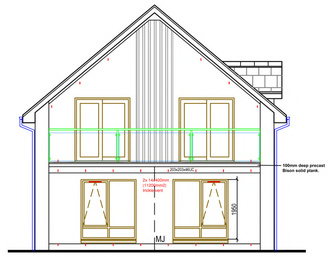
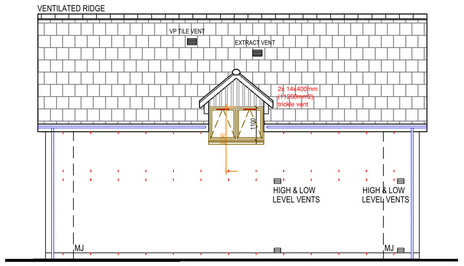


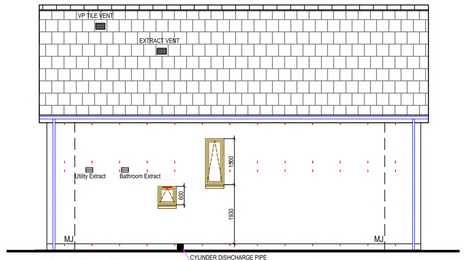

North West Elevation

Acoustically attenuated trickle vents to Bedrooms.




South West Elevation

South East Elevation




North East Elevation

CYLINDER DISHCHARGE PIPE TAKEN EXTERNALLY. DISCHARGE PIPE MUST BE LEFT VISIBLE.

**DWELLING MEETS BRONZE ACTIVE LEVEL**

THE STATEMENT OF SUSTAINABILITY (SUSTAINABILITY LABEL) THAT INCLUDES THE LEVEL OF SUSTAINABILITY ACHIEVED MUST BE FIXED TO THE BUILDING PRIOR TO COMPLETION. THE SUSTAINABILITY LABEL SHOULD BE INDELIBLY MARKED AND LOCATED IN A POSITION THAT IS READILY ACCESSIBLE. PROTECTED FROM WEATHER AND NOT EASILY OBSCURED. A SUITABLE LOCATION COULD BE IN A INTERNAL CUPBOARD CONTAINING A UTILITY METER.

