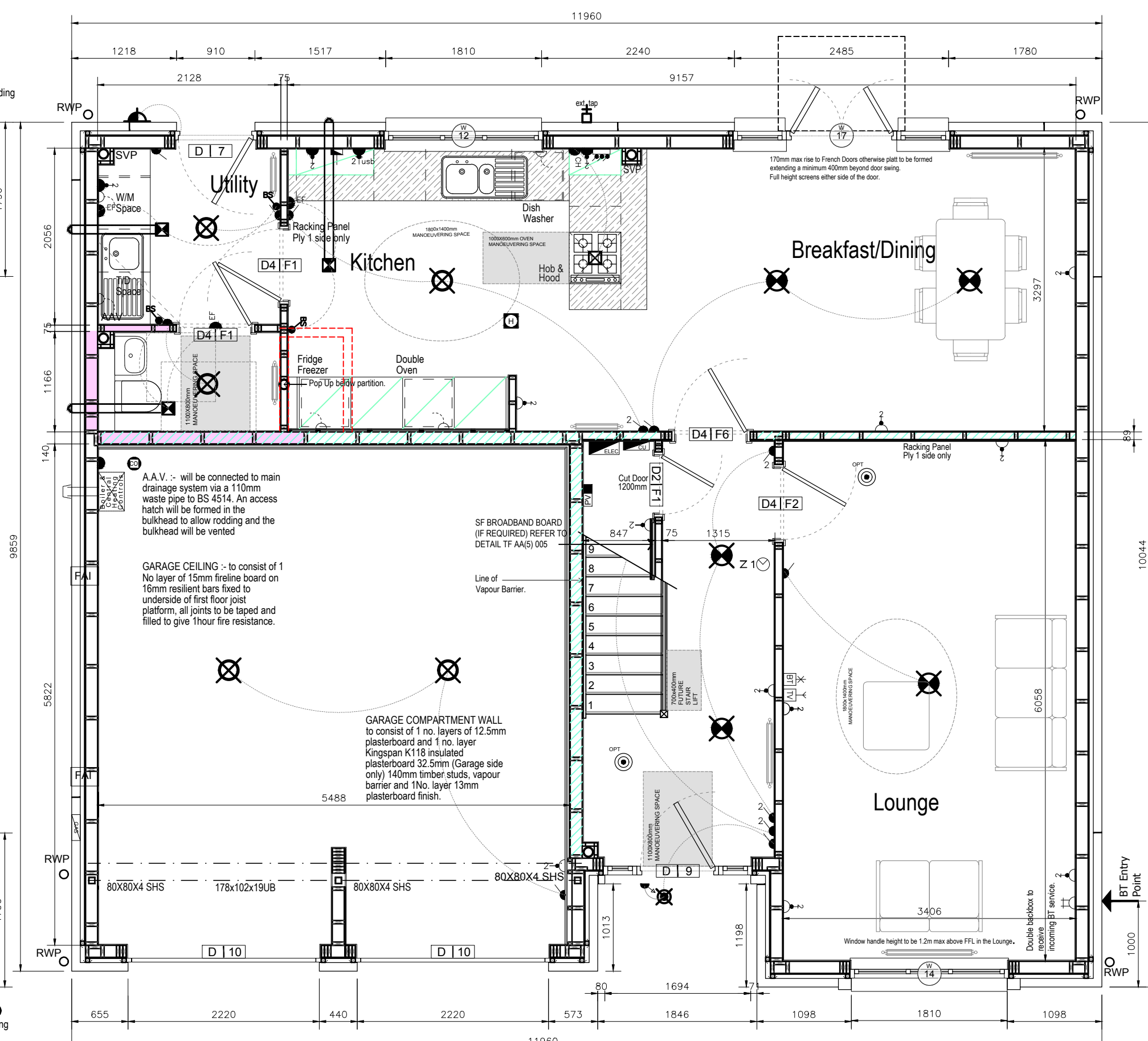
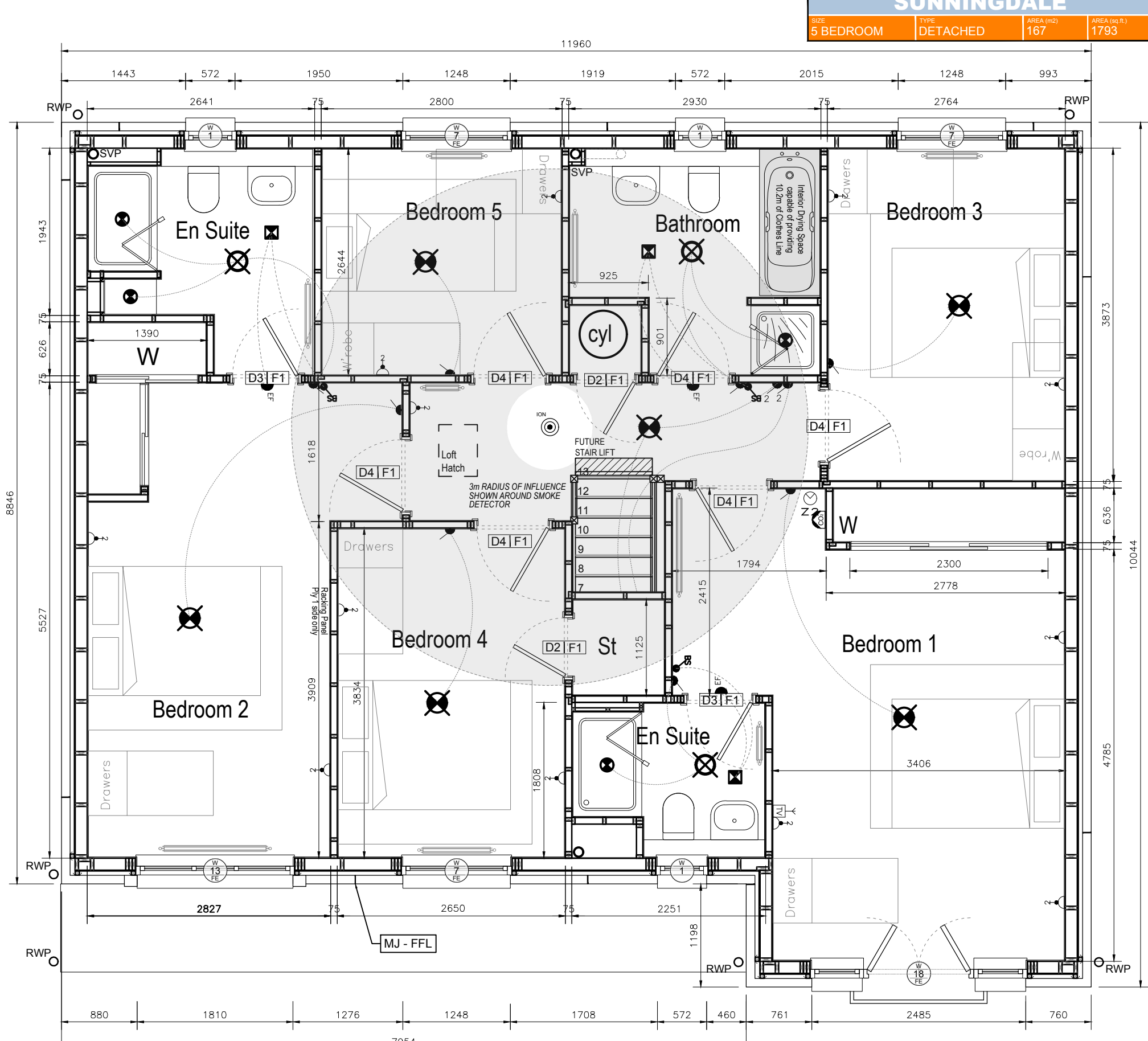


