



**GENERAL NOTES** 

All works to be in accordance with current Building [Scotland]

1. No dimensions are to be scaled from this or any associated drawing. The dwelling has been designed and will be built following the guidance in the Accredited Construction Details (Scotland).

3. No H.A.C. to be used in the works.

Carpentry timber to be treated with pressure impregnated preservative 'Supatimba ST5' in accordance with BS EN 594:2011.

6. All structural timber shall be in accordance with BS EN 1995-1-1:2004 Materials and workmanship not otherwise specified shall be in accordance with the current British Standards, Code of Practice and

8. Minimum distance of 1m from dwellings to boundaries. 9. A minimum of 1800mm Headroom to be provided over activity spaces

 Access and facilities to dwellings - To comply with current Building [Scotland] Regulations and Scottish Building Standards Part 4.2. All new access doors within accessible storey will have a minimum clear opening width of not less than 800mm as detailed in Part 4.2.6 within

the Accessible entrance to have low threshold in accordance with Parts 4.1.8/4.1.9 11. Collision with projections - All parts of the building and access paths to

comply with current Building [Scotland] Regulations & Part 4.8.1 of the Scotlish Building Standards Collision with Glazing - All glazing to comply with current Building [Scotland] Regulations and to comply with BS 6262: Part 4: 2005 13. All Electrical installations are to be carried out in accordance with the

current I.E.E. (17th Edition) Regulations. Including all necessary earth bonding and earthing. All electrical works to be carried out in accordance with BS 7671 [2008], as amended. 14. 100 percent of lighting points to be fitted with low energy bulbs. Automatic (PIR) illumination to be provided to all accessible entrances. Max. 100 watts per fitting in accordance with BS 5489:2013

16. All Drainage to be carried out and tested to the entire satisfaction of the local authority, Building Control Department and in compliance with current Building [Scotland] Regulations & to comply with part 3.6 & 3.7 of the Scottish Building Standards.

Rainwater gutters and down pipes to BS EN 12056-3:2000 Surface water drainage system to be tested to BS EN 1610: 1998 Sanitary pipe work to comply with BS EN 12056-2: 2000

BS EN 752-3: 1997 (amendment 2) BS EN 752-4: 1998 and BS EN 1610:1998.and ventilated In accordance with BS EN 12056-2: 2000

 Waste water drainage system under and around the building to be tested in accordance with BS EN 1610: 1998 Sanitary pipework tested in accordance with BS EN 12056-2: 2000 Air admittance valves to be installed in accordance with

BS EN 12380: 2002 (Where required an air inlet grille to be provided on stack housing) Dual flush WC's will have an average flush volume of not more

Plumbing:- Single flush WC's will have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins will have a flow rate of not more than 6 litres/min. Anti-Scald valve to be fitted to bath taps,

limiting water temperature to 48°C. Interstitial condensation:- All walls, roofs and floors to comply with Part 3.15.1/3.15.3 of the Scottish Building Standards and comply with current Building [Scotland] Regulations and Appendix D and Clauses 9.1 to 9.5.5.2 of BS 5250:2011 + A1:2016. Eaves ventilation provided at the equivalent to a continuous 10mm gap. Where roof pitch exceeds 35° or the span exceeds 10m ridge ventilation to be provided

19. Ventilation:- All window trickle ventilators to provide not less than:-2500mm² to Apartments

If Trickle ventilation is ducted the above amounts should be doubled In Wet areas fitted with a dMEV, Trickle ventilators are not required. space should be clear of the actual or notional floor covering. Ventilation via an undercut door to provide the required background ventilation to the area that the wet room is accessed from, e.g. an

20. All Mechanical Ventilation to comply with current Building [Scotland] Regulations, Part 3.14.11 of the Scottish Building Standards, and the Where the infiltration rate is not less than 3m3/hr/m2 @ 50 Pa, Decentralised Mechanical Extract Ventilation (dMEV) units should be installed in rooms where there is likely to be high humidity such as

Kitchens, Bathrooms and Shower Rooms, dMEV should be designed rates in accordance with the following:-

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 21. Heating:- Boiler, Hot Water Cylinder and Heating Controls to be as specified in SAP 2012 calculations. Radiators to have end panels and grilles. T.R.V.'s to all rooms except room with thermostat. Heating system to comply with Part 3.17.6 of the Scottish Building Standards Boilers to come fitted with frost stats. Boiler installation to comply with the requirements of the Gas Appliances (Safety) Regulations 1995 and the Gas Safety (Installations and Use) Regulations 1998. A durable label is to be provided and installed in a location in accordance with carry a CE mark in accordance with the Gas Appliance (Safety) Regulations 1995. Condensate from condensing boilers to be plumbed into adjacent house plumbing system at kitchen sink or sink in garage.