**EXTERNAL FINISHES:-**

**Roof Covering**
Marley Ludlow Major - Smooth Grey with terracotta ridge.

**Walls**

**BUILDING (SCOTLAND) ACT 2003**

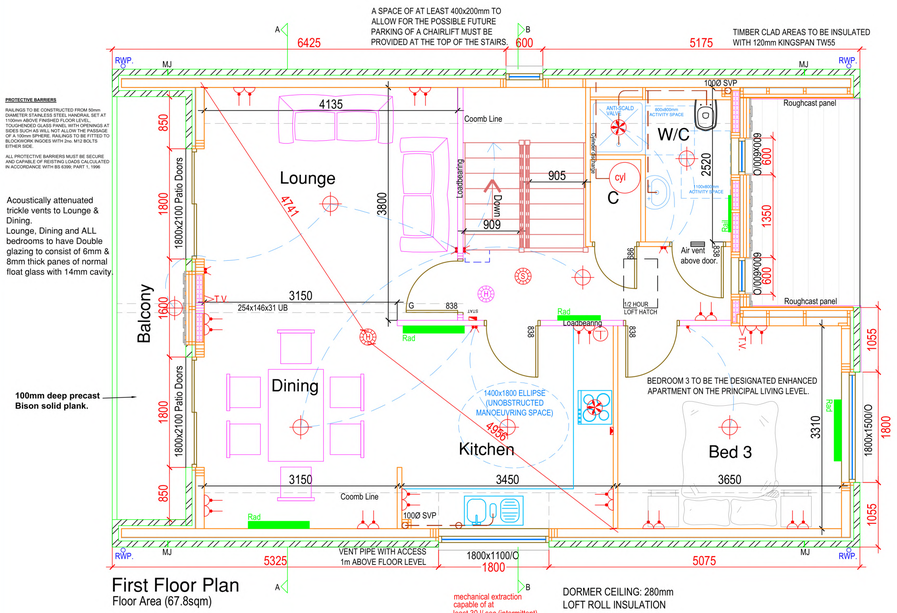
**This plan has been approved by**

**The Moray Council in terms of the**

**Building Warrant**

**Ref No.: 21/00980/BW**

**Dated: 07 December 2021**

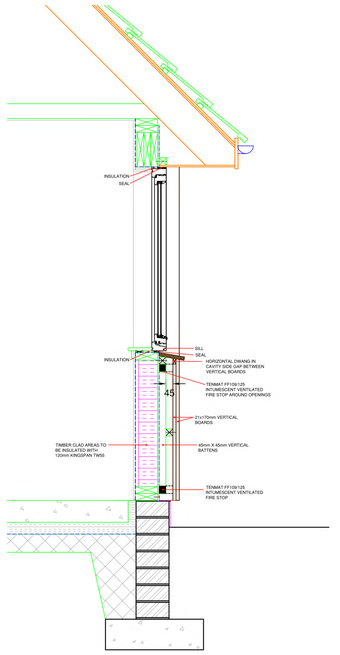


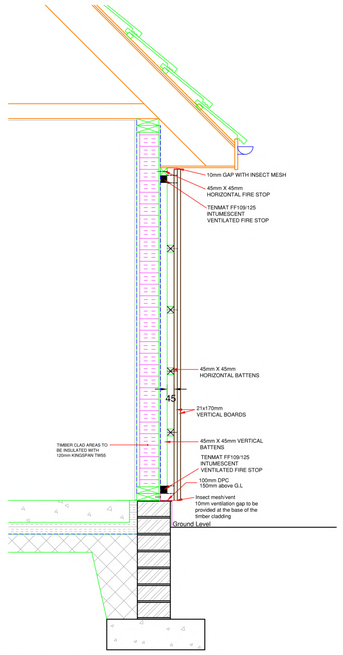

First Floor Plan
Floor Area (67.8sqm)

DORMER CEILING: 280mm LOFT ROLL INSULATION
DORMER HAFFIT: 140MM KINGSPAN TW55

## ELECTRICAL LEGEND

- 1 GANG SOCKET
- 2 GANG SOCKET
- UNDER UNIT SOCKET
- SINGLE SWITCH
- DOUBLE SWITCH
- DISTRIBUTION BOARD
- EXTRACT FAN
- COOKER CONTROL UNIT
- SHAVER POINT
- TELEPHONE POINT
- T.V. POINT
- PENDANT LIGHT
- WALL LIGHT
- RECESSED LIGHT
- BELL STOP
- OPTICAL SMOKE ALARM
- HEAT DETECTOR
- CARBON MONOXIDE ALARM
- CO2 DETECTOR/MONITOR
- STRIP LIGHT
- HOT WATER CYLINDER
- CEILING VENT (XPELAIR CAV 100) 7800mm2
- HEAT DETECTOR IN LOFT SPACE




Timber cladding

**ROOF TRUSSES.**

Detailed truss information will be provided to certifying engineer to allow completion of Form Q.
All timber to be in accordance with BS 5268 - 2, 2002. Timbers to be class TR26 with maximum moisture content of 18% unless shown otherwise.
Roof sarking shall be 9mm OSB for tiled roofs, unless noted otherwise. Provide 3mm dia. galvanised nails, 50mm long, at 200mm c/c max
100x22mm longitudinal ceiling tie bracing to be provided at each truss node point, fixed at each intersection by 2no. 3.35mm diameter nails.
All overlaps in bracing should be over a minimum of two trusses.
Trusses at 600mm centres maximum unless noted otherwise.