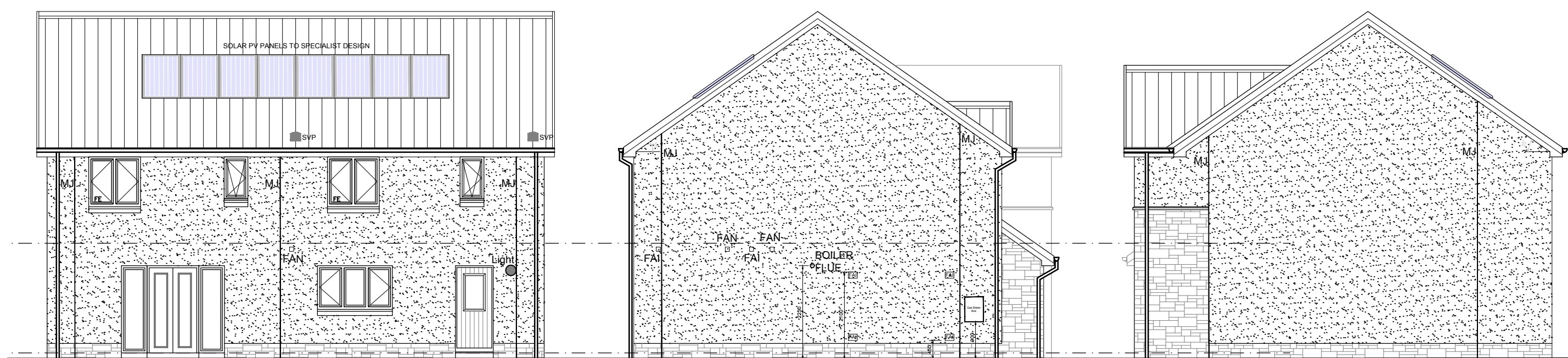
Underbuilding Layout 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50



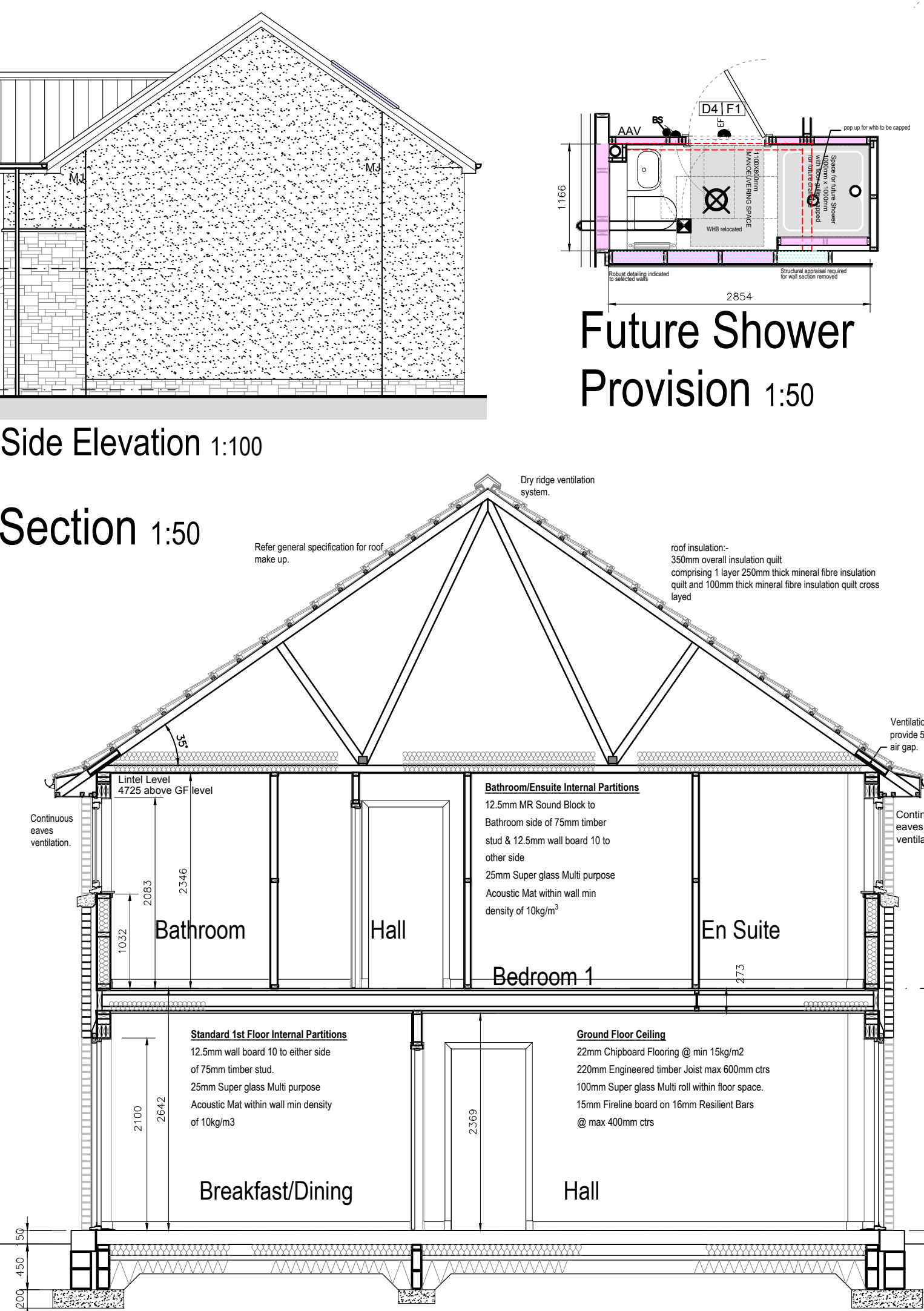
Rear Elevation 1:100

Side Elevation 1:100

Side Elevation 1:100



Front Elevation 1:50

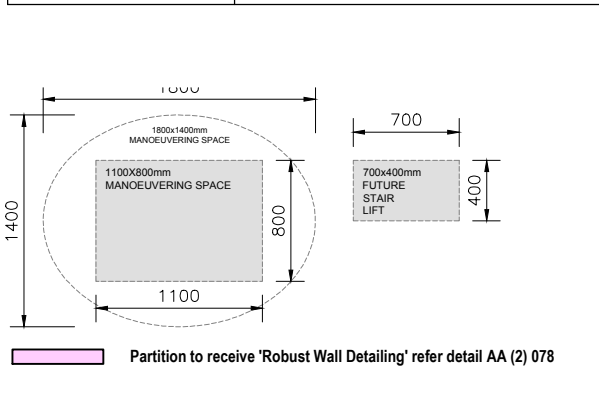


Section 1:50

Future Shower Provision 1:50

ELECTRICAL LEGEND			
	LOW ENERGY CEILING MOUNTED PENDANT LIGHT		LOW ENERGY CEILING SHROUDED LIGHT FITTING
	WALL MOUNTED BULKHEAD		EMERGENCY BULKHEAD
	ENTRANCE LIGHTING		PIR SENSOR PHOTO CELL
	32 AMP COOKER SWITCH		16 AMP FUSED SPUR
	HIGH LEVEL SPUR FOR COOKER HOOD		HIGH LEVEL SPUR FOR IMEV EXTRACT FAN
	16 AMP LOW LEVEL SINGLE GANG SOCKET		16 AMP LOW LEVEL DOUBLE GANG SOCKET
	16 AMP FUSED SPUR WITH REMOTE SWITCH		16 AMP HIGH LEVEL DOUBLE GANG SOCKET
	SHOWER POINT		T.V. POINT
	B.T. POINT		INCOMING B.T. DOUBLE BACK BOX
	REMOTE MULTI POINT SWITCH		P.V. INVERTER PANEL
	WALL MOUNTED LIGHT SWITCH		WALL MOUNTED 2 WAY LIGHT SWITCH
	ELECTRIC METER & CONSUMER UNIT		GAS METER
	IMEV CONTINUOUS EXTRACT FAN DUCTED EXTERNALLY		COOKER HOOD FAN RECIRCULATION TYPE ONLY
	BOOSTER SWITCH FOR IMEV EXTRACT FAN		CENTRAL HEATING THERMO CONTROLS
	IONISATION SMOKE DETECTOR		OPTICAL SMOKE DETECTOR
	MULTI-SENSOR ALARM		HEAT DETECTOR
	CARBON MONOXIDE DETECTOR		CARBON DIOXIDE DETECTOR (FIXED AT HEIGHT OF 1.5M)

STANDARD 2.11.1		FIRE DETECTION AND FIRE ALARM SYSTEMS
TYPE	RECOMMENDED LOCATION	
OPTICAL SMOKE ALARM TO BS EN 14804: 2005	PRINCIPAL HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS	
IONISATION SMOKE ALARM TO BS EN 14804: 2005	HALLWAYS AND STAIRWELLS ADJACENT TO BATHROOMS OR SHOWER ROOMS	
MULTI SENSOR ALARM TO BS 5839: Part 2: 2004	UPPER AND LOWER HALLWAYS WITHIN 3 METRES OF BEDROOM DOORS	
HEAT ALARM TO BS 5446: Part 2: 2003	KITCHEN	
STANDARD 3.14.2		VENTILATION AWARENESS IN DWELLINGS
TYPE	RECOMMENDED LOCATION	
CO2 MONITORING EQUIPMENT TO BS EN 50201 - 1: 2010	PRINCIPAL BEDROOM	
STANDARD 3.20.20		CARBON MONOXIDE DETECTION
TYPE	RECOMMENDED LOCATION	
CO DETECTION SYSTEM TO BS EN 50201 - 1: 2010	EVERY SPACE CONTAINING A FIXED COMBUSTION APPLIANCE - BOILER INCLUDING EXTENDED FLUES	



