SUSTAINABILITY
THE LEVEL OF SUSTAINABILITY TO BE ACHIEVED IS "BRONZE"
THE SUSTAINABILITY LABEL TO BE DISPLAYED ON THE WALL IN THE "UTILITY ROOM" ALL TO COMPLY WITH TS 7.1.0

PITCHED ROOF
NATURAL SLATES FIXED WITH COPPER NAILS
1 LAYER "DALTEX ROOFSHIELD" BREATHABLE MEMBRANE WITH [150MM LAPPED JOINTS] AND STAPLE FIXED
MEMBRANE TO COMPLY WITH BSN 99-3646
22MM TREATED SARKING PLANKS WITH STAGGERED JOINTS AND 3MM AIR GAP BETWEEN THE PLANKS

EXTERIOR WALLING
100MM THICK DENSE CONCRETE BLOCKWORK FLUSH POINTED AND FINISHED EXTERNALLY WITH 10MM SCRATCH COAT AND 10MM DRY DASH "ESSEX WHITE CHIP" CHIP DRY DASH ROUGHCAST ON A "SHONCRETE" WHITE SCRATCH COAT
SMOOTH CEMENT MOULDS TO WINDOWS AND DOORS AS PER DRAWINGS
EXPOSED AGGREGATE FINISH TO CILLS AND LINTOL FEATURES

WALL CONSTRUCTION
1 20MM CEMENT RENDER
2 100MM CONCRETE BLOCKWORK
3 50MM CAVITY – AIR SPACE
4 LAYER TF200 BREATHER MEMBRANE
5 10MM TREATED CHIPBOARD LINING BOARD
6 1 LAYER 140MM EARTHWOOL FRAMETHERM SLAB 35
7 LAYER 25MM KINGSPAN TW55 LINER BOARD
8 38mm AIR SPACE – SERVICES CAVITY
9 LAYER 12.5MM PLASTERBOARD
10 AMES TAPING TO JOINTS AND SCREW HOLES

WINDOW / DOOR SECURITY
DOORS AND WINDOWS TO BE DESIGNED AND INSTALLED TO RESIST FORCED ENTRY WHERE LOCATED ON A GROUND FLOOR AND EASY ACCESSIBLE OR WHERE OTHERWISE ACCESSIBLE BY CLIMBING ON BUILDING PROJECTIONS
ALL DOORS AND WINDOWS TO MEET THE RECOMMENDATIONS FOR PHYSICAL SECURITY IN SECTION 3 OF "SECURED BY DESIGN" [ACPO 2009]

WINDOW NOISE RESISTANCE
ALL WINDOW PANES TO BE DOUBLE GLAZED WITH 4MM THICK GLASS AND MIN 16MM CAVITY TO PROVIDE ADEQUATE RESISTANCE TO THE PASSAGE OF NOISE

NOTE
WALLS AT THE SHOWER / BATH AREAS TO BE CLAD WITH MELAMINE FACED "METWALL" PANELS AND SEALED AT TRAY WITH SILICON

ACTIVITY
ACTIVITY SPACES TO BE PROVIDED TO COMPLY WITH TS 3.12.3

GROUND FLOOR CEILING
LAYER "PROTECT" VC FOIL VAPOUR CONTROL LAYER STAPLED TO U/S OF JOISTS AND DWANGS – MIN 150MM LAPS AT JUNCTIONS AND 300MM DOWNSTANG AT WALL COLLING JUNCTION
2 LAYERS 12.5MM "GYPROC" PL/BOARD [10.71kg/m2] SCREW FIXED TO U/S OF TRUSS JOISTS AND DWANGS – JOINTS STAGGERED
"AMES" TAPING TO JUNCTIONS AND SCREW HOLES

WINDOW CONTROLS
ALL WINDOW CONTROLS FOR OPERATIO BY THE OCCUPANTS OF THE BUILDING TO BE INSTALLED IN A POSITION THAT ALLOWS SAFE AND CONVENIENT USE AND TO COMPLY WITH TECH STANDARD TS 4.8.5
OPENING CONTROLS TO BE LOCATED AT LEAST 350MM FROM ANY INTERNAL CORNER / PROJECTING WALL OR SIMILAR OBSTRUCTION AND AT A HEIGHT OF – NOT MORE THAN 1.7M ABOVE FLOOR LEVEL WHERE ACCESS TO CONTROLS IS UNOBSTRUCTED
NOT MORE THAN 1.5M ABOVE FLOOR LEVEL WHERE ACCESS TO CONTROLS IS LIMITED BY A FIXED OBSTRUCTION OF NOT MORE THAN .800MM WHICH PROJECTS NOT MORE THAN .600MM IN FRONT OF THE POSITION OF THE CONTROLS
NOT MORE THAN 1.200M ABOVE FLOOR LEVEL IN AN UNOBSTRUCTED LOCATION WITHIN AN ENHANCED APARTMENT OR WITHIN ACCESSIBLE SANITARY ACCOMMODATION NOT PROVIDED WITH MECHANICAL VENTILATION

STRUCTURE – [TRUSS PERFORMANCE]
DESIGN CERTIFICATE FOR THE ROOF TRUSSES AND ALL OTHER PRE-FABRICATED TIMBERS TO BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO COMPLETION CERTIFICATE APPLICATION

NOTE
TRUSSED ROOF TO BE BRACED LONGITUDINALLY AND DIAGONALLY AS REQUIRED

CAVITY VENTILATION
PERPEND VENTS AT 1.200 CRS TO BE LOCATED ROUND THE PERIMETER OF THE EXTENSIONS AT DPC AND EAVES LEVEL / VENTS TO BE PROVIDED AT RIDGE OF ROOF AT GABLES
VENTS TO HAVE MIN 300SQ/MM FREE OPENING

VENTILATION
ALL WINDOW OPENING CASEMENTS AND FRENCH DOORS TO HAVE FITTED PERMANENTS MIN 10,000 SQ/MM

RAIN WATER GOODS
100MM TERRAIN "DEEP FLOW" RAIN WATER GUTTER SYSTEM WITH 68MMM DOWNPIPES AND SHOES AT GULLY TRAP LEVEL – GUTTERS SECURED WITH FASCIA CRAMPETS AT MAX 800 CRS DOWNPIPES FIXED TO WALLING ALL AS PER MANUFACTURERS WRITTEN INSTRUCTIONS

FIRE RESISTANCE DURATION
ALL ELEMENTS OF THE CONSTRUCTION TO ACHIEVE A "SHORT FIRE RESISTANCE DURATION" TO COMPLY WITH TS 2.3.1

VENT STACKS
100M PVC SVPCHT PIPES TAKEN TO ROOF VENT TERMINALS RODDING ACCESS POINTS TO BE LOCATED 300MMM ABOVE FFL
VENT STACKS TO TERMINATE 900MM ABOVE ANY OPENING WITHIN A DISTANCE OF 3.000M

ACTIVITY SPACES
ACTIVITY SPACES OF THE FOLLOWING DIMENSIONS TO BE PROVIDED AT A GROUND FLOOR TO COMPLY WITH TS 3.12.3.

TOILET	1.100M X 800MM
WASH HAND BASIN	500MM X 700MM
SHOWER	850MM X 850MM
BATH	1.200M X 800MM
ACCESS	1.800M X 800MM

MANOEUVERING SPACES
AN UNOBSTRUCTED ACTIVITY SPACE 1.5M1.5 SQUARE OR AN ELIPSE 1.2M1.4 TO BE PROVIDED FOR UNOBSTRUCTED ACCESS TO THE KITCHEN AREA
A CLEAR SPACE 1.1M800MM WIDE AND UNOBSTRUCTED IN THE DIRECTION OF ENTRY INTO THE ROOM TO BE LEFT UNOBSTRUCTED TO ALLOW AN OCCUPANT TO ENTER AND EXITE THE ROOM
AN AREA 1.0M.600 TO BE PROVIDED IN FRONT OF THE COOKING APPLIANCE OR A WIDTH EQUAL TO THE COOKING APPLIANCE

PROTECTIVE BARRIER
100MM HIGH PROTECTIVE KERB TO BE CONSTRUCTED ON THE OUTER EDGE OF THE ACCESSIBLE RAMP TO PREVENT ACCIDENTAL SLIPPAGE BY WHEELCHAIRS AND TO COMPLY FULLY WITH TS 4.4.1
KERB TO BE PROVIDED TO THE OUTER EDGE OF THE ACCESSIBLE RAMP

ACCESSIBLE RAMP
PERMEND CONCRETE RAMP
NOT TO BE LESS THAN 1:20 GRAD
[MAX 200mm x 4.150m RUNS]

RAMP GUARDING
A UNIVERSAL HANDRAIL TO BE FITTED 900 MM ABOVE THE PITCH OF THE RAMP AND TO BE PROVIDED FROM TO THE GROUND

RAMP LANDINGS
RAMP LANDINGS LOCATED AT THE TOP / AND AND BOTTOM OF A FLIGHT TO BE LEVEL AND HAVE AN EFFECTIVE WIDTH NOT LESS THAN THE EFFECTIVE WIDTH OF THE FLIGHT IT SERVES AND BE CLEAR OF ANY DOOR SWING OR OTHER OBSTRUCTION
THE UNOBSTRUCTED LENGTH OF A LANDING SHOULD BE NOT LESS THAN 1.5M

FIRE
CAVITY BARRIERS TO BE FITTED IN THE EXTERNAL WALLS AS THE VERGES ADJACENT TO THE LANDING AREA WINDOWS

PERPEND VENTS
PVC PERPEND VENTS TO BE BUILT INTO THE EXTERNAL WALLS AT 1.200M CRS MIN AT THE HORIZONTAL CAVITY BARRIER
THE PERPEND VENTS TO BE LOCATED AT 1.200M CENTRES

ANCHOR STRAPS
STRUCTURAL ANCHOR STRAPS TO BE LOCATED AT 2.400 CRS ROUND

TRUSSES
"GANG-NAIL" ROOF TRUSSES AT 600MM CRS SPACED LONGITUDINALLY AND DIAGONALLY DIAGONALLY AS PER THE MANUFACTURERS INSTRUCTIONS

ROOF INSULATION
100MM INSULATION BETWEEN THE CEILING JOISTS
100MM INSULATION OVER THE JOISTS AT RIGHT ANGLES
12.5MM PLASTERBOARD – [AMES TAPED]

DPCs
WALLING DPC COURSES ROUND THE PERIMETER TO BE AT LEAST 150MM ABOVE THE EXTERNAL GROUND LEVEL

GLAZED PANELS
PVC FRAMED AND DOUBLE GLAZED TOUGHENED GLASS PANELS TO FORM GABLE FEATURE

GLAZED PANELS
PVC FRAMED AND DOUBLE GLAZED TOUGHENED GLASS PANELS TO FORM GABLE FEATURE

HEAT PUMP
COOL ENERGY OR SIMILAR
CE-HT10-EVI INVERTED
AIR SOURCE HEAT PUMP
GRUNFOS PUMP R32 3.52kW-12kW

WALL CONSTRUCTION
20MM DRY DASH ROUGHCAST
100MM CONCRETE BLOCK / BRICK
BREATHER MEMBRANE
10MM OSB PANELLING
150MM TIMBER FRAME WITH 150MM "CELOTEX RIGIDOO" INSULATION
2MM VAPOUR BARRIER MEMBRANE
50MM "KINGSPAN K12" INSULATION BOARD
23MM FRAMING TO FORM SERVICE VOID
12.5MM PLASTERBOARD
AMES TAPING TO JUNCTIONS