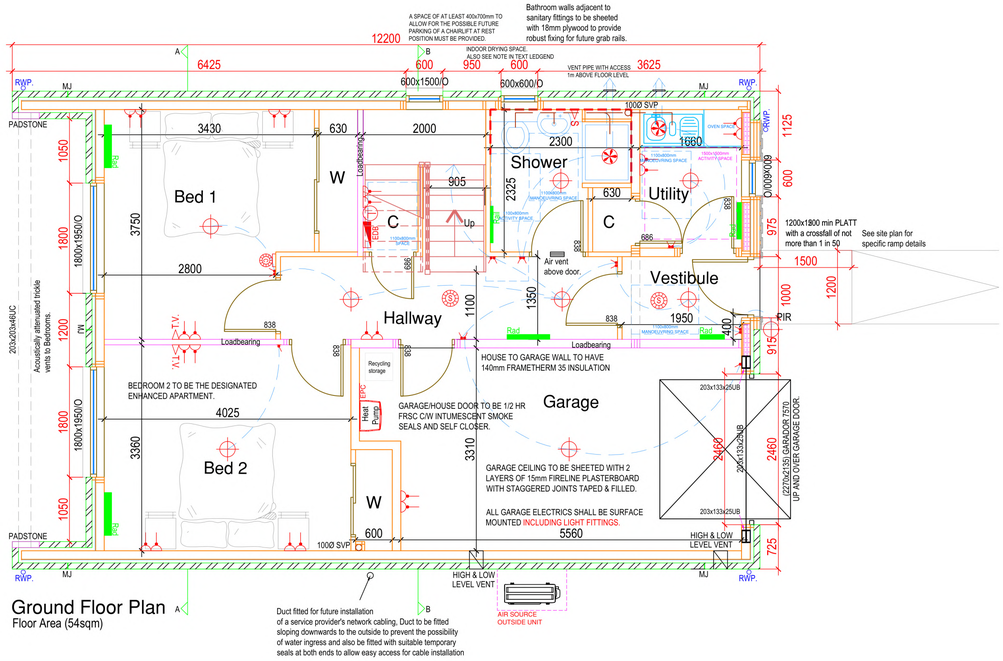
Trusses to be designed and fabricated to BS 5268: Part 3: 2006 and for loadings below:

Site Altitude, = 4m above ordnance datum
Site Snow Load, so = 0.55kN/m² 0.55kN/m²
Char. Wind Pressure, qs = 0.83kN/m²

| | | |
|---|---|---|
| Rafter | 0.40kN/m² | Superimposed (as BS6399 Pt 3) |
| | 0.97kN/m² | Dead Load (on plan) |
| Ceiling Tie | 0.25kN/m² | superimposed (as BS6399 Pt 3) |
| | 0.25kN/m² | Dead Load (on plan) |
| First Floor | 1.50kN/m² | Superimposed (as BS6399 Pt 3) |
| | 0.75kN/m² | Dead Load (on plan) |

This excludes self-weight of trusses and water storage tanks, which should be allowed for.
Bracing required as an integral part of the design of the trusses, and in additional to that shown is considered part of the truss, and costs thereof are to be included in Tenders.
Wind loads to be in accordance with BS 6399: Part 2: 1997, using chaacteristic pressure provided above.
Contractor to produce layout drawings, details of roof trusses and connections and full set of design calculations which are to be used in conjunction with this drawing in construction of the roof.
For rafter pitches below 60, tiles must be fixed with 2 nails to each tile at every 3rd course. At verges and abutments and at each side of valley and hips, the end tiles in every course must be nailed twice. All tiles in the first 2 courses at eaves and the last 2 courses at the apex should each be nailed twice. On pitches steeper then 60, all tiles must be nailed twice. Nails to be alloy, copper or silicon bronze and comply BS 1202. Clout head nails of 3.35mm or 2.65mm dia. should be used and should be a minimum length of 38mm.
Lead flashings to be provided at all roof junctions.
Roof trusses to be tied down to timber frame by 'bat' straps (30x2.5x1200mm with 100mm twist) to every third truss in addition to proprietary truss clips to each truss. 'bat' straps (30x5x1200mm with 100mm bend) at 1200mm centres to gable walls anchored to at least two trusses at rafter and ceiling level all to comply with bs 5268:part3.
30 x 5mm thick m.s. galvanised steel gable straps to be provided at both ceiling tie and rafter levels. they are to be fixed over two trusses using 5 no. zinc platedno12 woodscrews with timber packers fitted between rafters and ceiling ties to suit.

ROOF:
Marley Ludlow Major smooth grey concrete interlocking tiles on 50x25mm treated w/w tiling battens on 50x12mm treated w/w counter battens on Protect roofing membrane on 9mm osb sheathing on prefabricated roof trusses at 600mm centres.




Ground Floor Plan
Floor Area (54sqm)

**HEATING**
DAIKIN ALTHERMA AIRSOURCE HEAT PUMP.
INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

**BOILER LABELLING**
A LABEL IS TO BE PROVIDED NEXT TO THE HEATPUMP ALERTING FUTURE WORKMEN TO THE SPECIFICATION OF THE INSTALLED SYSTEM. THE LABEL SHOULD STATE THE PROPERTY ADDRESS, LOCATION OF THE BOILER AND FLUE, THE CATEGORY OF THE FLUE AND THE GENERIC TYPES OF APPLIANCE THAT CAN SAFELY BE ACCOMMODATED, THE TYPE AND SIZE OF THE FLUE AND ITS LINER AND FINALLY, THE INSTALLATION DATE.

