



GENERAL NOTES		LYTHAM			
All works to be in accordance with current Building [Scotland] Regulations.		3 BEDROOM	TWO DETACHED	100	1072
<p>No dimensions are to be scaled from this or any associated drawing.</p> <p>The dwelling has been designed and will be built following the guidance in the Accredited Construction Details (Scotland).</p> <p>No I.A.C. to be used in the works.</p> <p>All works are to be carried out in a tradesman like manner and in accordance with all current British Standards and Code of Practice.</p> <p>Competent labour to be treated with presumed inappropriate preservative Schedules S17 in accordance with BS EN 584-2:2005.</p> <p>All structural timber shall be in accordance with BS EN 1995-1-2:2004 (Table 1.1).</p> <p>Materials and workmanship not otherwise specified shall be in accordance with the current British Standards. Code of Practice and NBS guidelines including all amendments to date.</p> <p>Minimum distance of 1m from dwellings to boundaries.</p> <p>A minimum of 1800mm headroom to be provided over active spaces and Showers.</p> <p>Access and facilities to dwellings - To comply with current Building [Scotland] Regulations and Scottish Building Standards Part 4.2. All new access doors with accessible styria shall have a minimum clear width of not less than 800mm as detailed in drawing 1.2 within the Accessible entrance there will have low threshold in accordance with Part 4.1.5.4.1.2.</p> <p>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.</p> <p>Collision with Glazing - All glazing to comply with current Building [Scotland] Regulations and to comply BS 6859: Part 4, 2005</p> <p>All Electrical installations are to be carried out in accordance with the current I.E.E. (17th Edition) Regulations. Including all necessary earth and earthing. All electrical work to be carried out in accordance with BS 7671 (2008), as amended.</p> <p>100 percent of lighting points to be fitted with low energy bulbs.</p> <p>Automatic (PIR) Illumination to be provided to all accessible entrances. Max. 100 watts per external fitting in accordance with BS 5492:2013.</p> <p>All Drains to be carried out and tested to the entire satisfaction of the local authority. Building Control Department and in compliance with Building [Scotland] Regulations & Part 4.8.1 of the Scottish Building Standards.</p> <p>Rainwater gutters and down pipes to BS EN 12566-3:2006</p> <p>Surface waste drainage system to be tested to BS EN 1610: 1998</p> <p>Sanitary pipe work to comply with BS EN 12566-2: 2006</p> <p>Drainage system to comply with BS EN 12566-1: 2006</p> <p>BS EN 752-3: 1997 (amendment 2) BS EN 752-4: 1998 and BS EN 1610: 1998 and verified in accordance with BS EN 12566-2: 2006</p> <p>Waste water drainage system under and around the building to be</p>					
ELECTRICAL LEGEND					
	LOW ENERGY CEILING MOUNTED PENDANT LIGHT		LOW ENERGY CEILING SHROUDED LIGHT FITTING		EMERGENCY PHOTO CELL
	WALL MOUNTED BULB		PIR SENSOR PHOTO CELL		
	32 AMP COOKER SWITCH		16 AMP FUSED SPUR		
	HIGH LEVEL SPUR FOR COOKER HOOD		HIGH LEVEL SPUR FOR dmv EXTRACT FAN		
	16 AMP LOW LEVEL SINGLE GAS SOCKET		16 AMP LOW LEVEL DOUBLE GAS SOCKET		
	16 AMP HIGH LEVEL SPUR WITH REMOTE SWITCH		16 AMP HIGH LEVEL DOUBLE GAS SOCKET		
	SHAVERT POINT		T POINT		
	B.T. POINT		INCOMING B.T. DOUBLE BACK BOX		
	REMOTE 16 AMP POINT SWITCH		PIV INVERTER PANEL		
	WALL MOUNTED LIGHT SWITCH		WALL MOUNTED 2 WAY LIGHT SWITCH		
	ELECTRIC METER & CONSUMER UNIT		GAS METER		
	BOOSTER SWITCH FOR dmv EXTRACT FAN		COOKER HOOD FAN EXTERNAL REGULATION ONLY		
	IONISATION SMOKE DETECTOR		CENTRAL HEATING THERMO CONTROLS		
	MULTI-SENSOR ALARM		OPTICAL SMOKE DETECTOR		
	CARBON MONOXIDE DETECTOR		CARBON DIOXIDE DETECTOR (FIXED AT HEIGHT OF 1.5M)		

