0 5m SCALE 1:100

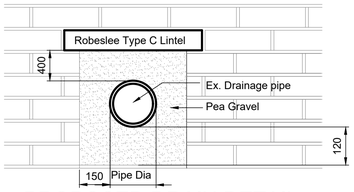
SCALE 1:1250 0 100m

SCALE 1:500 0 50m

Drawing to be read in conjunction with Drawings 058-23.001 - 004. Drawing for Planning & Building Warrant purposes.

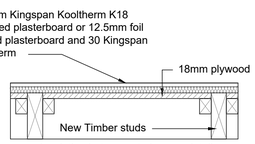
General Notes

1. Do Not scale from this drawing
2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
4. All dimensions to be checked on site prior to fabrication or erection
5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
7. No work to be begin untill the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains & sewers
10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
11. For Additional information see www.cafdesigns.co.uk
12. All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
13. All works to **Building (Scotland) act 2003 and regulations 2004 as amended**
14. Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
15. Where under floor heating to be installed , client to provide details of heating to be installed so engineer can check additional floor loading.
16. Existing water service pipes cannot be built over and must be re-directed around any structure by a SNIPEF registered plumber. If the water service was to enter this property at a new location, a new stop tap will be required at that location.
17. If in Doubt Ask



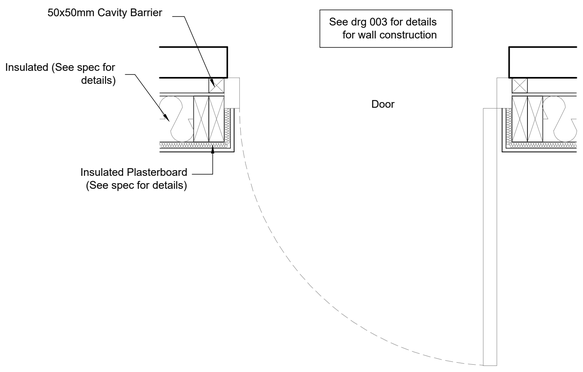
PROPOSED DRAIN DETAIL

SCALE 1:10



PROPOSED TOILET WALL DETAIL

SCALE 1:10



PROPOSED DOOR JAMB DETAIL

SCALE 1:10

Internal Doors:-
- New timber doors to give a clear opening of 800mm to comply with Building (Scotland) Regulations 2013 Part 4.2.4

Internal Door Ironmongery
- Ironmongery to be confirmed by client

Sound Transmission :-
The new sound and fire separation specification to comply with Building (Scotland) Regulations 2013 Parts 5.1.3 & 5.1.12

Ceilings:-
New ceilings to match existing ceiling height to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.

General
- All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl emulsion all to be finished in colour specified by client
- All work to be carried out as per manufacturers written specifications.
- All sizes to be checked and anomalies to be flagged before commencement of work or purchasing materials

Future Stairlift Provision
- Future stairlift provision to be made on banister side of stairwell with activity space of 700x400mm at base as shown on proposed plan. Use Stannah 'Sofia' type of similar approved

Air infiltration :-
Air infiltration limitation to comply with BRE Report 262

Services :-
- All services (i.e. pipework, ductwork etc.) to have appropriate fire dampers at points of openings through separating walls & floors to comply with Building (Scotland) Regulations 2013 Parts 2.2.4 & 2.2.5
- All services passing through foundations to comply with Building (Scotland) Regulations 2013 Part 1.1.1 and meet the BS8004:1986 Foundation regulation.

Any service penetrations through a separating wall or floor must be sealed with intumescent mastic.
Insulation to heating pipes to BS 5422:2009
- Ducting and pipework running between joists to be wrapped in acoustic material

Insulation of hot water pipes :-
19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.

Hot water :-
To prevent scalding the temperature of hot water at point of delivery to a bath or bidet should not exceed 48°C

3.12.3 Accessible sanitary accommodation
A dwelling should have at least 1 accessible WC, or waterless closet, and wash hand basin and at least 1 accessible shower or bath.These sanitary facilities should be located on the principal living level of a dwelling and be of a size and form that allows unassisted use, in privacy, by almost any occupant. This should include use by a person with mobility impairment or who uses a wheelchair, albeit with limited manoeuvring space within the sanitary accommodation.
An additional accessible toilet may be needed on the entrance level of a dwelling where this is not also the principal living level (see clause 4.2.10).
Accessible sanitary accommodation should have:
- A manoeuvring space that will allow a person to enter and close the door behind them. This should be at least 1.1m long by 800mm wide, oriented in the direction of entry, and clear of any door swing or other obstruction, and
- