

All windows to be 'escape' design.  
Full specification for windows to be forwarded by supplier/builder. Minimum of one pane opening per window.

Deep access man-holes or inspection chambers should be suitably constructed and provided with a lockable cover.

Where the private drain discharges into the public sewer, at the curtilage of a building, a disconnecting inspecting chamber should be provided for maintenance and to allow a satisfactory connection.

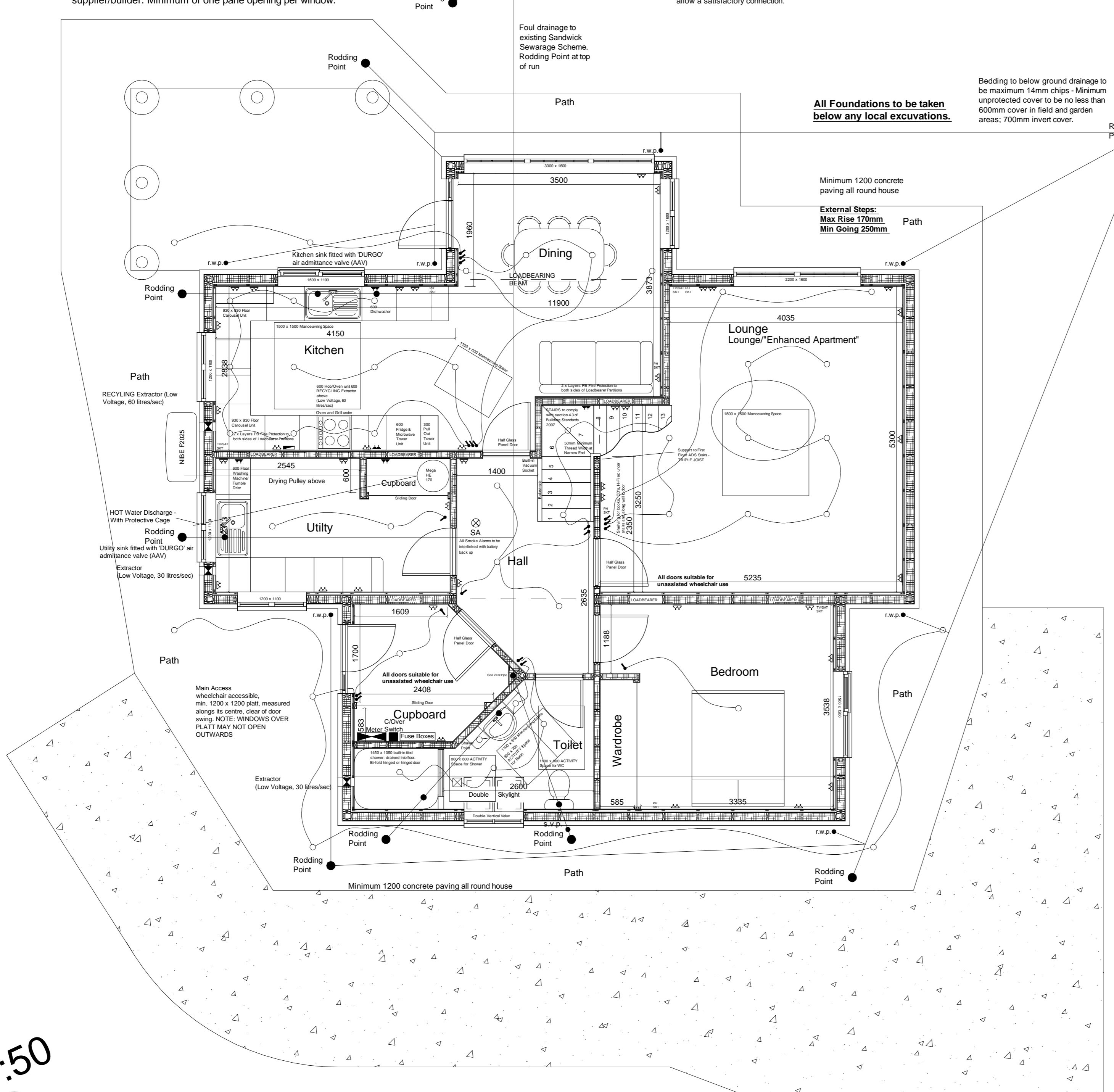
Foul drainage to existing Sandwick Sewerage Scheme. Rodding Point at top of run

All Foundations to be taken below any local excavations.

