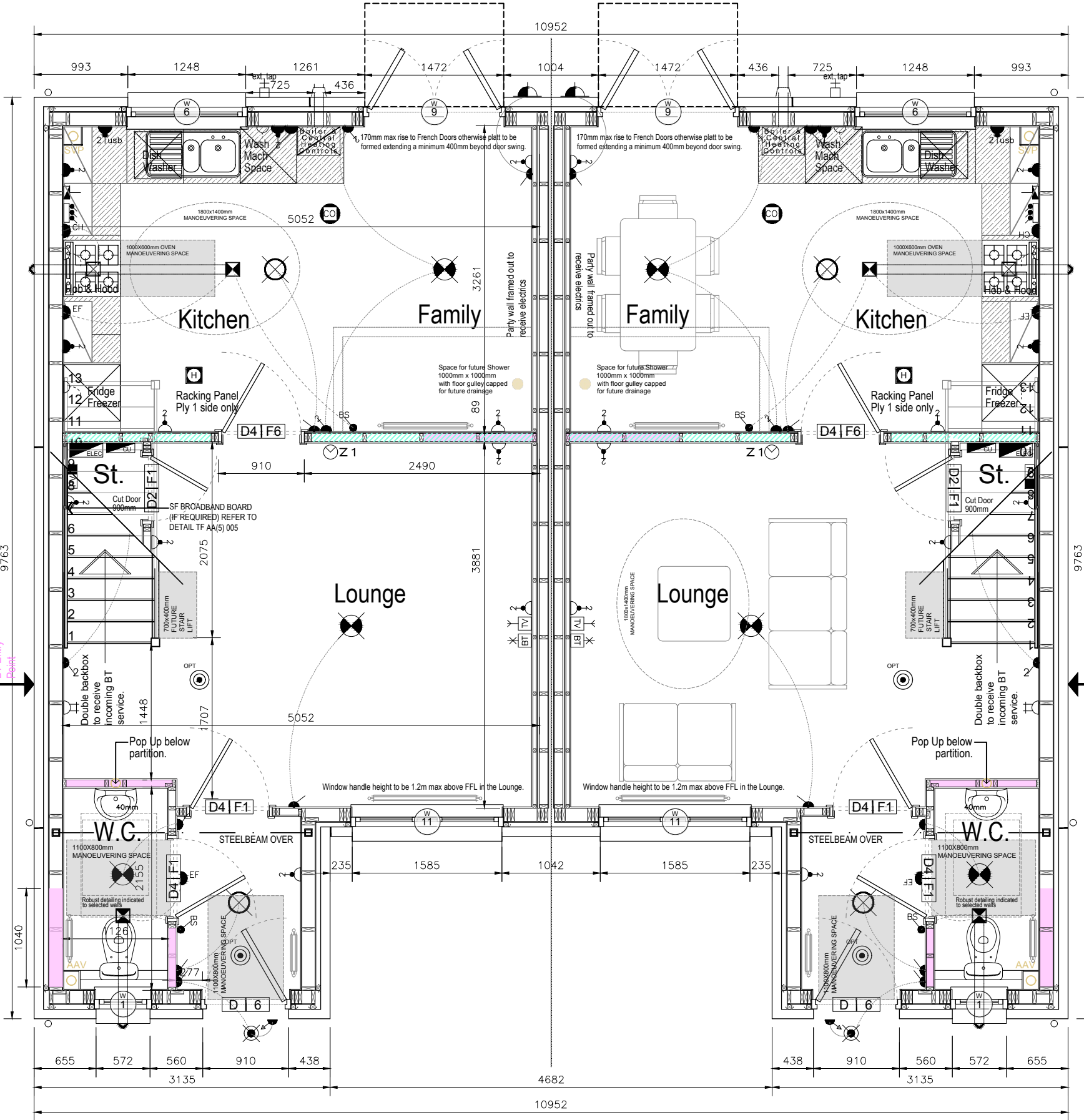