HEATING
AIR SOURCE HEAT Pump WITH UNDERFLOOR HEAMING IN THE GROUND AND FIRST FLOOR AREAS

SAFETY
LEVEL CONCRETE PLATT TO COMPLY WITH TS 4.3.3
PLATT TO FINISH 25MM BELOW THE FFL

ESCAPE WINDOW
BOTTOM SASH TO PROVIDE AN UNOBSTRUCTED CLEAR OPENING OF MIN 450MM WIDE X 450MM HIGH AND NOT TO BE MORE THAN 1.100M OFF THE FLOOR LEVEL TO COMPLY WITH TS 2.9.30
AREA OF ESCAPE WINDOW NOT TO BE LESS THAN 0.33 SQ/M

SAFETY
LEVEL CONCRETE PLATT TO COMPLY WITH TS 4.3.3
PLATT TO FINISH 25MM BELOW THE FFL

HW TANK
300 LITRE FLOOR MOUNTED INSULATED HOT WATER TANK

INTERNAL DOORS
DOOR WIDTH 750MM
DOOR STOPS 15MM BOTH SIDES = 30MM
DOOR OPENING ANGLE 90DEG
MIN HEADROOM 2000MM

FRENCH DOORS
PVC FRAMED AND DOUBLE GLAZED TOUGHENED GLASS PANELS TO FORM FRENCH DOORS FEATURE

FRENCH DOORS
PVC FRAMED AND DOUBLE GLAZED TOUGHENED GLASS PANELS TO FORM FRENCH DOORS FEATURE

ESCAPE WINDOW
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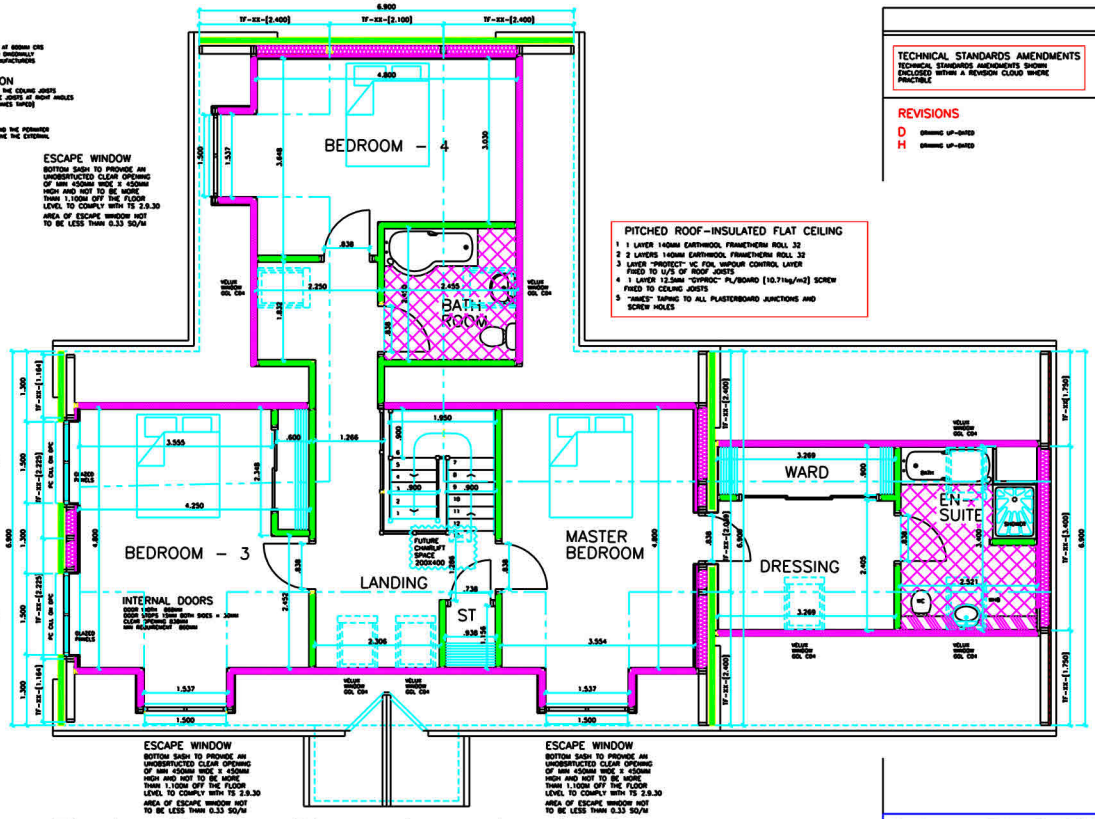
AREA OF ESCAPE WINDOW NOT TO BE LESS THAN 0.33 SQ/M

