LANSCAPING LEGEND:

Landscaping design and legend as per Landscape Architects drawing L01

- 600X600X50mm CONCRETE SLABS (see DWG D03)
- BLOCK PAVING TOBERMORE SIENNA OR EQUAL (see dwg D01)
- CEDEC (see dwg D04)
- STEPPING STONE SLABS (see dwg D05)
- MOWN GRASS (see dwg D15)
- SHRUB BEDS
- MATURE BEECH HEDGE (see dwg D13)
- WILDLIFE HEDGE
- SPECIMEN SHRUBS
- SPECIMEN TREE
- FRUIT TREE
- FEATHERED TREE
- PERGOLA (see dwg D16)
- TIMBER SEAT (see dwg D09) WITH 3no 600X900X50 SLABS LAID UNDER SEAT (see spec on DWG D03)
- TIMBER PLANTER (see dwg D11)
- 2m FENCE AND WALL (see dwg D06)
- 900mm HIGH GARDEN FENCE (see dwg D10)
- 1800mm HIGH CLOSE BOARDED TIMBER FENCE (see dwg D08)
- TIMBER COMPOST BINS (see dwg D17)
- LAND DRAINAGE AND SUMP dwg D18 & D19)

When printing from PDF this line should measure 50mm

NB - Drawing under development

Groundworks and other such work outwith the boundary line, such as road kerb and footpath reconstruction to be assessed and confirmed. BILLING: Make Allowance.

Courtyard lighting absent from drawing but to be included in due course. BILLING: Make Allowance.

Delineation of courtyard to accommodate vehicle movement to be agreed.

General Notes

All works shall comply with ***The 2013 Domestic Scottish Building Standards Technical Handbook.***

Drawings to be read in conjunction with Engineers drawings and Specification.

Section 2 Fire

2.2 Separation

2.2.1 Dwellings In Different Occupation
The separating walls and floors will be provided with a construction that achieves 60 min Fire Resistance. Refer to the Wall Schedule drawing A(2)002 and Separating wall detail A(2)020 + A(2)021

2.2.2 Dwellings with Common Occupation
A separating wall with a 60 minute fire resistance will be provided between a dwelling and any other part of the building in common occupation, refer to A(2)023.

2.2.6 Combustibility
The height of the topmost storeys are indicated on GA Section & Elevation drawings

2.2.9 Openings and Service Penetrations
Refer to AA(5)016 for fire stopping of services

2.3 Escape
The top most storey is above 7.5m but below 18m. The Ground & First Floor will be provided with escape windows. A route of escape through the close via a ventilated lobby will be provided to all flats. Each flat will be provided with early warning (as clause 2.11)
Refer to the GA Internal Layout Drawings for further information on the Escape Windows.

2.3.1 Elements of Structure
All elements of the structure of the 4 storey flats are to be provided with a medium fire resistance of 60 minutes (Excluding Top Storeys).

2.4.1 Cavity Barriers
Cavity Barriers to be formed in 50x50mm timber and wrapped in DPC to provide a short (30 minute) fire resistance. They should be located around all external openings, vertically at external and internal corners of the building at a maximum of 20 m centres. They should also be provided at the apex to the gable and horitontally at eaves level.
Refer to schedule L(2)001

2.6.1 Fire Resistance of External Walls
The distance to the boundaries are indicated on drawing AL(0)011 + AL(0)012

2.8.1 Roof Coverings
Any part of the roof within 6m of a boundary will have all parts of the roof constructed to have a low vulnerability. Any part of the roof between 6m and 24m will have all parts of the roof constructed to have a low or medium vulnerability.

2.9.1 Escape from Dwellings: General Principles
Refer to GA Section & Elevation drawings for confirmation of the height of the building.

2.9.2 Escape within Dwellings
The dwellings will be provided with the following
- 1 route of escape
- early warning
- protected enclosures within the flats

2.9.14 Escape Routes - Smoke Ventilation
Smoke Ventilation will be provided by means of a ventilator of at least 0.5m² at each storey on the external wall. Refer L(5)005 - AOV Schematic Drawing

2.9.19 Escape routes - Construction of Escape Stairs
The common stairs and landings will be constructed in precast concrete to provide a non-combustible construction.

