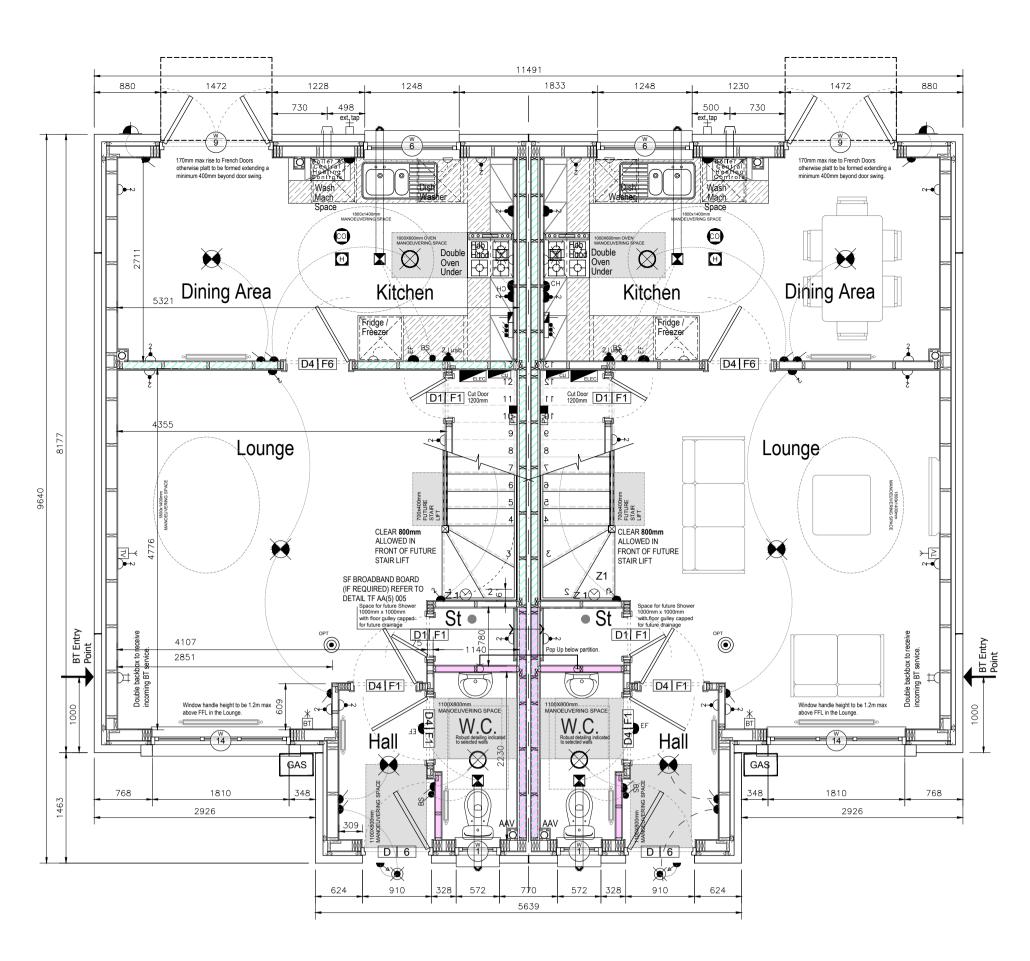
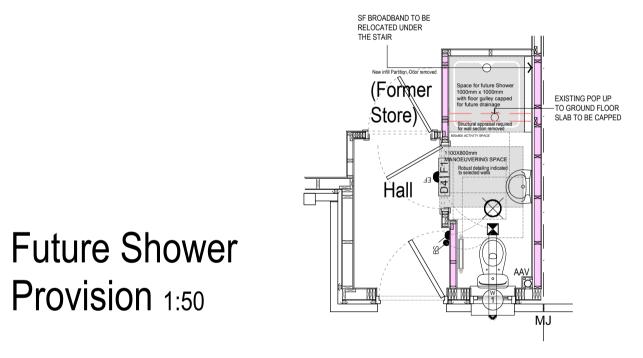
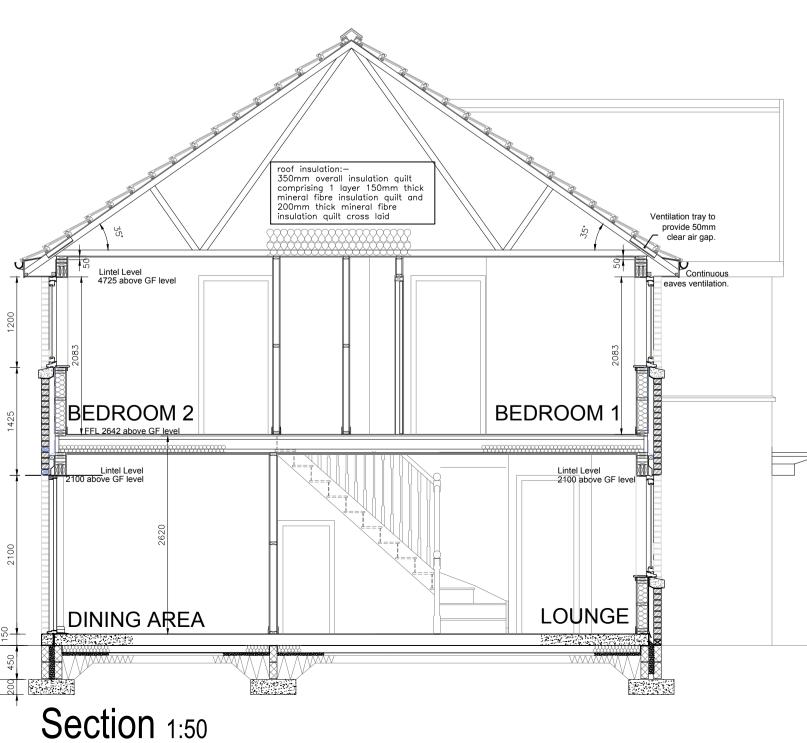