Bedding to below ground drainage to be maximum 14mm chips - Minimum unprotected cover to be no less than 600mm cover in field and garden areas; 700mm invert cover.

External Steps:  
Max Rise 170mm  
Min Going 250mm

Minimum 1200 concrete paving all round house



\* Enhanced Apartment: As per 3.11.2. At least one apartment on the principal living level of a dwelling should be of a size and form that allows greater flexibility of use. This enhanced apartment should meet with the guidance detailed in this Clause. Please highlight the enhanced apartment showing full compliance. The Lounge shall be designated as the 'Enhanced Apartment'. It shall:

\* Have a floor area of at least 12metre square and have a length and width at least 3.0metre. In all cases the height of the lounge shall not be less than 2.4 metre and shall not be designated as a kitchen.  
\* Contain an unobstructed manoeuvring space of at least 1.5m by 1.5 square or an ellipse of at least 1.4m by 1.8 metre, which may overlap with activity spaces recommended in clause 3.11.1, a door may (but will not in this case) open over this space; and  
\* Have unobstructed access, at least 800mm wide, to the controls of any openable window or any heating and lighting appliance and between doors within the apartment.

\* A dwelling should have a kitchen and, to be accessible, this should be on the principal living level. Space should be provided within the kitchen to both assist in use by a person with mobility impairment and offer flexibility in future alteration. The layout meets with the guidance detailed in this Clause.  
\* An accessible space for the drying of washing should be provided for every house on ground immediately adjacent to, and in the same occupation as, the house. - Please see Site Plan - As per 3.11.6; 4No lines of 7.5 metres  
\* Since weather is unreliable in Scotland, a designated space for the drying of washing should be provided in every dwelling, in addition to the external space. - As per 3.11.6; 1No small traditional 4-bar ceiling mounted pulley in utility room - 1400mm long.

\* The accessible sanitary accommodation should have a manoeuvring space that will allow a person to enter and close the door behind them. This should be at least 1.1 metres long and 800mm wide, orientated in the direction of entry and clear of any door swing or other obstruction.  
\* Activity spaces for each sanitary facility must have a minimum height of at least 1.8 metres; the activity space in front of a WC need not be parallel with the axis of the WC.

**Internal Finishes**

- \* Kitchens: panelled pre-hung doorsets with stainless furniture.
- \* All Mod 9 doors to have a minimum clear opening width of 830mm.
- \* All glazed doors and screens fitted with safety glass.
- \* Window and Door ingoos to be 19mm Redwood or MDF pre-finished sideboards.
- \* 70x16 Redwood or MDF Profile Facings.
- \* 95x14 Redwood or MDF Profile Skirtings.
- \* 75mm plaster coving to be fitted throughout.
- \* Fitted kitchen/Utility/Bathrooms, Washrooms, Wardrobes etc to be to client's specification.

**Painting/ Decoration**

- \* All plasterboard walls and ceilings will be taped, filled and sanded.
- \* Painted with 2 coats of trade vinyl matt emulsion.
- \* All timber finishings and stairs to have 3 coats clear lacquer.
- \* Windows and doors to be factory pre-finished.
- \* 2 Layers of plasterboard, tapered and plastered to ground floor ceiling and loadbearing partitions - minimum 30 minute fire protection

Hot Water shall be supplied from **Heatrae Sada Megaflo HE 170** floorstanding unvented domestic tank. Installed in strict accordance to manufacturers instructions.