2.10.3 Escape Lighting In Escape Routes
Emergency lighting to protected zones via protected circuit separate from other areas and installed in accordance with BS 5266 and BS EN 1838. Refer to L(6)004

2.11 Communication
Refer to the internal layout plans for the location of the equipment and the Electrical Legend on drawing L(6)001 for the description of the system.

Section 3 Environment

Refer to the Engineers drawings, spec and Site Investigation Report for sections 3.1, 3.2 and 3.3

3.4 Moisture From the Ground
Refer to the Ground Floor Details

3.5 Existing Drainage
Existing drainage discovered on the site will be removed

3.6 Surface Water Drainage
Surface water drainage to be in accordance with BS EN 12056-3:2001. Refer to the drainage schematic L(5)001
The site and under building drawings indicate the route of the surface water drainage from the rain water pipes to the disconnecting manhole, refer to the Engineer's drawings for connection to sewers and compliance with SUDS

3.7 Wastewater Drainage
Foul drainage to be in accordance with BS EN 12056-2:2000
The site and under building drawings indicate the route of the foul water drainage from the SVPs to the disconnecting manhole, refer to the Engineer's drawings for connection to sewers. Refer to L(5)001 for the drainage schematic.

3.10.1 Surface Water Drainage
Refer to L(5)001 for the drainage schematic

3.11 Facilities in Dwellings
Activity spaces are indicated on the drawings.
The drying space will be located over the bath.

3.13 Heating
Refer to the Heating Schematic for a description of the heating system.

3.14 Ventilation
The dwellings will be provided with Decentrilised Mechanical Extract Ventilation (dMEV) system, refer to flat & house type plans for locations.

3.27.1 Water Efficiency
Refer to L(5)001

Section 4 Safety

4.1 Access to Buildings

4.1.3 Accessible Routes
An "accessible access route" from the footpath any any car parking space within the curtilage of the building will be provided. The path will have no kerbs and it's gradient will not exceed 1 in 20. Any path at this gradient will not exceed 10m in length. Refer to AL(0)011 + AL(0)012

4.1.4 Surfaces to Accessible Routes
The surface of the accessible route will be finished in tarmac or paving slabs.

4.1.5 Length of Accessible Route
The length will be no greater than 45m

4.1.6 Width of Accessible Routes
The width of all footpaths forming access to more than ten dwellings will be 1800mm.
The minimum width of all footpaths forming access to only one dwelling will be
Any gate access will have a minimum clear opening of 850mm.

4.1.7 Accessible Entrance
Each common entrance to the flats and at least one access to a dwelling (front door unless otherwise stated) will comply with accessible requirements.
It will be provided with the following
- an unobstructed entrance platt to flats of 1500x1500mm
- an unobstructed entrance platt to single dwellings of 1200x1200mm
- automatic illumination at each entrance door
- have an accessible threshold: refer to A(3)001 & A(3)002
- have an an unobstructed space at the leading edge of the door of at least 300mm

4.1.8 Common Entrance
Each common entrance will be provided with the following:
- Canopy as detail A(9)010
- Door Entry System L(6)002
- Glazed vision panels in the entrance door

4.1.9 Accessible Threshold
Refer to detail A(3)001 + A(3)002 for the door threshold detail.

4.2.4 Doors Within a Common Area of a Building
The clear opening width of any door in a common area is have a minimum clear opening width of 825mm.

4.2.6 Door Widths
All doors are provided with a reference that states the individual door size.

4.3 Stairs, Ramps and Protective Barriers

4.3.2 Stair Geometry
Common Stair to flats: refer to GA Block Plans & GA Sections.

4.4 Pedestrian Protective Barriers

4.4.2 Design of Pedestrian Barriers
The minimum height of the window sill to the first floor only is 800mm
The minimum height of the window sill to the 2nd & 3rd floor to be 1100mm
The minimum height of the stair landing balustrade is 1100mm.
Refer to the elevations and sections.

