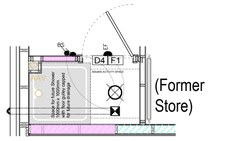
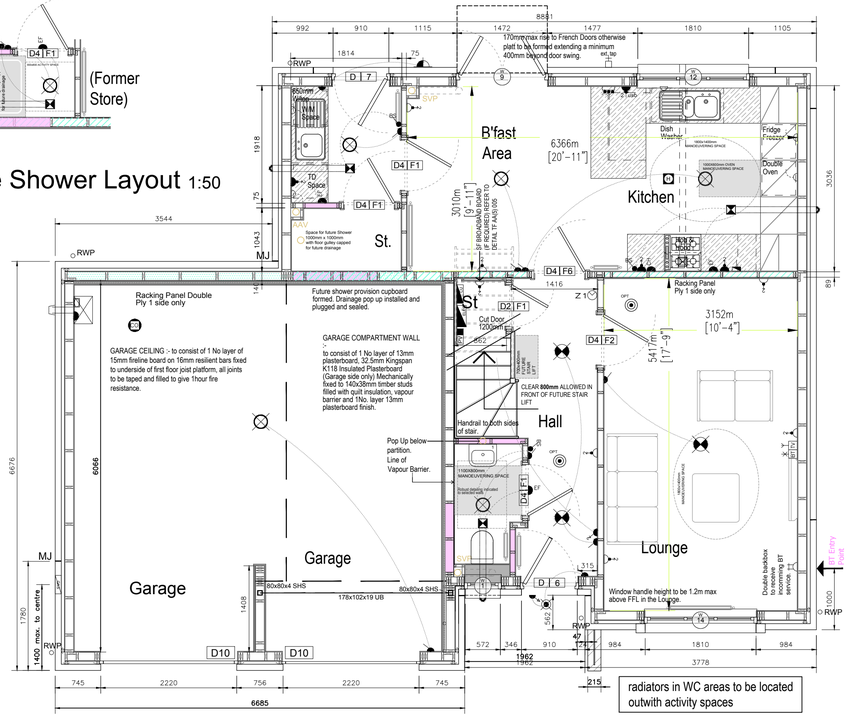
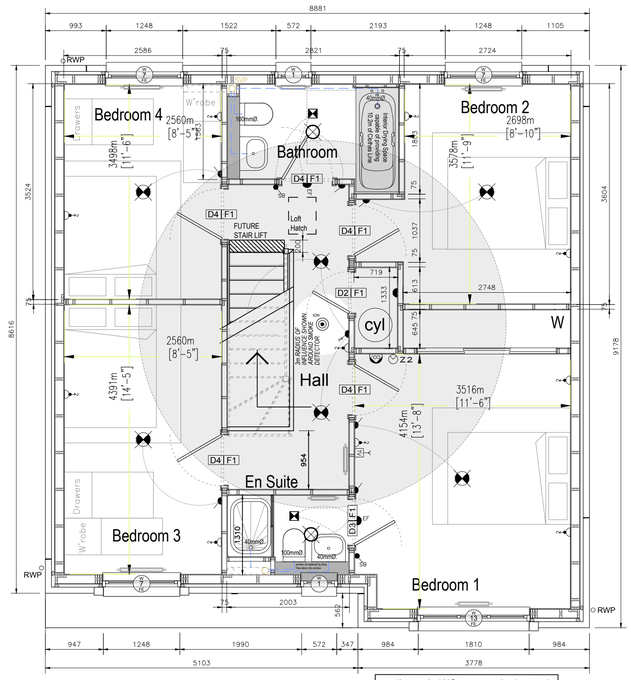