<p>BS 12890:2002 (In accordance with BS EN 12890:2002)</p> <p>air surveillance vents in the ceiling</p> <p>BS EN 12890:2002 (Where required an air inlet grille to be provided on static housing)</p> <ul style="list-style-type: none"> • Dual flow WCs will have an average flush volume of not more than 6.5 litres <p>Plumbing: Single flush WCs will have a flush volume of not more than 6 litres. Trap serving waste to the WC will have a minimum waste of not less than 100mm. Anti-Scale valve to be fitted to both taps, limiting water temperature to 40°C.</p> <p>Intervent: Consideration: All walls, roofs and floors to comply with Part 3.15.10.3 of the Scottish Building Standards and comply with current Building (Scotland) Regulations and Appendix D and Clauses 6.2.1 and 6.2.2 of BS 5250:2011 (E16). Evidence will be provided to the equivalent to a continuous 100mm gap. Where roof pitch exceeds 35° or the span exceeds 10m, rigid 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 the Vents are used, Number of vents provided to be confirmed by roofing contractor.</p> <p>Ventilation: All window trickle ventilators to provide not less than 2500mm² to Apartments</p> <ul style="list-style-type: none"> • If Trickle Ventilation is ducted the above amounts should be doubled. <p>Trickle ventilators to be positioned minimum 1750mm above floor level.</p> <p>In Wet areas fitted with a MEV. Trickle ventilators are not required.</p> <p>Access to the wet room from the living area shall be 20mm. This air space should be clear of the actual or nominal 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. en-suite of a bedroom.</p>	<p>STANDARD 2.1.1</p> <p>FIRE DETECTION AND FIRE ALARM SYSTEMS</p> <p>TYPE</p> <p>RECOMMENDED LOCATION</p> <p>OPTICAL ALARM</p> <p>BS EN 14604: 2005</p> <p>PRINCIPAL HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHEN</p> <p>IONISATION</p> <p>SMOKE ALARM TO BS EN 14604: 2005</p> <p>HALLWAYS AND STAIRWELLS ADJACENT TO BATHROOMS OR SHOWER ROOMS</p> <p>MULTI SENSOR</p> <p>BS EN 14604: 2005</p> <p>UPPER AND LOWER HALLWAYS WITH 3 METRES OF BEDROOM DOORS</p> <p>HEAT</p> <p>BS 5446: Part 2: 2003</p> <p>KITCHEN</p> <p>STANDARD 3.1.2</p> <p>VENTILATION AWARENESS IN DWELLINGS</p> <p>TYPE</p> <p>RECOMMENDED LOCATION</p> <p>CO2 MONITORING EQUIPMENT</p> <p>GDQ DIRECTING EQUIPMENT</p> <p>PRINCIPAL BEDROOM</p> <p>STANDARD 3.2.20</p> <p>CARBON MONOXIDE DETECTION</p> <p>TYPE</p> <p>RECOMMENDED LOCATION</p> <p>CO DETECTION</p> <p>BS EN 50291-1:2010</p> <p>EVERY SPACE CONTAINING A FLEXIBLE HEATING APPLIANCE, BOLLER INCLUDING EXTENDED FLUE</p>
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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 1996.	EUROPEAN DIRECTIVE 2006/95/EC - 1989/65/C
<p>Ground Floor Habitable Compartment Partitions (GROUND FLOOR HALL TO APARTMENT [KITCHEN TO HALL])</p> <p>Where the infiltration rate is not less than 3m³/hr/m² @ 50 Pa, Decentralised Mechanical Extract Ventilation (mEUV) units should be installed in rooms where there is likely to be high humidity such as</p> <ul style="list-style-type: none"> 12.5mm Wallboard 10 to either side of 75mm timber stud, 25mm Super glass Multi-Profile Acoustic Mat within wall min density of 10kg/m³ 		

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
- Utility room 4 litres/sec with 8 litres/sec boost

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, with min wall density of 10kg/m3

• 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. TRVs to all rooms except room with thermostat. Heating

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 wall min density of 10kg/m3

