



- Plumbing: Single flush WCs will have a flush volume of not more than 4.5 litres. Triple serving wash or hand basin units will have a flow rate of not more than 0.5 litres per second. The water supply to the fixture will be at a limiting water temperature 15-40°C.
18. **Interstrial condensation:** All walls, roofs and floors to comply with Part C of the Building Regulations. The design of the building must comply with the current Building (Scotland) Regulations and Appendix A and Clause 6.2.2.1 of BS5629:1985. The design must ensure that the maximum vapour pressure at the equivalent to a continuous 10mm gap, between roof pitch eaves and external wall, is not greater than 1.2kPa. The design must ensure that the maximum vapour pressure at the equivalent to a continuous 5mm gap, between floor joists and external wall, is not greater than 1.2kPa. All areas to be covered with accommodation below to be provided with adequate ventilation to ensure that the maximum vapour pressure at the equivalent to a continuous 5mm gap, between floor joists and external wall, is not greater than 1.2kPa. All areas to be covered with accommodation below to be provided with adequate ventilation to ensure that the maximum vapour pressure at the equivalent to a continuous 5mm gap, between floor joists and external wall, is not greater than 1.2kPa. All areas to be covered with accommodation below to be provided with adequate ventilation to ensure that the maximum vapour pressure at the equivalent to a continuous 5mm gap, between floor joists and external wall, is not greater than 1.2kPa.
19. **Ventilation:** All window trickle ventilators to provide not less than:-
- 250mm<sup>2</sup> to Apartments
- If Trickle Ventilation is ducted the above minimum should be doubled to 500mm<sup>2</sup> for the equivalent minimum 1750mm above floor level.
- In Well sealed areas with a dMEV, Trickle ventilators are not required. The door to the well room should be "undercut" by 20mm. The air required to the well room is the area of the undercut multiplied by the air flow rate. Ventilation via an undercut door to provide the required ingress, e.g. from a well room to the well room is assessed from, based on, an air flow rate of 0.1m<sup>3</sup>/s per m<sup>2</sup> of the undercut.
20. **All Mechanical Ventilation** to comply with current Building (Scotland) Regulations and Part C of the Building Regulations and BS5629:1985. C.I.B.S.E. Regulations 1986.
- Where the infiltration rate is not less than 3m<sup>3</sup>/h/m<sup>2</sup> @ 50 Pa, the ventilation system must be designed to provide a minimum ventilation rate in rooms where there is likely to be high humidity such as bathrooms, showers, swimming pools, etc. The ventilation system must be designed and commissioned to provide minimum continuous ventilation rates in accordance with the following:-

STANDARD 2.1.1		FIRE DETECTION AND FIRE ALARM SYSTEMS
TYPE	RECOMMENDED LOCATION	
OPTICAL SMOKE ALARM TO BS EN 14864: 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 THERMO 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 50201-1: 2010	PRINCIPAL BEDROOM	
STANDARD 3.20.20		CARBON MONOXIDE DETECTION
TYPE	RECOMMENDED LOCATION	
SMOKE DETECTION SYSTEM TO BS EN 50201-1: 2010	EVERY ROOM CONTAINING A FIRED COMBUSTION APPLIANCE - BOILER INCLUDING EXTENDED FLUES	

**Ground Floor Habitats Compartment Partitions (GROUND FLOOR HALL TO APARTMENT)  
(KITCHEN TO HALL)**

- 12.5mm Wallboard 10 to either side of 75mm timber stud
- 25mm Super Gypsum Acoustic Mat within wall min density of 10kg/m3

**Standard Upper Floor Internal Partitions (1<sup>st</sup> FLOOR HALL TO APARTMENT & APARTMENT  
TO APARTMENT)**

- 12.5mm Wallboard 10 to either side of 75mm timber stud
- 25mm Super Gypsum 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 Gypsum Acoustic Mat within wall min density of 10kg/m3

**Ground Floor Ceiling**

- 22mm Chipboard Flooring @ min 15kg/m<sup>2</sup>
- 220mm Engineered Timber Joist max 600mm ctrs
- 100mm Super Guss Multi-Roll within floor space.
- 15mm Fireline based on 15mm Resistant Bars @ max 400mm ctrs

The diagram illustrates the layout of the ground floor ceiling. It features a large circle representing the main ceiling area with a diameter of 1400. Inside this circle is a smaller rectangle labeled '1100' by '800', which is designated as 'WOODWORKER HANDWORKING SPACE'. To the right of the circle is a rectangular area labeled '700' by '400', designated as 'WOODWORKER FUTURE PLANT LIFT'. The overall dimensions of the ceiling area are 1400 by 700.

AMENDMENTS:		
D	Oct '18	Pop-up positions reviewed against current kitchen designs. Heating programmes repositioned to correspond with current heating layouts. CO2 detector position reviewed, firing height noted on electrical legend. <b>MB</b>
C	Aug '18	Layout updated to 2015 Building Standards.
B	Dec '17	General Notes amended. External tap shown. Door from a <b>D2</b> to a <b>D3</b> to the ensuite.
A	Dec '17	General Notes amended. External tap shown. Door from a <b>D2</b> to a <b>D3</b> to the ensuite.
Issue:	Date:	Description:

The image shows the Bellway Homes Limited logo, which consists of the word "Bellway" in a large, blue, sans-serif font. Below it, "Bellway Homes Limited" is written in a smaller, blue, sans-serif font. To the right of the logo is a stylized orange swoosh. Below the logo, there are two columns of contact information. The left column is for "SCOTLAND WEST" and the right column is for "SCOTLAND EAST". Both columns list the address, phone number, and email address. The "SCOTLAND WEST" column lists "Bothwell House", "Hamilton Business Park", "Caird Street", "Hamilton", "ML3 0QA", and "Tel: 01698 477440". The "SCOTLAND EAST" column lists "6 Almondvale Business Park", "Almondvale Way", "Livingston", "West Lothian", "EH54 6GA", and "Tel: 01506 594420".

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

Drawing:

**COLWOOD**

3 BED DETACHED

969 SQ. FT.

Scale: 1:50 / 1:100	Date: AUG '18	Drawn: -
Drawing No. COLWOOD (2015)(EN) T-KIT - 001		Rev. D