\* Installation Details Connections: Must be installed by a competent installer in accordance with Local Regulations, Scotland - Technical Standards P3.

\* Cold Water Control: 22mm HiFlo cold water combination valve assembly comprising 3 bar pressure reducer, 1/4 turn isolating ball valve, line strainer, non-return valve and 8 bar expansion valve. Cold water control valve (3 bar) is supplied for use with mains pressure of 20 bar to 1.5 bar, at the lower pressure, performance will be reduced accordingly. Normal working pressure is 3 bar.

\* Compatible Boilers: Gas or oil fired - sealed system or open vent type, fitted with integral thermostat. (Not applicable in this instance)  
\* Electrical: Connection is direct to terminals in the immersion heater which must be permanently connected to the supply through a double-pole linked isolating switch with a minimum breaking capacity of 13kA. On indirect models, controls should be wired to the boiler, programmer etc. in accordance with the control scheme being used. All electrical installation must conform to the latest IEE Wiring Regulations.  
\* Fixing: Floor standing only.

\* Flow Rates: Up to 72 litres per minute depending on adequate supply conditions.  
\* Minimum Water Supply Reqmnts: 20 litres per minute flow and 1.5 bar pressure. (At lesser values, the unit will operate but outlet flow rates may be unacceptable, especially with multiple draw-offs.) Please contact our Specification Advice Team to discuss specific site conditions if the above minimum requirement cannot be met. Tel: 01603 402020.

\* Plumbing: Inlet/outlet: Use 22mm compression fittings or 1/2" bsp male. Indirect coil: Use 22mm compression fittings or 1/2" bsp male. 1/2" T&P relief valve 15mm compression outlet. \* Pressure Testing: To 15 bar and batch testing to 30 bar.  
\* Secondary Circulation: Via 22 x 22 x 15mm swept tee (not supplied, available as accessory 95970.509) Fitted to inlet pipework (circulating pump not supplied).

\* Tundish: 15mm inlet and 22mm compression outlet.  
\* WaterExpansion: Via air gap built into the top of the cylinder. The patented floating baffle helps maintain the air gap.