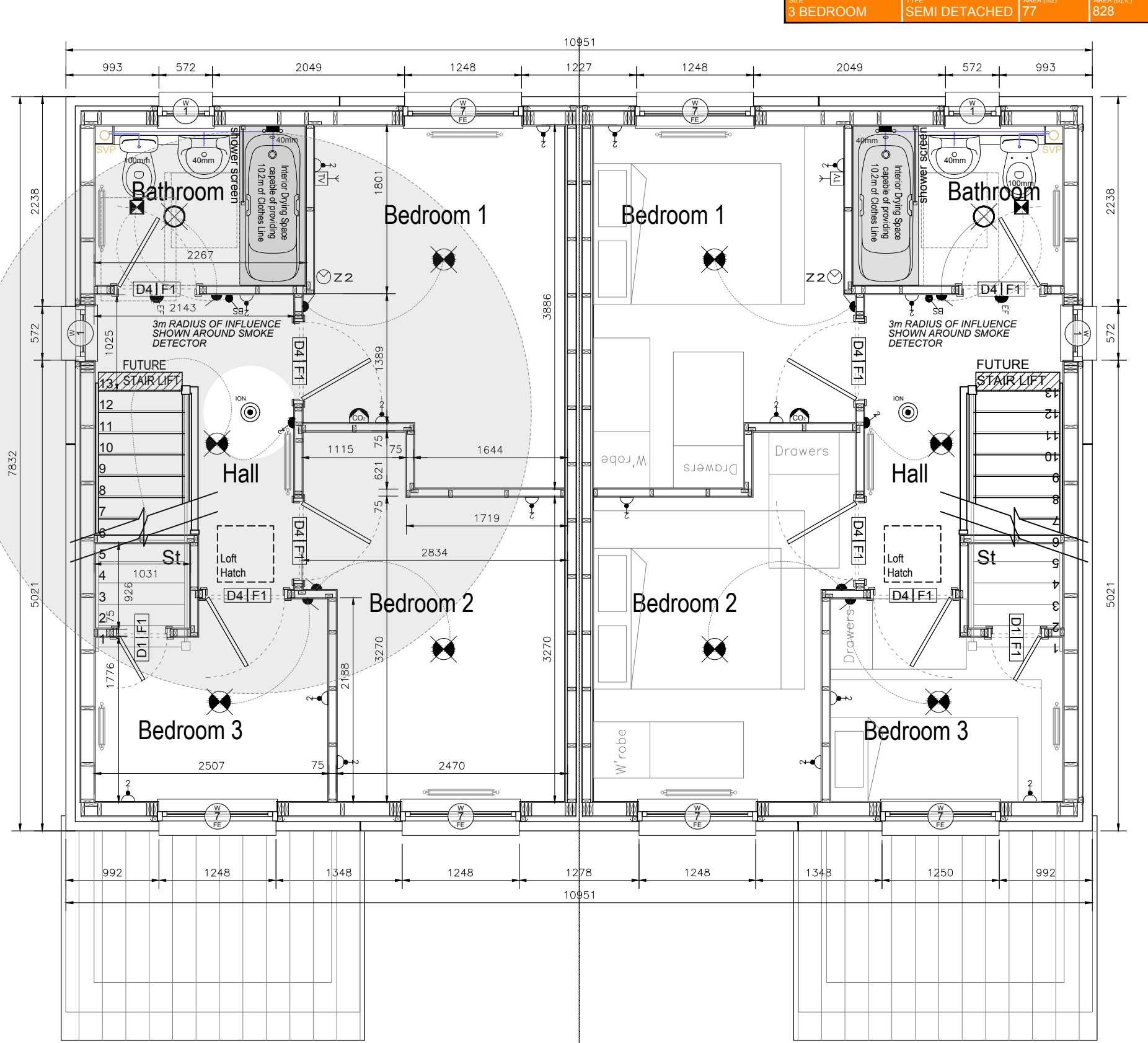