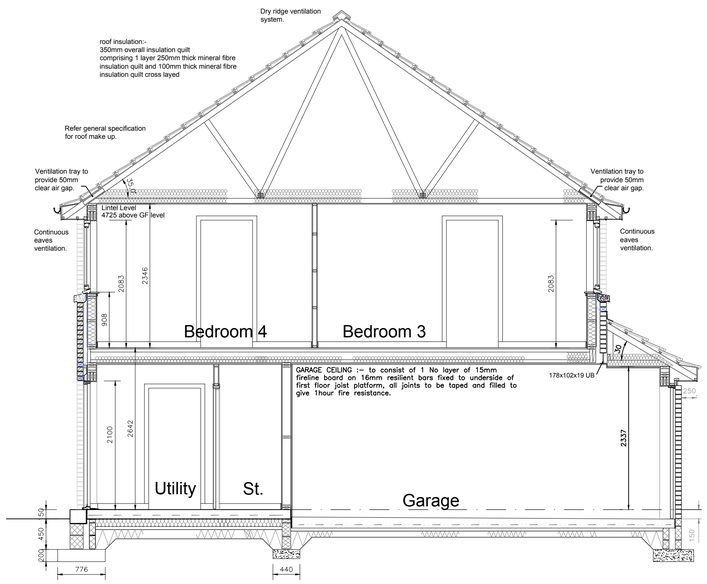
Future Shower Layout 1:50



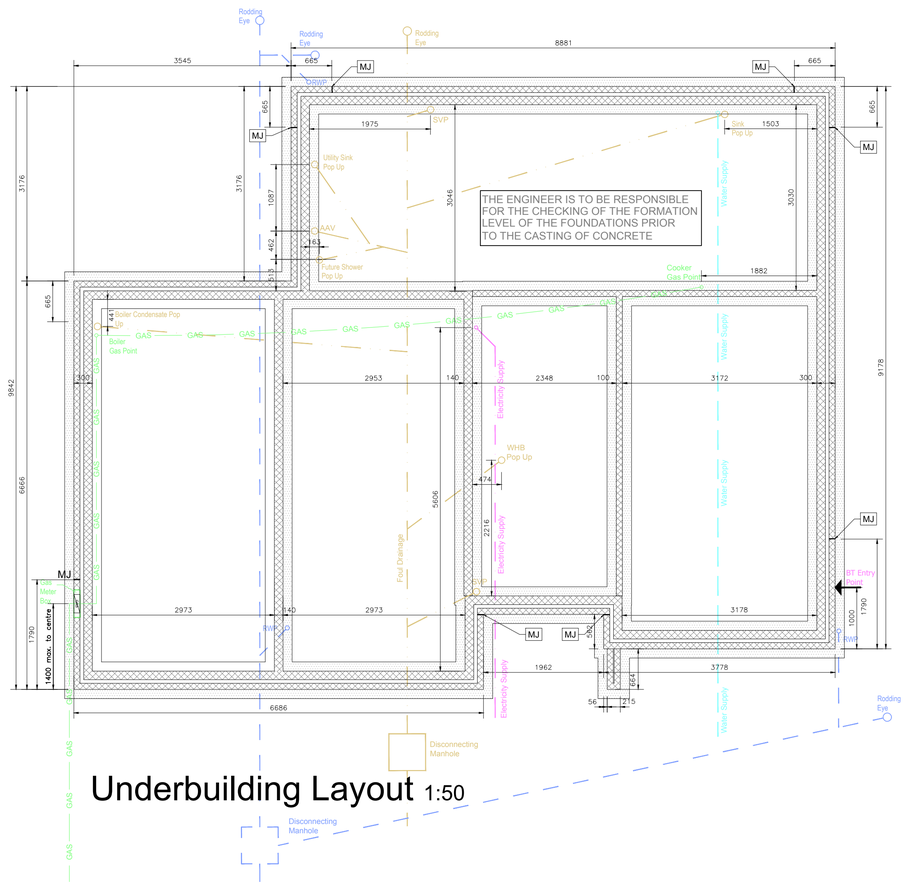
Ground Floor Layout 1:50



First Floor Layout 1:50



Section 1:50



Underbuilding Layout 1:50

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. 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 'Supaltimba STS' in accordance with BS EN 594:2011.
6. All structural timber shall be in accordance with BS EN 1995-1-1:2004 + 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 activity 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 4.2.6 within the Accessible entrance to have low threshold in accordance with Parts 4.1.B4.1.9
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 (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.
- 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 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 than 4.5 litres.
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 Part 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 confirmed by roofing contractor.
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 background ventilation to the area that the wet room is accessed from, e.g. an en-suite off a bedroom.
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 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 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
21. 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
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 1º C.
24. 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 & location.
25. 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.
26. 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 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 this should be capable of being permanently deactivated.
27. Where applicable, all services within garages will be surface mounted 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 opening not more than 1100mm above the floor and providing unobstructed egress. (Upper Floor only).
30. 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 and Rooflights.
31. 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 landings at change in direction to be minimum 1100mm.
32. Stairs to comply fully with Building [Scotland] Regulations, & Scottish Building Standards Part 4.3 [4.3.1–4.3.11 inclusive] with MDF treads and risers, pine stringers, newels and balusters.
- Minimum going 227.6mm
- 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 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 between handrails should be min 900mm.
33. 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 linings, window ingoes, door openings, ceilings and floor joints to be sealed. Service penetrations and radiator pipes properly sealed. 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 heat loss.