Where the gas appliance is located within an appliance compartment cooling air is to be supplied in accordance with BS 5440: Part 2: 2000 22. Heating and hot water system will be commissioned and tested prior to handover. Manufacturer's instructions for the operation and maintenance of the system will be provided for the building occupier to

encourage optimum efficiency in the conservation of fuel and power. 23. The Heating system should be designed to be capable of maintaining temperature of 21° C in at least 1 apartment and 18° C elsewhere when the outside temperature is minus 1° C.

24. Fire Detection:- Provide 1 No. smoke detector per storey, 1 No. to Principal Room, 1 No. Heat detector to Kitchen all with standby supply complying with BS 5446: Part 2: 2003 of Part 2.11.1/2,11,2 of the Scottish Building Standards and complying with and installed with the provision of current Building [Scotland] Regulations, see table for type

25. Carbon Monoxide Detection: Detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector will incorporate a warning device to alert users when its working life is about to expire. A CO detector will be fitted in every space containing a fixed combustion appliance (excluding an appliance solely used for cooking) and a detector provided in a bedroom or principal habitable room, where a flue passes through that room. CO detectors will be located either on a ceiling min 300mm away from a wall or: wall mounted min 150mr below a ceiling and above any door or window in the room. CO detectors will be located between 1m & 3m from the appliance.

26. Ventilation Awareness:- CO2 detector required to the Principal Bedroom. Monitoring equipment for CO2 detection should be mains operated and may take the form of a self-contained monitor/ detector or a separate monitor and detector head. The monitor should have an easily understood visual indicator and be capable of logging data to allow the occupant to gain information on CO2 levels for at least the preceding 24 hour period. If the detector/ monitor has an audible alarm this should be capable of being permanently deactivated.

27. Where applicable, all services within garages will be surface mounted All Ground Floor Windows & Doors to have laminated glass to comply with Secure by Design and Technical standards 4.13 (Security) 29. Escape windows (FE) to have a clear opening of at least 0.33m² and be at least 450mm high and 450mm wide, with the bottom of the

opening not more than 1100mm above the floor and providing unobstructed egress. (Upper Floor only). Cleaning of Windows and Rooflights - All Upper Floor windows to comply with current Building [Scotland] Regulations, & comply with Parts 4.8.3 & 4.8.4 Scottish Building Standards, and Clauses 10.2, 10.3 & 10.4 of BS 8213 Part 1:1991 with regard to cleaning Windows

 External steps at French/ Patio doors to be maximum 170mm rise, 300mm treads. Maximum projection of door frame/ cill to be 25mm above finished floor level. Protective barriers to external steps and landings at change in direction to be minimum 1100mm. Stairs to comply fully with Building [Scotland] Regulations, & Scotlish Building Standards Part 4.3 [4.3.1-4.3.11 inclusive] with MDF treads

and risers, pine stringers, newels and balusters. Minimum going 227.6mm
 Maximum rise 204mm Maximum pitch 42° Handrail to be 840mm above pitch line on one side only and to comply

with BS 6180: 1999 Protective barriers to stairs and any Upper Floor French Doors to be minimum 1100mm high and comply with BS EN 1991-1-1 and PD 6688-1-1. Barrier will be designed & constructed so that it cannot be easily climbed by young children. A maximum spacing of 99mm between balusters. A minimum of 2000mm clear headroom over pitch line. Stairs with a winder section require a continuous handrail to the outer portion of the stair. The effective width of the stair between handrails should be min 900mm.

33. Conservation of fuel and power - All buildings to comply with Parts 6.0/6.1/6.2/6.3/6.4/6.7/6.8 of the Scottish Building Standards, & current Building [Scotland] Regulations and due consideration given to be compliant with Directive 2010/31 EU. Ensure all gaps between dry linings, window ingoes, door openings, ceilings and floor joints to be sealed. Service penetrations and radiator pipes properly sealed. Draught seals fitted to windows, external doors and loft hatches. Thermostatic radiator valves fitted to all radiators. Heating system controlled with ACL TEMPUS 2 electronic time switch and room stat. Heating pipes for supply of hot water to be suitably insulated against

Energy Performance Certificate to be provided to Local Authority on completion of works. A copy of the EPC will be displayed on/at the boiler of each property.

35. Reference should be made to the Domestic Building Standards Compliance Guide for Scotland 2015 Edition to provide guidance on compliance with Building Regulations, namely standards 6.3 to 6.7 as set out in Section 6 (energy) of the 2015 Domestic Technical Handbook

36. Provide a start guide for clients to all houses as per standard 6.8.2 37. Noise and Air Tests to be carried out to the satisfaction of the relevant