**SPACE HEATING / HOT WATER CONTROLS**
BOILER :- TO BE PROVIDED WITH BOILER INTERLOCK, AUTOMATIC BYPASS VALVE AND WEATHER COMPENSATOR.

TIMER CONTROL :- FULL 7 DAY TIMER CONTROL FOR HOT WATER AND SPACE HEATING TO BE PROVIDED

ZONE CONTROL SHOULD BE PROVIDED WITH INDEPENDANT TIME AND TEMPERATURE CONTROL FOR EACH ZONE (NO ZONE TO EXCEED 150m2).

RADIATORS :- ALL RADIATORS TO BE PROVIDED WITH THERMOSTATIC RADIATOR VALVES (DANFOSS OR EQUIV.)

ROOM TEMPERATURE CONTROL :- ROOM THERMOSTAT TO BE INSTALLED TO GROUND FLOOR HALLWAY

THERMflow THERMAL STORE BY McDONALD ENGINEERS INSTALLED WITH INPUTS FROM THE HEAT PUMP AND SOLAR THERMAL PANELS.

HOT WATER STORE CONTROL :- CYLINDER TO BE FITTED WITH THERMOSTAT PLUS 2 PORT VALVE AND SEPARATELY CONTROLLED CIRCUITS TO CYLINDER AND RADIATORS WITH PUMPED CIRCULATION.

**HEATING AND HOT WATER SYSTEM INSPECTION AND COMMISSIONING**
HEATING AND HOT WATER SYSTEM TO BE INSPECTED AND COMMISSIONED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ENSURE OPTIMUM ENERGY EFFICIENCY - COMMISSIONING CERTIFICATE TO BE PROVIDED AT COMPLETION STAGE

WRITTEN INFORMATION TO BE MADE AVAILABLE FOR THE USE OF THE OCCUPIER ON THE OPERATION AND MAINTENANCE OF THE HEATING AND HOT WATER SERVICE SYSTEM.

WATER EFFICIENT FITTINGS SHOULD BE PROVIDED TO ALL WCS AND WHBS WITHIN A DWELLING.

DUAL FLUSH WC CISTERNS SHOULD HAVE AN AVERAGE FLUSH VOLUME OF NOT MORE THAN 4.5 LITRES.

SINGLE FLUSH WC CISTERNS SHOULD HAVE A FLUSH VOLUME OF NOT MORE THAN 4.5 LITRES.

TAPS SERVING WASH OR HAND RINSE BASINS SHOULD HAVE A FLOW RATE OF NOT MORE THAN 6 LITRES PER MINUTE.

**PLUMBING**
DWELLING TO HAVE FIXED HEATING SYSTEM THAT IS CAPABLE OF MAINTAINING A TEMPERATURE OF 21 DEGREES IN AT LEAST ONE APARTMENT AND 18 DEGREES ELSEWHERE WHEN THE OUTSIDE TEMPERATURE IS -1 DEGREES.

ALL RADIATORS TO BE PROVIDED WITH THERMOSTATIC RADIATOR VALVES (DANFOSS OR EQUIV.)

TO PREVENT SCALDING, THE TEMPERATURE OF HOT WATER, AT POINT OF DELIVERY, TO A BATH OR A BIDET SHOULD NOT EXCEED 48 DEGREES. A THERMOSTATIC MIXING VALVE WILL BE USED COMPLYING WITH BS EN 1111:1999 OR BS EN 1287:1999 FITTED AS CLOSE TO THE POINT OF DELIVERY AS PRACTIBLE.

SHOWERS ARE TO BE FITTED WITH ANTI-SCALD VALVES & SPRAY HEADS, AND ARE TO BE SURROUNDED WITH IMPERVIOUS MATERIAL. SHOWER BASE IS TO HAVE A MINIMUM UPSTAND OF 90mm. SUITABLE TRAPS AND ACCESS HATCHES ARE TO BE PROVIDED AS NECESSARY. ALL SHOWER TRAY TRAPS SHOULD BE READILY ACCESSIBLE FOR CLEANING.