Underbuilding Layout 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

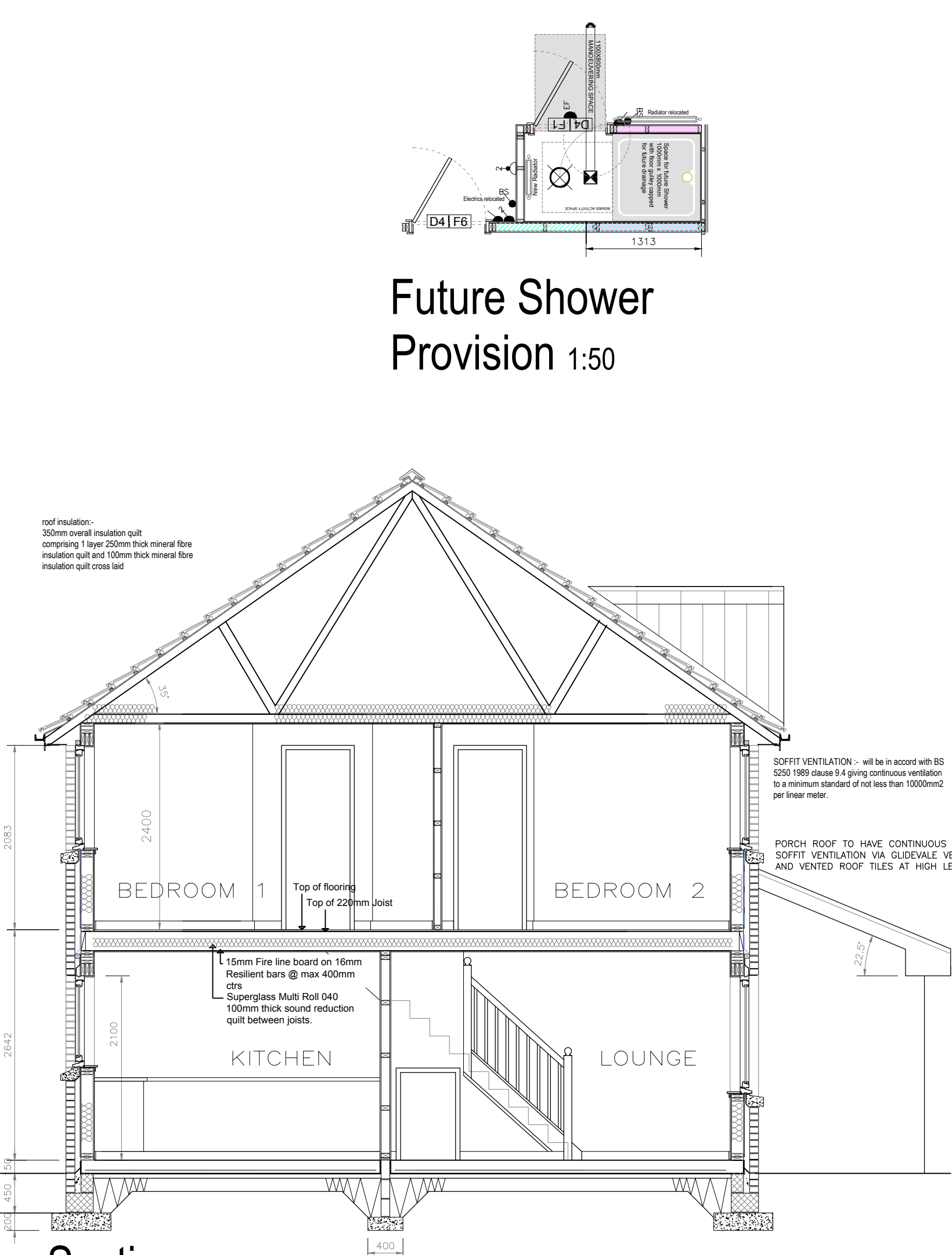


Rear Elevation 1:100

Side Elevation 1:100



Front Elevation 1:50



Section 1:50

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

STANDARD 2.11.1 FIRE DETECTION AND FIRE ALARM SYSTEMS	
TYPE	RECOMMENDED LOCATION
OPTICAL SMOKE ALARM TO BS EN 14604: 2005	PRINCIPAL HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS
IONISATION SMOKE ALARM TO BS EN 14604: 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 12093-1: 2010	PRINCIPAL BEDROOM

STANDARD 3.20.20 CARBON MONOXIDE DETECTION	
TYPE	RECOMMENDED LOCATION
CO DETECTION SYSTEM TO BS EN 50291-1: 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.

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 (Scotland).

3. No H.A.C. is 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.

5. Carpentry timber to be treated with pressure impregnated preservative 'Sustainia S17' in accordance with BS EN 504:2011.

6. All structural timber shall be in accordance with BS EN 1995-1:2004 + A2:2014.

7. 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 active spaces and Showers.

10. 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 4.2.3 within the Accessible entrance to have low threshold in accordance with Part 4.1.8.4.1.9.

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.

12. 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 (PR) illumination to be provided to all accessible entrances. Min. 100 watts per fitting in accordance with BS 5489:2013.

16. All Drains to be carried out and tested to the entire satisfaction of the local authority. Building Control Department and in compliance with the current Building [Scotland] Regulations & to comply with BS 1338: 1.7 of the Scottish Building Standards.

17. Rainwater gutters and down pipes to BS EN 12059-3:2000.

18. Surface water drainage system to be tested to BS EN 12059-2: 2000.

19. Sanitary pipework to comply with BS EN 12059-2: 2000.

20. Drainage system to comply with BS EN 12059-1: 2000, BS EN 752-3: 1997 (amendment 2) BS EN 752-3: 1998 and BS EN 1610:1998 and ventilated in accordance with BS EN 12059-2: 2000.

21. Waste water drainage system under and around the building to be tested in accordance with BS EN 1610: 1998.

22. Sanitary pipework tested in accordance with BS EN 12059-2: 2000.

23. Air admission valves to be installed in accordance with BS EN 12380: 2002 (Where required an air inlet grille to be provided on stack houses).