**General Heating**

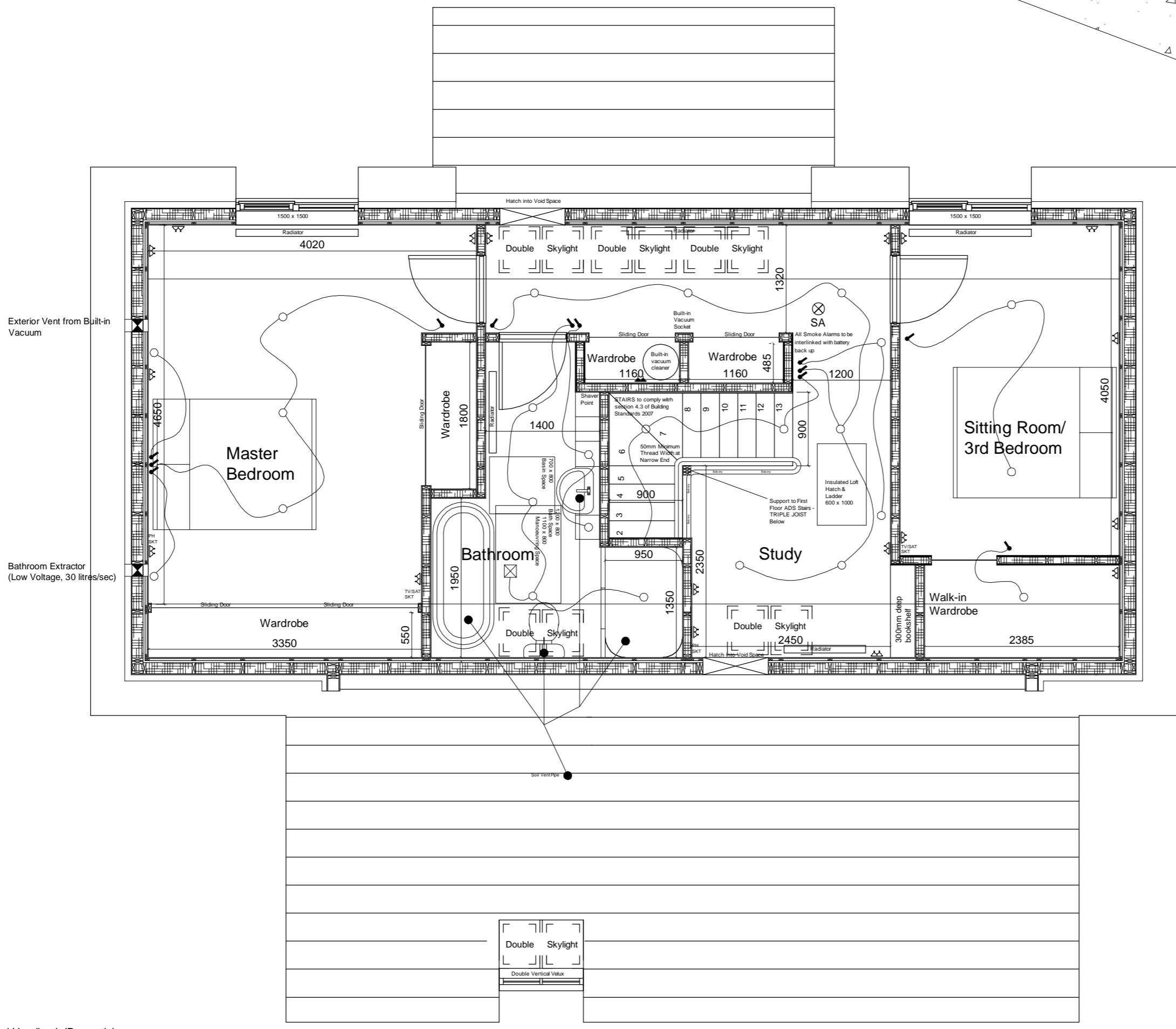
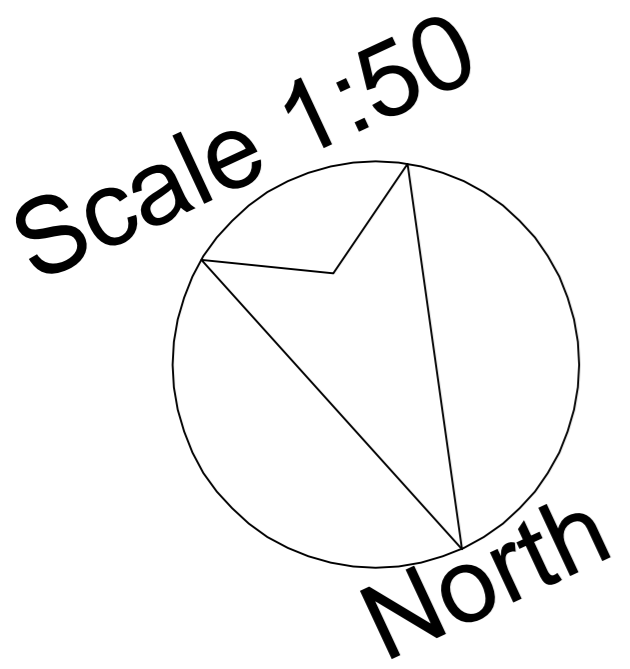
- \* The heating and hot water service system must be inspected, commissioned and tested in accordance with manufacturer's instructions.
- \* Written information on the operation and maintenance of the heating and hot water service must be provided for the use of the occupier, to ensure optimum efficiency in the conservation of fuel and power.
- \* House shall be heated by Wirso underfloor heating on ground floor and radiators on the first floor.
- \* Full details available from [www.uponorhousingsolutions.co.uk](http://www.uponorhousingsolutions.co.uk)
- \* Wirso piping and radiators must be installed and commissioned by a fully qualified electrician.
- \* Hot water for both underfloor heating (to Wirso manifold) and first floor radiators from NIBE F2025
- \* 14kW capacity
- \* Note: Boiler and central heating system operates independent of Hot Water system
- \* Boiler to be fitted by qualified plumber and electrician to manufacturers instructions.
- \* Details available at: [http://www.nibe.co.uk/Documents/nibe\\_co\\_uk/KiF\\_UK\\_F2025.pdf](http://www.nibe.co.uk/Documents/nibe_co_uk/KiF_UK_F2025.pdf)