ACCESS RAMP
LEVEL CONCRETE PLATT TO COMPLY WITH TS 4.3.3
PLATT TO FINISH 25MM BELOW THE FFL

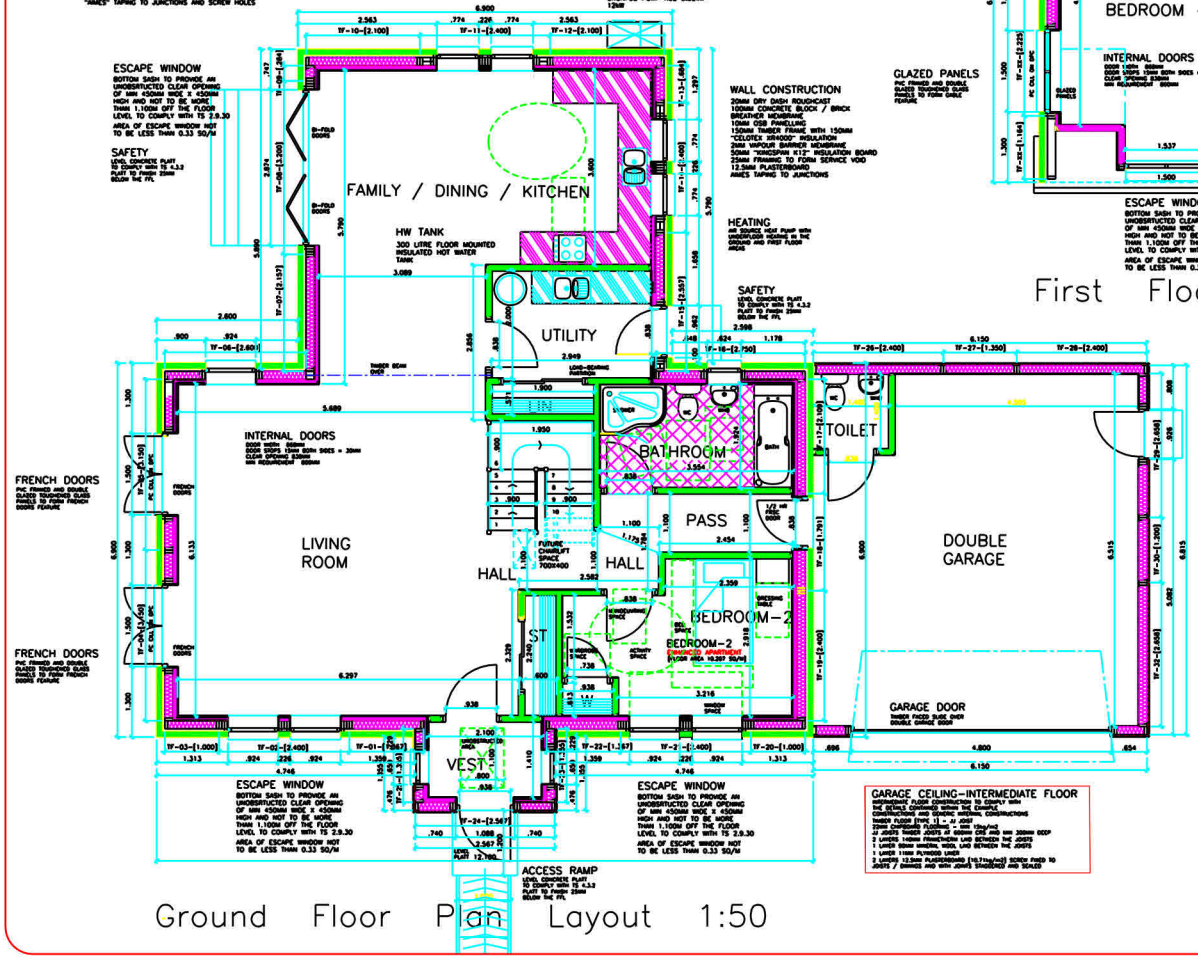
GARAGE CEILING-INTERMEDIATE FLOOR
INTERMEDIATE FLOOR CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS
THE FOLLOWING CONSTRUCTION WILL BE THE SAMPLE
TIMBER FLOOR [TYPE 1] – AT JOIST
22MM CHIPBOARD FLOOR – 600mm x 2400mm
22 JOISTS TIMBER JOISTS AT 600MM CRS AND MIN 300MM DEEP
2 LAYERS 140MM FRAMETHERM LAYD BETWEEN THE JOISTS
1 LAYER 50MM MINERAL WOOL LAID BETWEEN THE JOISTS
1 LAYER 11MM PLYWOOD UNDER
2 LAYERS 12.5MM PLASTERBOARD [10.71kg/m2] SCREW FIXED TO JOISTS / DWANGS AND WITH JOINTS STAGGERED AND SEALED