- GENERAL NOTES**
All works to be in accordance with current Building [Scotland] Regulations.
- 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) 1986.
 - No H.A.C. to be used in the works.
 - All work is 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 Suprotect 15 in accordance with BS EN 1994:2011.
 - All structural timber shall be in accordance with BS EN 1995-1:2004 + A2:2014.
 - Materials and workmanship not otherwise specified shall be in accordance with the current British Standards, Code of Practice and NHBG guidelines including all amendments to date.
 - The proposed system shall be provided for the building occupier to encourage optimum efficiency in the conservation of fuel and power.
 - A minimum of 1800mm Headroom to be provided over activity spaces and Showers.
 - 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 4.2.2 within the Accessible entrance to have low threshold in accordance with Part 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 Scottish 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 5499:2013.
 - All Drainage to be carried out and tested to the entire separation 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
 - 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 12080: 2002 (Where required an air riser pipe to be provided on stack housing)
 - Dual flush WCs will have an average flush volume of not more than 4.5 litres. Tap serving wash or hand rinse basins will have a flow rate of not more than 6 litres/min. Air-Scrub valve to be fitted to both taps, limiting water temperature to 48°C.
 - Plumbing - Single flush WCs will have a flush volume of not more than 4.5 litres. Tap serving wash or hand rinse basins will have a flow rate of not more than 6 litres/min. Air-Scrub valve to be fitted to both taps, limiting water temperature to 48°C.
 - Interstitial condensation: All walls, roofs and floors to comply with Part 3.15.10.15.3 of the Scottish Building Standards and comply with current Building [Scotland] Regulations and Appendix D and Causes 5.1 to 5.15.5.2.2 of BS 6262:2011 + A1:2016. Envis 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 20mm gap. All lean to roofs with accommodation below to be provided with adjacent ventilation equivalent to a continuous 3mm gap where roof slope main house wall. Where T.V. vents are used, Number of vents required to be confirmed by roofing contractor.
 - Ventilation: All window trickle ventilators to provide not less than:
 - 250mm² 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 IMEV. 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 background ventilation to the area that the wet room is accessed from, e.g. an en-suite or a bedroom.
 - All Mechanical Ventilation to comply with current Building [Scotland] Regulations, Part 3.14.11.11 of the Scottish Building Standards, and the C.I.B.S.E. Regulations 1986.
 - Where the infiltration rate is not less than 5m³/m²/hr @ 50 Pa. Decentralised Mechanical Exhaust Ventilation (MEV) units should be installed in rooms where there is likely to be high humidity such as Kitchens, Bathrooms and Shower Rooms. MEV 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
 - 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
 - Heating - Boiler, Hot Water Cylinder and Heating Controls to be as specified in SAP 2012 calculations. Radiators to have radiators and grilles. T.R.V.'s to all rooms except room with thermostat. Heating system to comply with Part 3.17.8 of the Scottish Building Standards. Boilers to come fitted with front seals. Boiler installation to comply with the requirements of the Gas Appliances (Safety) Regulations 1995 and the Gas Safety (Installations and Use) Regulations 1996. A gas label is to be provided and installed in a location in accordance with Part 3.17.7 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. Where the gas appliance is located within an appliance compartment, cooling air is to be supplied in accordance with BS 5446: Part 2: 2000.
 - 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, when the outside temperature is minus 1° C.
 - 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 2.11.12.1.2 of the Scottish Building Standards and complying with and installed with the provision of current Building [Scotland] Regulations, see table for type & location.
 - Carbon Monoxide Detection: Detectors to comply with BS EN 50201-1:2010 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 room containing a fuel combustion appliance (excluding an appliance solely used for cooking) and a detector will be fitted in a bedroom or principal habitable room, where a five passes through that room. CO detectors will be located either on a ceiling min 300mm away from a wall or: wall mounted min 1200mm below a ceiling and above any door or window in the room. Detectors will be located between 1m & 3m from the appliance.
 - Automatic Awareness: CO2 detector required to the Principal Room. Monitors equipment for CO2 detection should be permanently operated and may take the form of a self-contained monitor/detector or a separate visual indicator and be capable of logging data to allow the change of indication. The monitor should be constructed to precede 24 hour period. If the detector monitor has an audible alarm this should be capable of being permanently deactivated.
 - Where applicable, all services within garages will be surface mounted to maintain fire separation between garages and main house.
 - All Ground Floor Windows & Doors to have limited glazing to comply with Secure by Design and Technical standards 4.13 (Security).
 - 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 Causes 10.2, 10.3 & 10.4 of BS 6213 Part 1:1991 with regard to cleaning Windows and Rooflights.
 - External steps at French/Patio doors to be maximum 170mm rise, 100mm treads. Maximum projection of door frame off to be 20mm above finished floor level. Protective barriers to external steps and landings at change of direction to be minimum 1100mm.
 - Stairs to comply fully with Building [Scotland] Regulations, & Scottish Building Standards, and comply with BS EN 12056-1:2000 with MDF needs and handrails.
 - Minimum pitch 22°
 - Maximum pitch 24°
 - Handrail to be 840mm above pitch line on one side only and to comply with BS 6180:1989 Protective barriers and doors and any Upper Floor French Doors to be minimum 1100mm high and comply with BS EN 1991-1-1 and BS 6881-1:1991 with regard to doors and handrails. Handrails to 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 minimum 900mm.
 - Conservation of fuel and power - All buildings to comply with Part 6.0.16.26.36.45.76.8 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 laps, window sashes, door openings and door joints to be draught sealed. Service penetrations and radiator pipes properly sealed. Saugfl 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 or supply of water to be suitably insulated against heat loss.
 - Energy Performance Certificate to be provided to Local Authority on completion of works. A copy of the EPC will be displayed on the boiler of each property.
 - Reference should be made to the Domestic Building Standards Compliance Guide for Scotland 2015 Edition to provide guidance in compliance with Building Regulations, namely standards 6.3 to 6.7 as set out in Section 6 elements of the 2015 Domestic Technical Handbook.
 - Noise and Air Tests to be carried out to the satisfaction of the relevant local authority.