**Underfloor Heating Suspended on top of Timber Floor**  
\* Sand/Cement screed mix as per manufacturer's instructions.  
\* Wirso Underfloor Heating System laid strictly in accordance with manufacturer's instructions.

**Hot Water Systems**  
\* The discharge/overflow pipe from the Hot Water Cylinder to be at least one pipe size larger than the outlet pipe on the safety device and shall terminate at a low level on an outside wall in a visible place where there is no risk of contact of hot water discharge and any person.  
\* The temperature of hot water at point of delivery to bath, shower, sink, bidet etc should not exceed 48 degrees centigrade to prevent scalding. A Thermostatic Mixer Valve (TMV) complying to BS EN 1111 or BS EN 1287 type TMV2 will be fitted as close to the point of delivery as practicable.  
\* Pipes that are used to supply hot water to appliances within a domestic building should be insulated against heat loss in accordance with BS 5422: 2001.

**Plumbing**  
\* Sanitary ware, sinks and fittings to be to client's specification.  
\* All drainage to be PVC with ring seal or solvent welded joints.  
\* Laid to a minimum 1:60 fall.  
\* The drainage system must be suitably tested once laid to ensure satisfactory installation - Must be prior to back filling of tracks.  
\* Hot and cold water plumbing services to be in Hepworth or equal approved plastic pipe with push fit joints.  
\* All hot and cold water service pipework to be insulated with 9mm thick foam insulation.  
\* Soil Vent Pipe reduced from 110 to 75mm terminating through roof.  
\* All S.V.P. - vent/roof tiles minimum of 900mm above opening windows/doors within 3m.  
\* Rodding points to be at head of all drains, changes in direction and gradient.  
\* Kitchen and Utility sink drain to be fitted with 'Durgo' Air Admittance Valve.  
\* Air admittance valves should be installed in accordance with the recommendations in BS EN 12380: 2002; or in compliance with the conditions of certification of a notified body.  
\* All below ground drainage and services to be bedded in 14mm chips.  
\* Minimum 600mm in field and garden areas where below ground drainage and services are unprotected - 700mm inverted minimum cover.  
\* Deep access man-holes or inspection chambers should be suitably constructed and provided with a lockable cover.  
\* Where the private drain discharges into the public sewer, at the curtilage of a building, a disconnecting inspecting chamber should be provided for maintenance and to allow a satisfactory connection.

**Wet Areas**  
\* The shower area of the down stairs bathroom is to be a wet area:  
\* Concrete floor (detailed above) sloping to drain  
\* Walls and Ceilings to have damp proof plasterboard, plaster and paint  
\* All joints of floor to walls to be sealed with waterproof mastic.