GARAGE DOOR
TIMBER FACED DUSK OVER
DOUBLE GARAGE DOOR



PITCHED ROOF-INSULATED FLAT CEILING
1 1 LAYER 140MM EARTHWOOL FRAMETHERM ROLL 32
2 2 LAYERS 140MM EARTHWOOL FRAMETHERM ROLL 32
3 LAYER "PROTECT" VC FOIL VAPOUR CONTROL LAYER FIXED TO U/S OF ROOF JOISTS
4 1 LAYER 12.5MM "GYPROC" PL/BOARD [10.71kg/m2] SCREW FIXED TO CEILING JOISTS
5 "AMES" TAPING TO ALL PLASTERBOARD JUNCTIONS AND SCREW HOLES

First Floor Plan Layout 1:50



Ground Floor Plan Layout 1:50

GENERAL
REGULATION – 10
NO DEMOLITIONS REQUIRED ON THE SITE

REGULATION – 13
THE BUILDING SITE TO BE FENCED OFF IN SUCH A WAY AS TO PROTECT THE PUBLIC FROM ACCESS
ANY PROTECTIVE WORKS SHALL BE SO ERECTED AS TO CAUSE NO DANGER TO THE PUBLIC AND SHALL BE MAINTAINED TO THE SATISFACTION OF THE LOCAL AUTHORITY

REGULATION – 14
WHERE ANY WORK IS BEING CARRIED OUT ON A BUILDING SITE OR BUILDING, ANY NEIGHBOURING FOOTPATH SHALL BE REGULARLY CLEANED AND KEPT FREE OF BUILDING DEBRIS AND RELATED MATERIALS BY THE PERSON CARRYING OUT THE WORK, TO THE SATISFACTION OF THE LOCAL AUTHORITY

REGULATION – 15
A PERSON CARRYING ON WORKS SHALL ENSURE THAT ANY BUILDING WHICH IS PARTLY CONSTRUCTED OR PARTLY DEMOLISHED OR WHICH HAS BEEN COMPLETED BUT NOT YET OCCUPIED IS, SO FAR AS REASONABLY PRACTIBLE, PROPERLY SECURED OR CLOSED AGAINST UNAUTHORISED ENTRY AT ALL TIMES WHEN WORK THEREIN IS NOT IN PROGRESS

GROUND FLOOR SLAB
150MM CONCRETE C35 FLOOR SLAB FINISHED OFF A STEEL FLOAT LAYER "A252" REINFORCEMENT MESH WITH 50MM COVER FROM TOP
150MM "CELOTEX RIGIDOO" INSULATION BOARD WITH TAPED JOINTS
"VISQUEEN 1200" DPM WITH MIN 150MM LAPS AND TURNED UP TO FLOOR LEVEL ROUND THE PERIMETER
50MM SAND BLANKING
CONSOLIDATED UPFILL TO SUIT [MIN 150MM]
DPM TO BE LAPPED UP WALLS AND SERVICE PENETRATIONS AND SEALED TO WALL WITH 100MM "BITUTHENE" STRIP TO PREVENT ANY POSSIBLE "RADON GAS" SEEPAGE FROM SOLUM TO UNDERBUILDING
20MM "JABLITE" RIGID INSULATION STRIP ROUND THE PERIMETER OF THE GROUND FLOOR BETWEEN THE CONCRETE FLOOR SLAB AND INTERNAL FACE OF WALL TO PREVENT COLD BRIDGING