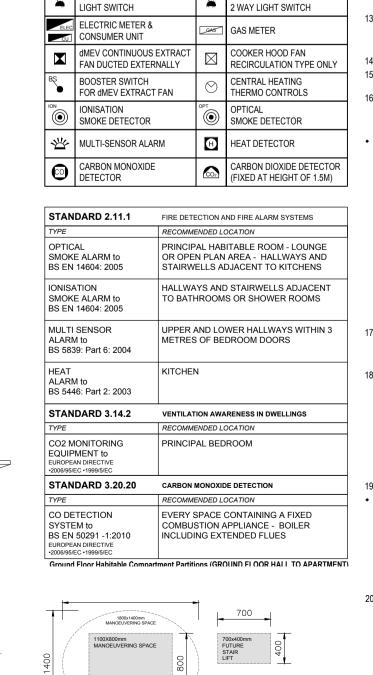
Front Elevation 1:50



Ground Floor Layout 1:50







ELECTRICAL LEGEND

LOW ENERGY CEILING

ENTRANCE LIGHTING

32 AMP COOKER SWITCH

16 AMP LOW LEVEL

SINGLE GANG SOCKET

16 AMP FUSED SPUR

WITH REMOTE SWITCH

MULTI POINT SWITCH

WALL MOUNTED

HIGH LEVEL SPUR FOR COOKER HOOD

SHAVER POINT

B.T. POINT

≪■

REMOTE

LOW ENERGY CEILING SHROUDED LIGHT FITTERS

PIR SENSOR/ PHOTO CELL

16 AMP FUSED SPUR

HIGH LEVEL SPUR

16 AMP LOW LEVEL

16 AMP HIGH LEVEL DOUBLE GANG SOCKET

T.V POINT

INCOMING B.T.

PV INVERTER PANEL

WALL MOUNTED

DOUBLE BACK BOX

DOUBLE GANG SOCKET

FOR dMEV EXTRACT FAI

First Floor Layout 1:50

Bedroom 2

Bedroom

- The dwelling has been designed and will be built following the
- All works are to be carried out in a tradesman like manner and in accordance with all current British Standards and Code of Practice. Carpentry timber to be treated with pressure impregnated preservative
- 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 NHBC guidelines including all amendments to date. Minimum distance of 1m from dwellings to boundaries.

