

All works to be in accordance with current Building [Scotland

First Floor Layout 1:50

- 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).
- No H.A.C. to be used in the works 4. 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 '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 NHBC guidelines including all amendments to date. 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 Scotlish 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 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 Scottish 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.
- 15. 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
- 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,

Dining

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Robust detailing indicated to selected walls

• Rainwater gutters and down pipes to BS EN 12056-3:2000

- 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 17. 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. 18. Interstitial condensation:- All walls, roofs and floors to comply with Par 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
- 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. 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 via an undercut door to provide the required backgroun ventilation to the area that the wet room is accessed from, e.g. an
- 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
- ates in accordance with the following:-Kitchen 6 litres/sec with 13 litres/sec boost Utility room 4 litres/sec with 8 litres/sec boost 4 litres/sec with 8 litres/sec boost Toilet 3 litres/sec with 6 litres/sec boost

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 vstem to comply with Part 3.17.6 of the Scottish Building Standard Boilers to come fitted with frost stats. Boiler installation to comply with the requirements of the Gas Appliances (Safety) Regulations 1995 and

7.7 of the Scottish Building Standards. The gas appliance is to

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.

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 The Heating system should be designed to be capable of maintaining temperature of 21° C in at least 1 apartment and 18° C elsewhere,

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

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 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

operated and may take the form of a self-contained monitor/ detecto 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

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 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

Stairs to comply fully with Building [Scotland] Regulations, & Scottish

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

sealed. Service penetrations and radiator pipes properly sealed

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

this should be capable of being permanently deactivated.

unobstructed egress. (Upper Floor only).

and risers, pine stringers, newels and balusters.

between handrails should be min 900mm.

Maximum pitch 42°

boiler of each property.

Minimum going 227.6mm
◆ Maximum rise 204mm

to maintain fire separation between garages and main house.

28. 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

Bedroom. Monitoring equipment for CO2 detection should be mains

when the outside temperature is minus 1° C.

Where the gas appliance is located within an appliance compa cooling air is to be supplied in accordance with BS 5440: Part 2: 2000

- 25mm Super glass Multi-Purpose Acoustic Mat within wall min density of 10kg/m3 22mm Chipboard Flooring @ min 15kg/m2 label is to be provided and installed in a location in accordance with
 - 100mm Super glass Multi-Roll within floor space.

ELECTRICAL LEGEND

WALL MOUNTED BULKHEAD

32 AMP COOKER SWITCH

HIGH LEVEL SPUR

SINGLE GANG SOCKET

WITH REMOTE SWITCH

REMOTE MULTI POINT SWITCH

LIGHT SWITCH

dMEV CONTINUOUS EXTRAC

BOOSTER SWITCH

MULTI-SENSOR ALARM

CARBON MONOXIDE DETECTOR

SMOKE ALARM to BS EN 14604: 2005

MULTI SENSOR

HEAT ALARM to

ALARM to BS 5839: Part 6: 2004

BS 5446: Part 2: 2003

CO2 MONITORING

EQUIPMENT to

ELEC ELECTRIC METER &

FOR COOKER HOOD

LOW ENERGY CEILING SHROUDED LIGHT FITTING

EMERGENCY BULKHEAD

PIR SENSOR/ PHOTO CE

16 AMP FUSED SPUR

FOR dMEV EXTRACT FAN

DOUBLE GANG SOCKET 16 AMP HIGH I EVEL

DOUBLE GANG SOCKE

DOUBLE BACK BOX

2 WAY LIGHT SWITCH

COOKER HOOD FAN

CENTRAL HEATING

SMOKE DETECTOR

CARBON DIOXIDE DETECTOR (FIXED AT HEIGHT OF 1.5M)

H HEAT DETECTOR

FIRE DETECTION AND FIRE ALARM SYSTEMS

PRINCIPAL HABITABLE ROOM - LOUNGE

OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS HALLWAYS AND STAIRWELLS ADJACENT

TO BATHROOMS OR SHOWER ROOMS

UPPER AND LOWER HALLWAYS WITHIN 3

VENTILATION AWARENESS IN DWELLINGS

EVERY SPACE CONTAINING A FIXED

INCLUDING EXTENDED FLUES

PRINCIPAL BEDROOM

CARBON MONOXIDE DETECTION

Standard Upper Floor Internal Partitions (1st FLOOR HALL TO APARTMENT & APARTMEN TO APARTMENT)

25mm Super glass Multi-Purpose Acoustic Mat within wall min density of 10kg/m3

Bathroom/ Ensuite Internal Partitions (APARTMENT TO BATHROOM)

PV INVERTER PANEL WALL MOUNTED

GAS METER

HIGH LEVEL SPUR

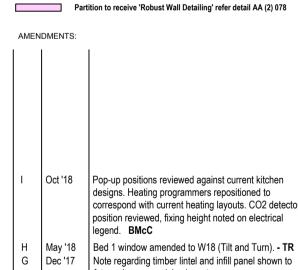
16 AMP LOW LEVEL

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

(KITCHEN TO HALL)

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

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



future shower provision layout.

Bothwell House Hamilton Business Park

Caird Street Hamilton Tel: 01698 477440 Fax: 01698 4774 Web: www.bellway.co.uk

STANDARD HOUSE TYPES

(2015 BUILDING REGULATIONS) TIMBER KIT - ENHANCED SPEC.

PINEHURST

1:50 / 1:100 JAN '17

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 4 BED DETACHED 1382 SQ. FT. 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

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