ALL SANITARY AND DRAINAGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH BS EN 12056-2:2000 AND BS EN 1610:1998.

**PIPE INSULATION**
ALL HEATING AND HOT WATER PIPES TO BE INSULATED WITH 'TUBOLIT' POLYETHYLENE PIPE INSULATION (20mm NOMINAL THICKNESS) OR FELT LAGGING, INCLUDING THOSE WHICH ARE CONCEALED FROM VIEW OR IN PIPE UNHEATED SPACES.

**LIMITING AIR INFILTRATION:-**
THE INFILTRATION OF AIR INTO A BUILDING TO BE LIMITED AS FAR AS REASONABLY PRACTICAL BY:-

A) SEALING DRY LINING JUNCTIONS BETWEEN WALLS, CEILINGS AND FLOORS AND AT WINDOW, DOOR AND ROOF SPACE OPENINGS.

B) SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAME PANELS.

C) SEALING AT SERVICE PENETRATIONS IN THE FABRIC.

D) FITTING DRAUGHT STRIPPING IN THE FRAMES OF OPENABLE ELEMENTS OF WINDOWS, DOORS AND ROOF LIGHTS.

ROTARY CLOTHES DRIER TO BE POSITIONED IN THE REAR GARDEN AND TO ALLOW FOR 1.7m OF CLOTHES LINE PER APARTMENT.

A DESIGNATED SPACE TO ALLOW THE DRYING OF WASHING WITHIN THE HOUSE CONSISTING OF 1.7m OF CLOTHES LINE PER APARTMENT IS TO BE PROVIDED VIA A WALL OR CEILING MOUNTED PULLEY SYSTEM OVER THE BATH.

THE ROOM WHERE THE DRYING SPACE IS LOCATED MUST BE PROVIDED WITH MECHANICAL EXTRACTION CAPABLE OF AT LEAST 15 L/S INTERMITTENT OPERATION. IN ALL CASES THE FAN SHOULD BE CONNECTED THROUGH A HUMIDISTAT SET TO ACTIVATE WHEN THE RELATIVE HUMIDITY IS BETWEEN 50 AND 65%.

**DRAINAGE SPEC:-**
ALL DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH a) FOR SANITARY PIPEWORK BS EN 12056-2 2000 b) FOR A DRAINAGE SYSTEM OUTSIDE A BUILDING BS EN 752-3 1997 (AMENDMENT 2), BS EN 752-4 1998 and BS EN 1610 1998 c) FOR RAINWATER PIPES AND GUTTERS BS EN 12056-3 2000.

WC.....100mm DIA
BATH,SHOWER.....50mm DIA
SINK/DW.....50mm DIA
SINK/WM.....50mm DIA
WHB.....40mm DIA

ALL DRAINAGE BELOW FLOOR SLAB TO BE LAID IN MIN 100mmØ PIPEWORK.

ALL PIPES AND VESSELS MUST BE SUITABLY INSULATED AGAINST HEAT LOSS TO COMPLY WITH BS 5422: 2001 'METHODS FOR SPECIFYING THERMAL INSULATING MATERIALS FOR PIPES, TANKS, VESSELS, DUCTWORK AND EQUIPMENT OPERATING WITHIN THE TEMPERATURE RANGE 40°C TO 700°C.

EXTERNAL ACCESSIBLE ENTRANCE DOORS TO HAVE A CLEAR OPENING WIDTH OF 800mm AND AN UNOBSTRUCTED SPACE TO THE OPENING FACE OF THE DOOR, NEXT TO THE LEADING EDGE, OF AT LEAST 300mm.

THE ACCESSIBLE ENTRANCE SHOULD INCORPORATE A MEANS OF AUTOMATIC ILLUMINATION ABOVE OR ADJACENT TO THE DOOR.

ALL INTERNAL PASS DOORS EXCEPT EN-SUITE TO BE 838mm WIDE.

ALL INTERNAL PASS DOORS EXCEPT EN-SUITE TO HAVE A CLEAR OPENING WIDTH OF 775mm.

INTERNAL CORRIDOR WIDTHS TO BE A MIN CLEAR WIDTH OF 1050mm.

BATHROOM WALLS ADJACENT TO SANITARY FITTINGS TO BE SHEETED WITH 18mm PLYWOOD TO PROVIDE ROBUST FIXING FOR FUTURE GRAB RAILS.