- KITCHEN TO HALL**
- 12.5mm Wallboard 10 to either side of 75mm timber stud.
 - 25mm Super glass Multi-Purpose Acoustic Mat within min density of 10kg/m³
- Standard Upper Floor Internal Partitions (1st FLOOR HALL TO APARTMENT TO APARTMENT)**
- 12.5mm Wallboard 10 to either side of 75mm timber stud.
 - 25mm Super glass Multi-Purpose Acoustic Mat within min density of 10kg/m³
 - 25mm Super glass Multi-Purpose Acoustic Mat within 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 to other side.
 - 25mm Super glass Multi-Purpose Acoustic Mat within min density of 10kg/m³

- Ground Floor Ceiling**
- 22mm Chipboard Flooring @ min 15kg/m²
 - 220mm Engineered timber Joist max 600mm cts
 - 100mm Super glass Multi-Roll within floor space
 - 15mm Finslaid board on 16mm Resilient Bars @ max 400mm cts

AMENDMENTS:		
F	Oct '18	Pop-up positions reviewed against current kitchen designs. Heating programmes repositioned to correspond with current heating layouts. CO2 detector position reviewed, fixing height noted on electrical legend. MB
E	May '18	Bed 1 window amended to W19 (Tilt and Turn). -TR
D	Dec '17	General Notes amended. External tap shown. Door from a D2 to a D3 to the ensuite.
C	Nov '17	General Notes amended as per STAS comments. PV requirements reviewed. Robust detailing clarified.
B	Aug '17	Front, rear and garage doors style revised, sanitary ware type and position updated to new specification. Wardrobes updated to bed 1 & 2.
A	Jan '17	STAS Drawing reviewed to comply with 2015 Building Regulations. Refer to separate notes.
Issue:	Date:	Description:

Belway
Belway Homes Limited (Scotland)
Belthwell House
Hamilton Business Park
Caird Street
Hamilton
ML3 0QA
Tel: 01698 477440 Fax: 01698 4774 Web: www.belway.co.uk

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

Drawing:		
SUNNINGDALE 5 BED DETACHED 1793 SQ. FT.		
Scale:	Date:	Drawn:
1:50 / 1:100	JAN '17	Rev.
Drawing No.		
SUNNINGDALE (2015) (EN) T-KIT-001		F