34. Energy Performance Certificate to be provided to Local Authority on completion of works. A copy of the EPC will be displayed on/at the boiler of each property.
35. 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 set out in Section 6 (energy) of the 2015 Domestic Technical Handbook.
36. 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 local authority

VICTORIA			
TYPE: 4 BEDROOM	STYLE: DETACHED	AREA (NET): 122	AREA (GIA): 1315

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
CH	HIGH LEVEL SPUR FOR COOKER HOOD	EF	HIGH LEVEL SPUR FOR dMEV 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
	SHAVER POINT	TV	T.V POINT
BT	B.T. POINT		INCOMING B.T. DOUBLE BACK BOX
	REMOTE MULTI POINT SWITCH	PV	PV INVERTER PANEL
	WALL MOUNTED LIGHT SWITCH		WALL MOUNTED 2 WAY LIGHT SWITCH
	ELECTRIC METER & CONSUMER UNIT		GAS METER
	dMEV CONTINUOUS EXTRACT FAN DUCTED EXTERNALLY		COOKER HOOD FAN RECIRCULATION TYPE ONLY
BS	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)

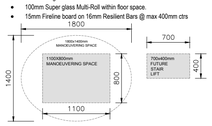
STANDARD 2.11.1	FIRE DETECTION AND FIRE ALARM SYSTEMS
TYPE	*RECOMMENDED LOCATION*
OPTICAL SMOKE ALARM to BS EN 14604: 2005	PRINCIPAL HABITABLE ROOM - LOUNGE OR OPEN PLAN AREA - HALLWAYS AND STAIRWELLS ADJACENT TO KITCHENS
IONISATION SMOKE ALARM to BS EN 14604: 2005	HALLWAYS AND STAIRWELLS ADJACENT TO BATHROOMS OR SHOWER ROOMS
MULTI SENSOR ALARM to BS 5839: Part 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 2002/91/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 2002/91/EC+1999/5/EC	EVERY SPACE CONTAINING A FIXED COMBUSTION APPLIANCE - BOILER INCLUDING EXTENDED FLUES

Ground Floor Habitable Compartment Partitions (GROUND FLOOR HALL TO APARTMENT) (KITCHEN TO HALL)
- 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

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

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

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



AMENDMENTS:

Issue:	Date:	Description:
E	Oct '18	Pop-up positions reviewed against current kitchen designs. Heating programmers repositioned to correspond with current heating layouts. CO2 detector position reviewed, fixing height noted on electrical legend. **BMcC**
D	Aug '18	Updated to STAS 2015. tr
C	Dec '17	General Notes amended. External tap shown. Door from a **D2** to a **D3** to the ensuite.
B	Nov '17	STAS Drawing revised to comply with 2015 Building Regulations. General Notes amended as per STAS comments. PV requirements reviewed. Robust detailing clarified.
A	Jan '17	STAS Drawing revised to comply with 2015 Building Regulations. Refer to separate notes.

Bellway
Bellway Homes Limited

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Project:

STANDARD HOUSE TYPES
(2015 BUILDING REGULATIONS)

TIMBER KIT - ENHANCED SPEC. - PLANS

Drawing:

VICTORIA -DG

4 BED DETACHED
1315 SQ. FT.

Scale:	Date:	Drawn:
1:50 / 1:100	JAN '17	-

Drawing No.	Rev.
VICTORIA-DG (2015)(EN) T-KIT - 101	E