Supatimba ST5' in accordance with BS EN 594:2011.

- A minimum of 1800mm Headroom to be provided over activity spaces and Showers.
- Access and facilities to dwellings To comply with current Buildin [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 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
- 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.
- 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 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 Drainage system to comply with BS EN 12056-1: 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

provided on stack housing)

- 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
- 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 equivalent to a continuous 5mm gap. All lean to roofs with accommodation below to be provided with abutment ventilation equivalent to a continuous 5mm gap where roof abuts main house wall. Where Tile Vents are used, Number of vents required to be
- Ventilation:- All window trickle ventilators to provide not less than:-2500mm² to Apartments
- If Trickle ventilation is ducted the above amounts should be doubled. Trickle ventilators to be positioned minimum 1750mm above floor level. In Wet areas fitted with a dMEV. Trickle ventilators are not required The door to the wet room should be "undercut" by 20mm. This air space should be clear of the actual or notional floor covering. 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 C.I.B.S.E. Regulations 1986. 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
- installed and commissioned to provide minimum continuous extraction rates in accordance with the following: Kitchen 6 litres/sec with 13 litres/sec boost

Heating:- Boiler, Hot Water Cylinder and Heating Controls to be as grilles. T.R.V.'s to all rooms except room with thermostat. Heating stern to comply with Part 3.17.6 of the Scottish Building Standards. ilers to come fitted with frost stats. Boiler installation to comply with ements of the Gas Appliances (Safety) Regulations 1995 and 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 compartme cooling air is to be supplied in accordance with BS 5440: Part 2: 2000

encourage optimum efficiency in the conservation of fuel and power.

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.

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

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 150mm below a ceiling and above any door or window in the room. CO detectors will be located between 1m & 3m from the appliance.

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

Where applicable, all services within garages will be surface mounted

All Ground Floor Windows & Doors to have laminated glass to comply

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

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 Scotlish 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

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

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

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

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

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

sealed. Service penetrations and radiator pipes properly sealed

with Secure by Design and Technical standards 4.13 (Security)

unobstructed egress. (Upper Floor only).

and risers, pine stringers, newels and balusters.

between handrails should be min 900mm.

Minimum going 227.6mm

• Maximum rise 204mm

this should be capable of being permanently deactivated.

24. Fire Detection:- Provide 1 No. smoke detector per storey, 1 No. to

Bedroom 3

Bedroom 3

- 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 Heating and hot water system will be commissioned and tested prior to Bathroom/ Ensuite Internal Partitions (APARTMENT TO BATHROOM) handover. Manufacturer's instructions for the operation and maintenance of the system will be provided for the building occupier to
 - 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

ound Floor Habitable Compartment Partitions (GROUND FLOOR HALL TO APARTMEN

Bedroom 2

Bedroom

Ground Floor Ceiling

KITCHEN TO HALL)
 12.5mm Wallboard 10 to either side of 75mm timber stud.

- 22mm Chipboard Flooring @ min 15kg/m2
- 220mm Engineered timber Joist max 600mm ctrs 100mm Super glass Multi-Roll within floor space.
- 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 legend. MB General Notes amended. External tap shown. Door from a D2 to a D3 to the ensuite. Sanitary ware and positions updated. Entrance doors
 - updated, wardrobes removed from Bed 1, USB point added to Kitchen. Radiator positions revised. General Notes amended as per STAS comments. PV requirements reviewed. Robust detailing clarified STAS Drawing revised to comply with 2015 Building Regulations. Refer to separate notes.



Bothwell House Hamilton Business Park

Caird Street Hamilton

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STANDARD HOUSE TYPES (2015 BUILDING REGULATIONS) TIMBER KIT - ENHANCED SPEC.

KINLOCH 3 BED SEMI DETACHED

928 SQ. FT. 1:50 / 1:100 JAN '17 KINLOCH (2015) (EN) T-KIT-001

 Utility room 4 litres/sec with 8 litres/sec boost Bathroom 4 litres/sec with 8 litres/sec boost Partition to receive 'Robust Wall Detailing' refer detail AA (2) 078 Toilet 3 litres/sec with 6 litres/sec boost