		ELECTRICAL LEGEND					
	×	LOW ENERGY CEILING MOUNTED PENDANT LIGHT	Ø	LOW ENERGY CEILING SHROUDED LIGHT FITTING			
		WALL MOUNTED BULKHEAD	4	EMERGENCY BULKHEAD			
	Ø	ENTRANCE LIGHTING	Z)	PIR SENSOR/ PHOTO CEL			
	<b>I</b>	32 AMP COOKER SWITCH		16 AMP FUSED SPUR			
	€сн	HIGH LEVEL SPUR FOR COOKER HOOD	<b>D</b> EF	HIGH LEVEL SPUR FOR dMEV EXTRACT FAN			
	D-	16 AMP LOW LEVEL SINGLE GANG SOCKET	D•~>	16 AMP LOW LEVEL DOUBLE GANG SOCKET			
	D-`;	16 AMP FUSED SPUR WITH REMOTE SWITCH	2	16 AMP HIGH LEVEL DOUBLE GANG SOCKET			
	₽	SHAVER POINT	¥E	T.V POINT			
	ЖВТ	B.T. POINT	D#	INCOMING B.T. DOUBLE BACK BOX			
	<b>***</b>	REMOTE MULTI POINT SWITCH	PV	PV INVERTER PANEL			
	_	WALL MOUNTED LIGHT SWITCH	3	WALL MOUNTED 2 WAY LIGHT SWITCH			

ELECTRIC METER &

dMEV CONTINUOUS EXTRAC

**BOOSTER SWITCH** 

亽	MULTI-SENSOR ALAR	M	Ξ	HEAT DETECTOR			
ं	CARBON MONOXIDE DETECTOR		CO <sub>2</sub>	CARBON DIOXIDE DETECTOR (FIXED AT HEIGHT OF 1.5M)			
AN	DARD 2.11.1	FIRE DETE	ECTION A	ND FIRE ALARM SYSTEMS			
PE .		RECOMMENDED LOCATION					
PTICAL MOKE ALARM to EN 14604: 2005		PRINCIPAL HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS					
NISATION MOKE ALARM to EN 14604: 2005		HALLWAYS AND STAIRWELLS ADJACENT TO BATHROOMS OR SHOWER ROOMS					
ARN	SENSOR I to 9: Part 6: 2004	UPPER AND LOWER HALLWAYS WITHIN 3 METRES OF BEDROOM DOORS					

GAS METER

SMOKE DETECTOR

COOKER HOOD FAN

CENTRAL HEATING

MULTI SENSOR ALARM to BS 5839: Part 6: 2004	UPPER AND LOWER HALLWAYS WITHIN 3 METRES OF BEDROOM DOORS		
HEAT ALARM to BS 5446: Part 2: 2003	KITCHEN  VENTILATION AWARENESS IN DWELLINGS		
STANDARD 3.14.2			
TYPE	RECOMMENDED LOCATION		
CO2 MONITORING EQUIPMENT to EUROPEAN DIRECTIVE •2006/95/EC •1999/5/EC	PRINCIPAL BEDROOM		
STANDARD 3.20.20	CARBON MONOXIDE DETECTION		
TYPE	RECOMMENDED LOCATION		
CO DETECTION	EVERY SPACE CONTAINING A FIXED		

round Floor Habitable Compartment Partitions (GROUND FLOOR HALL TO APARTMEN (KITCHEN TO HALL)

12.5mm Wallboard 10 to either side of 75mm timber stud.

INCLUDING EXTENDED FLUES

Standard Upper Floor Internal Partitions (1st FLOOR HALL TO APARTMENT & APARTMENT TO APARTMENT) 12.5mm Wallboard 10 to either side of 75mm timber stud.

 25mm Super glass Multi-Purpose Acoustic Mat within wall min density of 10kg/m3 Bathroom/ Ensuite Internal Partitions (APARTMENT TO BATHROOM)

12.5mm MR Sound Block to Bathroom side of 75mm timber stud and 12.5mm Wallboard 10 25mm Super glass Multi-Purpose Acoustic Mat within wall min density of 10kg/m3

22mm Chipboard Flooring @ min 15kg/m2

100mm Super glass Multi-Roll within floor space.

15mm Fireline board on 16mm Resilient Bars @ max 400mm ctrs

Partition to receive 'Robust Wall Detailing' refer detail AA (2) 078

Pop-up positions reviewed against current kitchen designs. Heating programmers repositioned to correspond with current heating layouts. CO2 detector position reviewed, fixing height noted on electrical Bed 2 window amended to W19 (Tilt and Turn). - TR Apr '18 Kitchen/Hall door handing updated. - HH

General Notes amended. External tap shown. Door from a D2 to a D3 to the ensuite. General Notes amended as per STAS comments. PV requirements reviewed. Robust detailing clarified. Specification changes involving front / back doors, garage door, sanitaryware, USB socket added to

STAS Drawing revised to comply with 2015 Building Regulations. Refer to separate notes.

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STANDARD HOUSE TYPES (2015 BUILDING REGULATIONS)

TIMBER KIT - ENHANCED SPEC

**AVONDALE** 

4 BED DETACHED 1410 SQ. FT. 1:50 / 1:100 JAN '17

AVONDALE (2015) (EN) T-KIT-001