



































- ## GENERAL NOTES
- All works to be in accordance with current Building [Scottish Regulations]
1. No dimensions are to be scaled from this or any associated drawing.
2. The dwelling has been designed and will be built following the guidance in the Accredited Construction Details [Scottish].
3. All work to be carried out in accordance with BS EN 12647-2011.
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.
5. Carpenter/builder to be treated with pressure impregnated preservative in accordance with BS EN 199-2011.
6. All structural timber like to be in accordance with BS EN 1995-1-2004 + A2:2014.
7. Minimum 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 buildings.
9. A minimum 1800mm headroom to be provided over activity spaces and Showers.
10. Access and facilities to dwellings. To comply with current Building [Scottish] Regulations and BS EN 12647-2011. Part 4.2. A new access doors within accessible storey will have a minimum clear opening width of not less than 800mm. Part 4.2.5 within the accessible storey to have a low threshold.
- Part 3.1.4.3.19
11. Colours and finishes. To comply with the Building and Access standards with current Building [Scottish] Regulations & Part 4.8.1 of the Scottish Building Standards.
12. Electrical Cabling. All cabling to comply with current Building [Scottish] Regulations and BS EN 6062: Part 4: 2005
13. All Electrical installations are to be carried out in accordance with the current I.E.E. (The Wiring) Regulations, including all necessary amendments to date. All electrical work to be carried out in accordance with BS 7671 (2008), as amended.
14. All electrical wiring to be installed in accordance with BS 7671 (2008), as amended.
15. Automatic (PIR) illumination to be provided to all accessible entrances. Max. 100 watts per fitting in accordance with BS 4899:2013
16. All drainage to be carried out and tested to the entire satisfaction of the Building [Scottish] Regulations and BS EN 12056-2:2000 (current Building [Scottish] Regulations & to comply with part 3.6.3.3 of the Building [Scottish] Standards)
17. Rainwater gutters and down pipes to BS EN 12056-3:2000
18. Surface water drainage system to be tested to BS EN 12056: 1998
19. Sanitary pipe work to comply with BS EN 12056-2: 2000
20. Drainage system to comply with BS EN 12056-1: 2000
21. BS EN 12526-3: 1997 (amendment 2) BS EN 12524: 1998 and BS EN 12526-1: 1995 (amendment 2) in accordance with BS EN 12526-2: 2000
22. Waste water drainage system under and around the building to be tested in accordance with BS EN 12056: 1998

AVONDALE		SECTION 131	SECTION 1410
4 BEDROOM	DETACHED		
ELECTRICAL LEGEND			
	LOW ENERGY CEILING MOUNTED PENDANT LIGHT		LOW ENERGY CEILING SHROUDED LIGHT FITTINGS
	WALL MOUNTED BULKHEAD		EMERGENCY BULKHEAD
	ENTRANCE LIGHTINGS		PIR SENSOR PHOTO CELL
	32 AMP COOKER SWITCH		16 AMP FUSED SPUR
	HIGH LEVEL SPUR FOR COOKER HOOD		HIGH LEVEL SPUR FOR DMEV EXTRACT FAN
	16 AMP LOW LEVEL SINGLE GASKET SOCKET		16 AMP LOW LEVEL DOUBLE GASKET SOCKET
	16 AMP FUSED SPUR WITH REMOTE SWITCH		16 AMP HIGH LEVEL DOUBLE GASKET SOCKET
	SHAVER POINT		T POINT
	B.T. POINT		INCOMING B.T. DOUBLE BACK BOX
	REMOTE MULTI-POINT SWITCH		PV INVERTER PANEL
	WALL MOUNTED LIGHT SWITCH		WALL MOUNTED 2 WAY LIGHT SWITCH
	ELECTRIC METER & CONSUMER UNIT		GAS METER
	AVEV CONTINUOUS EXTRACT DUCTED EXTERNALLY		CENTRAL HEATING TYPE ONLY
	BOOSTER SWITCH FOR DMEV 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	
TYPE	FIRE DETECTION AND FIRE ALARM SYSTEMS
RECOMMENDED LOCATION	
OPTICAL SMOKE ALARM to BS EN 14604: 2005	PRIORITARY HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS
IONISATION SMOKE ALARM to BS EN 14604: 2005	PRIORITY STAIRS AND STAIRWELLS ADJACENT TO BATHROOMS OR SHOWER ROOMS
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

STANDARD 3.14.2		VENTILATION AWARENESS IN DWELLINGS
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 SYSTEM TO BS EN 50291 -1:2010 EUROPEAN DIRECTIVE -2006/95/EC -1999/5/EC		EVERY SPACE CONTAINING A FIXED COMBUSTION APPLIANCE - BOILER 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

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

- 22mm Chipboard Flooring @ min 15kg/m²
- 220mm Engineered timber Joist max 600mm ctrs
- 100mm Super class Multi-Roll within floor space.

• 15mm Fireline board on 18mm Resilient Bars @ max 400mm ctrs

1800

1500x1400mm
MANUFACTURED SPACE

700

1400

MANOEUVERING SPACE

800

1100

TOEBOARD

STAIR LIFT

400

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

AMENDMENTS:		
G	Sep 18	Pop-up positions reviewed against current kitchen designs. Heating components repositioned to conform with current heating layouts. CO2 detector position reviewed, fuming light hung on electrical legging. AG
F	May 18	Red 2 window amended to W19 (Till) and TUN. - TR
E	Apr 18	Kitchen/Hall door handing updated - HH
D	Dec 17	General Notes amended. External tap shown from a D02 to a D03 in the ensuite.
C	Nov 17	General Notes amended as per STAS comments. PV requirements reviewed. Robot detailing added.
B	Aug 17	Specification changes involving Item 1 back doors, garage door, sanitary/ware, USB socket added to kitchen.
A	Jan 17	STAS Drawing reviewed to comply with 2015 Building Regulations. Refer to separate notes.
Issue:	Date:	Description:

Bellway
Bellway Homes Limited (Scotland)

Bothwell House
Hamilton Business Park
Caird Street
Hamilton
ML3 0QA
Tel: 01698 477440 Fax: 01698 4774 Fax: 01698 4774 Web: www.bellway.co.uk

Project:

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

Drawing:	
AVONDALE	
4 BED DETACHED	
1410 SQ. FT.	
Scale:	Date:
1:50 / 1:100	JAN '17
	Drawn:
	-
Drawing No.	Rev.
AVONDALE (2015) (EN) T-KIT-001	G