



























- Air admittance valves to be installed in accordance with BS EN 12380: 2002 (Where required an air inlet grille to be provided on stock housing)
- Dual flush WC's will have an average flush volume of not more than 4.5 litres.
- Plumbing: Single flush WC's will have a flush volume of not more than 4.5 litres. Toilet serving wash or hand rinse basins will have a flow rate of not more than 0.1 litre/min. Jet-Aid valves to be fitted to basins limiting water temperature to 48°C.
- Interstitial condensation:- All walls, roofs and floors to comply with Part 3.15.10.13.63 of the Scottish Building Standards and comply with current Scottish Building Standards and Approved Document 3. Classes 9.1 to 9.5.2 of BS 5250:2011 + A1:2016. Where ventilation provided to the equivalent to a continuous 10mm gap. Eaves roof pitch exceeds 35° or the span exceeds 10m ridge ventilation to be provided and the roof to be constructed to BS 5250:2011 + A1:2016. Where accommodation below to be provided with subterranean ventilation equivalent to a continuous 5mm gap where roof abuts main house construction. The Ventilation speed, Number of vents required to be confirmed by roofing contractor.

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 AVERY 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		T.V 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
	AVERY CONTINUOUS EXTRACT FAN (EXTRACTS EXTERNALLY)		COOKER HOOD FAN REGULATOR TYPE ONLY
	BOOSTER SWITCH FOR AVERY 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 STAIRWAYS 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 BS EN 1883: 2005 (FOR DIRECT VENTILATION)	PRINCIPAL BEDROOM	

STANDARD 3.20.20	CARBON MONOXIDE DETECTION
TYPE	RECOMMENDED LOCATION
CO DETECTION SYSTEM to BS EN 50291-1:2010 EUROPEAN DIRECTIVE 2009/54/EC:2009/54/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

- 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

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

1800

1400

1800x1400mm
MINOR DELIVERING SPACE

1100x800mm
MINOR DELIVERING SPACE

1100

800

700

400

700x400mm
FUTURE
STAIR
LIFT

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

AMENDMENTS:		
E	Oct '18	Heating programmers zones identified to correspond with current heating controls. CO2 detector position reviewed, firing height noted on electrical legend, Lounge TV point moved. AG
D	Jan '18	External tap removed, lounge ext. door and screen altered. AG
C	Dec '17	General Notes amended. External tap shown.
B	Aug '17	Front door style revised. French screen door's increased. USB point added to kitchens. Radiator positions updated General Notes amended as per STAS comments. PV requirements revised. Robust detailing clarified.
A	Jan '17	STAS Drawing revised to comply with 2015 Building Regulations. Refer to separate notes.
Issue:	Date:	Description:

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

Drawing:

BENBECULA

3 BED TERRACE

783 SQ. FT.

Scale:	Date:	Drawn:
1:50 / 1:100	JAN '17	-
Drawing No.	Rev.	

BENBECULA (2015) (ST) T-KIT-001	E
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