THE ENERGY PERFORMANCE CERTIFICATE SHOULD BE INDELIBLY MARKED AND LOCATED IN A POSITION THAT IS READILY ACCESSIBLE. PROTECTED FROM WEATHER AND NOT EASILY OBSCURED. A SUITABLE LOCATION COULD BE IN A CUPBOARD CONTAINING THE GAS OR ELECTRICITY METER OR THE WATER SUPPLY STOPCOCK.

A SAP WORKSHEET SHALL BE PROVIDED TO BUILDING CONTROL AND THE OWNER/OCCUPIER OF THE HOUSE ON COMPLETION.

ALL ELEMENTS OF STRUCTURE TO BE CLAD IN 1 LAYER OF 15mm PLASTERBOARD TO PROVIDE A MINIMUM HALF HOUR FIRE RESISTANCE.

**ELECTRICAL**

ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE REQUIREMENTS OF BS 7671: 2008 AND PART 4.5.1 OF THE BUILDING STANDARDS. ALL GROUND FLOOR SOCKET OUTLETS AND GARAGE SOCKET OUTLETS MUST BE PROTECTED BY A SUITABLE RESIDUAL CURRENT DEVICE.

NO SERVICES ARE TO BE MOUNTED ON THE PARTY WALLS BETWEEN HOUSES AND GARAGES OR OTHER ROOMS IN ORDER TO RETAIN THE REQUIRED FIRE RESISTANCE FOR THE WALL. DEEP SHROUDS ARE TO BE PROVIDED TO LIGHTS IN THE BATHROOMS AND TOILETS.

LD2 grade D fire alarm system to be installed. Smoke alarms to have battery backup and to be installed in accordance with BS 5839: Part 6: 2019. All smoke detectors must be interlinked.

- at least 1 smoke alarm installed in every principal habitable room.
- at least 1 smoke alarm in every circulation space such as hallways and landings.
- at least one heat alarm installed in every kitchen.

Smoke alarms should be located in circulation spaces:
- not more than 7 m from the door to a living room or kitchen;
- not more than 3 m from every bedroom door; and
- in circulation spaces more than 7.5 m long, no point within the circulation space should be more than 7.5 m from the nearest smoke alarm.

A smoke alarm in the principal habitable room should be sited such that no point in the room is more than 7.5 m from the nearest smoke alarm and in the case of a heat alarm, no point in the kitchen should be more than 5.3 m from the nearest heat detector. All dimensions should be measured horizontally.

Smoke alarms should be ceiling mounted and positioned away from any wall or light fitting. In order to reduce unwanted false alarms, *smoke alarms* should not be sited directly above heaters, *air conditioning ventilators* or other *ventilators* that might draw dust and fine particles into the *smoke alarm*.
*Smoke alarms* and heat alarms should be ceiling mounted and located such that their sensitive elements are:
• in the case of a *smoke alarm*, between 25 mm and 600 mm below the ceiling, and at least 300 mm away from any wall or light fittings; and
• in the case of a heat alarm, between 25 mm and 150 mm below the ceiling.

**ELECTRICAL FIXTURES**

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 350mm FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND NOT MORE THAN 1.2m ABOVE FLOOR LEVEL.
LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900mm AND 1.1m ABOVE FLOOR LEVEL. SOCKET OUTLETS AND OUTLETS FOR 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 THE UTILITY, SEPARATE SWITCHING SHOULD BE PROVIDED IN AN ACCESSIBLE POSITION TO ALLOW APPLIANCES TO BE ISOLATED.

A MINIMUM OF 100% OF THE FIXED LIGHT FITTINGS AND LAMPS INSTALLED SHOULD BE OF A LOW ENERGY TYPE.

ALL SHAVER SOCKETS IN BATHROOMS AND ROOMS CONTAINING A SHOWER MUST COMPLY WITH BS EN 60742:1996.

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| | | |
| | | |
| | | |
| | | |
| A | Building standards points addressed | 4/10/21 |
| | Revision | Date |

MPD Homes
119 High Street, Buckie, Moray AB56 4DX
Telephone (01542) 833050 Fax (01542) 832225

Project
**Plot 4 Kinloss**

Drawing
**Plan & Elevations**

Scale
**1:50/100 (A1)**

Date
**19/08/2021**

Drawn By
**C Bremner**

Drawing No.
**16-29/BW/4/01**