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 Part 3.17.7 of the Scottish Building Standards. The gas appliance is to

Ground Floor Ceiling

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

• 15mm Finline board on 16mm Resilient Bars @ max 400mm ctrs

1800

700

1800mm MIN. MANOEUVRING SPACE

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 and with sensitivity suitable for the area.

provision of current Building [Scotland] Regulations, see table for type & location		AMENDMENTS:			
25	<p>Canton Meriside 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 the detector is about to expire. The 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. The detector will be fitted in every fire escape through a room. CO detectors will be located either on a ceiling min 300mm away from any door or window or mounted on a wall below a ceiling and above any door or window in the room. CO detectors will be located between 1m & 3m from the Principal</p> <p>Verifications: - CO detectors to be installed in the Principal Bedroom. Monitoring equipment for CO detection should be mains operated and may take the form of a self-contained monitor/detector or a separate monitor and detector. The detector should have an easily understood visual indicator and be capable of logging data to the computer to gain an indication of the detector's performance over the preceding 24 hour period. If the detector monitor has an audible alarm this should be capable of being permanently deactivated.</p> <p>Where applicable, all services within garages will be surface mounted to the main floor. Separation between garages and main house.</p> <p>All Ground Floor Windows & Doors to have laminated glazing to comply with Security by Design and Technical Standards 1 & 13 (Security).</p> <p>Escape windows (E1) to have a clear opening of at least 0.33m² and be at least 450mm high and 450mm wide, with the bottom of</p>	H	Feb 19	En Suite layout amended and window repositioned, bedroom 3 door handing amended.	AG
26		G	Oct 18	Pop-up positions reviewed against current kitchen design. Heating programmes repositioned to correspond with current heating layouts. CO2 detector position reviewed, fixing height noted on electrical legend. Shelving and daylighting deleted from ensuite, full height bulkhead and alcove added.	MB
27		F	Sep 18	Partition Adjacent to stair & newel post reduced to 75mm as is a non load bearing wall.	LMAC
28		E	Mar 18	Stairwell opening updated by 5mm to suit stair width.	
29		D	Feb 18	Bedroom 2 wall position updated to suit.	
30		C	Dec 17	Bedroom 2 wall position to Bedroom 1 reconfigured - BMCC	
31		C	Dec 17	General Notes Amended. External tap door. Doors from a D2 to a D3 to the ensuite.	
32		Issue:		Description:	

cleaning not more than 1100mm above the floor and providing undisturbed egress (Upper Floor only).

- Cleaning of Windows and Roofsights - At Upper Floor windows to comply with current Building (Scotland) Regulations, & comply with Parts 4.3, 6.3, & 8.4 of Scottish Building Standards, and Clause 10.2, 10.3 & 10.4 of BS 8213 Part 1:1991 in regard to cleaning Windows and Roofsights
- 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 extend step and landings to change in direction to be minimum 1100mm.
- Stairs to comply fully with Building (Scotland) Regulations, & Scottish Building Standards Part 4.3 6.3 + 2.1.1 inclusive with MDF treads and risers, pine stringers, newels and balustrades.
 - Minimum going 227mm
 - 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 starts 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 minimum spanning of 5mm between balustrades. A minimum of 200mm clear headroom over pitch line. Stairs with a wider section require a continuous handrail to be on the outer portion of the stair. The effective width of the handrail should be min 500mm.
- Construction of external doors to comply with Parts 6.0, 6.1E, 26.36, 34E, 7.6, 8.3 of the Scottish Building Standards, & current Building (Scotland) Regulations and due consideration given to be compliant with Directive 2019/1 EU. Ensure all gaps between doors, window insopes, door openings, ceilings and floor joints to be sealed. Surface penetrations and radiator pipes properly sealed. Draught seals fitted to windows, external doors and lift hatches. Fire-resistant rubber seals fitted to all radiators. Heating system controlled with AUL THERMUS 2 electronic time switch and room stat. Heating pipes powered by hot 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 outside the boiler of each property.
- 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, 6.7 & 6.8 as set out in section 6 (energy) of the 2015 Domestic Technical Handbook.
- Provide a start guide for clients to all houses as per standard 6.8.2
- Note and Air Tests to be carried out to the satisfaction of the relevant local Authority