COLD BRIDGING
20MM "JABLITE" RIGID INSULATION STRIP ROUND THE PERIMETER OF THE GROUND FLOOR BETWEEN THE CONCRETE FLOOR SLAB AND INTERNAL FACE OF WALL TO PREVENT COLD BRIDGING

DOOR UNDERCUTTING
ALL INTERNAL DOORS TO BE UNDERCUT A MIN OF 10MM ABOVE THE FINAL FLOOR COVERING TO KEEP AIRFLOW BETWEEN ROOMS WITH THE DOORS CLOSED

RAMP ACCESS
ACCESSIBLE RAMP TO BE FORMED IN CONCRETE AND TO BE NOT LESS THAN 1:20 GRADIENT

TS 4.1.3 – RAMP ACCESS FINISH
SURFACE OF THE ACCESSIBLE ACCESS TO BE CONCRETE WITH A STIPPLED ROLLER FINISH TO FORM A NON-SLIP SURFACE

PROTECTIVE BARRIER
100MM HIGH PROTECTIVE KERB TO BE CONSTRUCTED ON THE OUTER EDGE OF THE ACCESSIBLE RAMP TO PREVENT ACCIDENTAL SLIPPAGE BY WHEELCHAIRS AND TO COMPLY FULLY WITH TS 4.4.1
KERB TO BE PROVIDED TO THE OUTER EDGE OF THE ACCESSIBLE RAMP

ACCESSIBLE ENTRANCE
ACCESSIBLE ENTRANCE TO THE DWELLING TO HAVE THE FOLLOWING
LEVEL PLATT 1.500X1.200 MIN
AN ACCESSIBLE THRESHOLD [SEE DETAIL ON SEPARATE DRAWING]
ONE DOOR LEAF TO BE MIN 800MM CLEAR

ESCAPE WINDOW
WINDOW SASH TO PROVIDE AN UNOBSTRUCTED CLEAR OPENING OF MIN 450MM WIDE X 450MM HIGH AND NOT TO BE MORE THAN 1.100M OFF THE FLOOR LEVEL TO COMPLY WITH TS 2.9.30
AREA OF ESCAPE WINDOW NOT TO BE LESS THAN 0.33 SQ/M TO COMPLY WITH TS 2.9.30

BUILDING (SCOTLAND) ACT 2003
This plan has been approved by
The Moray Council in terms of the
Building Warrant
Ref No.: 23/01236/BW
Dated: 11 June 2025

TECHNICAL STANDARDS AMENDMENTS
TECHNICAL STANDARDS AMENDMENTS CLOUDS ENCLOSED WITHIN A REVISION CLOUD WHERE PRACTIBLE

REVISIONS
D DRAWING UP-DATED
H DRAWING UP-DATED

G P WAYPOINT DESIGN

PROPOSED DWELLING HOUSE
AT
"PLOT 1" – FIRTHVIEWS
DRYBRIDGE
BY BUCKIE
AB56 5LB
FOR
JOHN ROBERTSON [NORTH] LTD
NEWTON OF LETTERFOURIE
DRYBRIDGE
BY BUCKIE
AB56 5LB

JOB

General Arrangement
[Ground Floor Plan]
[As Proposed]
DRAWING

SCALE	1:50
DATE	JULY 2023
DRAWN BY	G J PHILIP
DRAWING No	Gjp-935-01
REV	H

GORDON J PHILIP
[G P WAYPOINT DESIGN]
6 FLEURS PLACE
ELGIN IV31 1ST
MOB 07717 523 463