24. Dual flush WCs will have an average flush volume of not more than 4.5 litres.

25. Plumbing - Single flush WCs will have a flush volume of not more than 4.5 litres. Tank serving wash or hand basin shall have a flow rate of not more than 5 litres/min. Anti-Siphon valve to be fitted to both taps, limiting water temperature to 48°C.

26. Interstitial condensation - All walls, roofs and floors to comply with Part 3.15.13.15.3 of the Scottish Building Standards and comply with current Building [Scotland] Regulations and Appendix D and Clause 8.1 to 8.15.2 of BS 5250:2011 + A1:2016. Serves ventilation provided at the equivalent to a continuous 10mm gap. Where roof pitch exceeds 30° 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 submerge ventilation equivalent to a continuous 5mm gap where roof abuts main house wall. Where Tile Vents are used, Number of vents required to be confirmed by roofing contractor.

27. Ventilation - All window trickle ventilators to provide not less than - 2500mm<sup>2</sup> to Apartments.

28. If Trickle ventilators to provide 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 'under-drain' or 20mm. This air space should be clear of the actual or notional floor covering. Ventilation via an under-drain door to provide the required background ventilation to the area that the wet room is accessed from, e.g. an en-suite off a bedroom.

29. All Mechanical Ventilation to comply with current Building [Scotland] Regulations, Part 6.14.11 of the Scottish Building Standards, and the C16 S.E. Regulations 1986.

30. Where the infiltration rate is not less than 3m/h/m<sup>2</sup> @ 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
- 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

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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	
31. 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 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 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 5440: Part 2: 2000.	
32. 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.	
33. 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 7° C.	
34. 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 2.11.2.11.2 of the Scottish Building Standards and complying with installed with the provision of current Building [Scotland] Regulations, see table for type & location.	
35. Carbon Monoxide Detection - Detectors to comply with BS EN 50291-1:2010 and to 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 flow 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.	
36. 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 for the equivalent to a continuous CO2 levels for at least the preceding 24 hour period. If the detector monitor has an audible alarm this should be capable of being permanently silenced.	
37. Where applicable, all services within garages will be surface mounted to maintain fire separation between garages and main house.	
38. All Ground Floor Windows & Doors to have limited glass to comply with Security by Design and Technical standards 4.13 (Security).	
39. Escape windows (FE) to have a clear opening of at least 0.33m <sup>2</sup> 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).	
40. Clearing 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 6313 Part 1: 1991 with regard to cleaning Windows and Rooflights.	
41. External steps of French Patio doors to be maximum 170mm rise, 300mm treads. Maximum projection of door frame all to be 25mm above finished floor level. Protective barriers to external steps and landings at change of level to be minimum 1100mm.	
42. Stairs to comply fully with Building [Scotland] Regulations, & Scottish Building Standards Part 4.3 (3.1.3.1-4.3.11 inclusive) with MDF treads and risers, pine stringers, newels and balusters.	
43. Minimum going 227mm	
44. Maximum pitch 42°	
45. Handrail to be 800mm above pitch line on one side only and to comply with BS 6180: 1999. Protective barriers to stairs and any Upper Floor Doors to be minimum 1100mm high and comply with BS EN 691-1.1 and PD 6698-1.1. Barrier wall to be designed & constructed so that it cannot be easily climbed by young children. A maximum spacing of 90mm between balusters. A maximum spacing of 200mm between handrails over pitch line. Stairs with a winter section require a continuous handrail to the outer portion of the stair. The effective width of the stair between handrails should be min 800mm.	
46. Conservation of fuel and power - All buildings to comply with Parts 6.106, 6.126, 6.38, 6.48, 7.6.6 of the Scottish Building Standards, & current Building [Scotland] Regulations; due consideration given to be compliant with Directive 2010/31 EU. Ensure all gas between dry crops, window openings, door openings, ceilings and floor joints to be sealed. Service penetrations and radiator pipes properly sealed. Draught seals fitted to windows, external doors and lift hatches. Thermostatic radiator valves fitted to all radiators. Heating system controlled with A.C.U. TEMPUS 2 electronic time switch and room stat. Heating pipes for supply of hot water to be suitably insulated against heat loss.	
47. Energy Performance Certificate to be provided to Local Authority on completion of works. A copy of the EPC will be displayed until the boiler of each property.	
48. Reference should be made to the Domestic Building Standards and Compliance Guide for Scotland 2015 edition to provide guidance in compliance with Building Regulations, namely standards 6.5 to 6.7 as set out in Section 6. (energy) of the 2015 Domestic Technical Handbook.	
49. Provide a start guide for clients to all houses as per standard 6.8.2	
50. Noise and Air Tests to be carried out to the satisfaction of the relevant local authority	