West | | | |
| | D14 | 1740 x 1800mm | South | | | |
| | D15 | 1710 x 1800mm | South | | | |
| | D16 | 1680 x 2000mm | West | | | |

General Notes

| WINDOW SCHEDULE | | | |
|-----------------|----------------------------------|-------------|--|
| Window Ref | Struct opening (widthxheight) | Orientation | |
| W1 | 900 x 1130mm | East | |
| W2 | 920 x 1130mm | South | |
| W3 | 980 x 1650mm | South | |
| W4 | 920 x 1130mm | South | |
| W5 | 670 x 1130mm | North | |
| W6 | 430 x 2100mm | South | |
| W7 | 920 x 1130mm | South | |
| W8 | 880 x 1130mm | South | |
| W9 | 3600 x 2000mm | South | |
| W10 | 865 x 2000mm | West | |
| W11 | 865 x 2000mm | West | |
| W12 | 660 x 978mm x4 | South | |
| W13 | 660 x 978mm x4 | North | |
| W14 | 660 x 978mm x4 | North | |

| EXT EXT | Extract Fan |
|-------------------|--------------------------|
| | DMEV Fan |
| ++++++PEND. | Pendant Light |
| $\bigotimes^{D.}$ | Downlight / Spotlight |
| ⊚н | Heat Detector |
| 共 | Power Socket |
| () co2 | Carbon Dioxide Detector |
| O co | Carbon Monoxide Detector |

DO NOT USE THIS DRAWING FOR CONSTRUCTION PURPOSES.

This is a draft drawing which is subject to change throughout the warrant application process and must not be relied upon for construction purposes. Do not scale this drawing. Any questions contact us on the details below.

| D | Drawing amendments | 03.08.22 |
|------|--------------------|----------|
| С | Drawing amendments | 27.07.22 |
| В | Drawing amendments | 15.07.22 |
| А | Drawing amendments | 05.07.22 |
| Rev. | Reason | Date |
| | | |

Project Name and Address

Conversion of Former Milking Parlour, Keith Hall Estate,

Inverurie.

AB51 0LD

Firm Name and Address