4.5 Electrical Safety
All electrical works to be in accordance with BS7671. Refer to the Electrical Schematic L(6)001

4.6 Lighting In Common Areas of Domestic Buildings
Refer to the stair lighting schematic L(6)004

4.6.3 Door Entry System
Refer to the schematic drawing L(6)002

4.8 Danger from Accidents

4.8.2 Collision with Glazing
All glazing with in 800mm of the floor level part of a door leaf is to be laminated or toughened designed to withstand an impact as BS6262: Part 4: 2005 and BS6206

4.8.3 Cleaning of Windows
All windows above 4m from adjacent ground level will be constructed to enable cleaning from the Inside in accordance with clause 8 of BS 8213: Part 1: 2004

4.9 Danger from Heat

4.9.5 Hot Water Discharge from Sanitary Fittings
All hot water supplies to baths will be fitted with thermostatic valves to prevent the the temperature at point of delivery to 48 degC. Refer to the schematic L(5)002

4.13 Security
All doors and windows in the locations described in clause 4.13.1 will meet the recommendations for physical security in Section 2 of 'Secured by Design'.

Section 5 Noise

5.1 Noise Separation

5.1.2 Design Performance Levels
The construction is based on floor types 3A or 3B.
Refer to the separating floor details A(2)021

5.1.9 Post-Completion Testing
Sound tests to be undertaken in accordance with regulation 5.1.9 prior to application for Building Standards Completion Certificates. Quantity of test & plots to be agreed.

Section 6 Energy

6.1 Carbon Dioxide Emissions
Refer to the SAP Calculations

6.2.1 U values
Refer to the U value Calculations

6.2.5 Air-tightness Testing
1 in 20 dwellings to be air-tightness tested to show compliance with input data for SAP calculations where design and construction do not meet Accredited Construction Details (Scotland).
Air tightness testing to be undertaken for each different house type. Air tightness testing must be carried out by a competent person in accordance with standard 6.2.5

6.3 Heating System
Refer to the Heating Schematic L(5)003

6.8 Written Information

6.8.1 Written Information
A tenants handbook will be provide on completion and handover. This handbook will indicate how the heating system will operate and how it will be maintained.

6.9 Energy Performance Certificates

6.9.2 Information to be Provided for Dwellings
An Energy Performance Certificate to satisfy this regulation will be provided in the dwelling on completion.
A copy of the Energy Performance Certificate to be supplied to Building Standards prior to completion.

Section 7 Sustainability

7.1.0 Statement of Sustainability
The intention is to comply with the bronze standard in addition to aspects 1 and 2 of the silver standard.
A Sustainability Label to satisfy this regulation to be provided in each dwelling on completion.
A copy of the Sustainability Label to be supplied to Building Standards prior to completion.

Rev	Date	By	Notes
A	21/09/16	TH	Reformatted plan to align with true north. Courtyard updated to include bin stores and current Landscape Architect drawing.
B	10/10/16	TH	Updates to landscaping, raised planting beds, bin stores, revised flat types to replace supported accommodation. Detail references added.
C	05/01/17	JG	Plan layouts and hatch patterns removed for clarity.
D	31/01/18	AC	External FGL in Courtyard adjacent to building reduced by 25mm to maintain 150mm min to timber kit soleplate

RISK REGISTER

No.	Date	Description

NOTES

Detailed Hard/Soft Landscaping Proposals and Waste Strategy to be Submitted for Approval to Planning Dept

DO NOT SCALE
The Contractor must check & verify all Site & Building Dimensions, Levels & Sewer Inverts at DCM's before commencing work.
This Drawing must be read with the NBS Contract Specification and any related Structural Engineer or Specialist Contractors Drawings.

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Construction

Project: Monteith Place

Client: Thenue Housing Association

Description: Site Plan Proposed

Job No	Dwg No	Rev
0873A	AL(0)010	D

Scale	Sheet	Scale	Sheet	Scale	Sheet
1:200	A1				

Drawn by	Date Created	Checked by
AC	31/01/18	

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