- Electrical**
- \* All electrical fixtures to comply with regulation 4.6 of the SBS Technical Handbook (Domestic)
  - \* Mains electric smoke detector with battery back up.
  - \* Smoke detector to be within 3 metres of bedrooms.
  - \* All other electrical installers to comply with the latest edition of the I.E.E. regulations.
  - \* The client should seek to employ an electrical contractor who will provide an Electrical Installation which is designed, constructed, installed and tested that it is in accordance with the recommendations of BS 7671: 2001 as amended.
  - \* In a bathroom or shower room, an electric shaver power outlet, complying with BS EN 60742: 1996 may be installed. Other than this, there should be no socket outlets and no means for connecting portable equipment - See above point.
  - \* Outlets and controls of electrical fixtures and systems should be positioned so as to allow both safe and convenient usage
  - \* A minimum of 50% of the fixed light fittings and lamps installed in a dwelling should be of a low energy type. Unless where the client may be susceptible to migraines or any other medical, physical or psychological condition triggered or exacerbated by low energy light bulbs.
- Electrical Ventilation**
- \* Individual low voltage mechanical extraction fans:
  - \* 15litres per second to bathrooms, toilets, shower-rooms.
  - \* 24-volt mechanical extraction fan, 30 litres per second to utility room.
  - \* 240-volt mechanical Recycling extraction fan, 60 litres per second to kitchen.
- Notes**
- \* The client and contractor to agree all specifications and finishes.
  - \* All electrical work to comply with current I.E.E. Regulations.
  - \* As per items 32 & 33 above, the design must have its energy performance calculated and a certificate issued for the building and its construction methodology. The Energy Performance Certificate must be displayed in a readily accessible place within the building.
  - \* In a bathroom or shower room, an electric shaver power outlet, complying with BS EN 60742: 1996 may be installed. Other than this, there should be no socket outlets and no means for connecting portable equipment - See above point.
  - \* All kit timber to be organic solvent treated.
  - \* All exposed external timbers to be CCS treated.
  - \* Galvanised nails to be used throughout kit construction.
  - \* Insulation used to be of acceptable type and corresponding thickness so that all surfaces exceed minimum U values.
  - \* Internal doors to have minimum of 775mm clear opening width. External minimum 800mm.
  - \* Roof pitch 25°
  - \* SAP Report to be submitted to Building Control as soon as is available.
  - \* Every building must be designed and constructed in such a way that the energy performance is calculated and is capable of reducing carbon dioxide emissions. The new 2005 edition of the Standard Assessment Procedure (SAP 2005) is one way of demonstrating compliance with the new requirements.
  - \* SAP Report must detail U-Value calculations for each of the different building elements in the dwelling.
  - \* As per items 32 & 33 above, the design must have its energy performance calculated and a certificate issued for the building and its construction methodology. The Energy Performance Certificate must be displayed in a readily accessible place within the building.
  - \* Dedicated parking space/access for desludging tanker is not required as access road is private.
  - \* All Smoke Alarms to be mains powered, interlinked and with battery back-up.
  - \* Where drainage passes through property over the site boundary, consent from land owners to be obtained and title deeds altered.
  - \* 600mm x 1000mm Loft Hatch situated in Hall, with ladder fitted. Loft hatch to be insulated with 50mm extruded polystyrene.
  - \* Horizontal high tensile polypropylene damp proof course to comply with BS 6515
  - \* Each accessible level or story within a dwelling should have corridors that are large enough to accommodate an unobstructed area of 1.1m x 800mm which, where a door being used opens into the corridor, is orientated in the direction of entry and is clear of the door swing.

Client Details	Mr and Mrs R Munro	Title	Proposed Dwelling House
Description	Ground and First Floor Plan		
Scale	David Polson Scarpas, North Votter, Cunningburgh, Shetland ZE2 9HF	Scale	1:50
Drawn By		Dwg No./File Name	
* This drawing and the information contained in it is the property of David Polson and should not be copied in the whole or in part or used for manufacture or otherwise disclosed without the prior written consent of David Polson. Design rights and Copyright Reserved. © 2009		Telephone - 01950 477370 Facsimile - 08712 439 246 Mobile - Website - www.davidpolson.co.uk e-mail - polson@clara.co.uk	© Copyright David Polson 2009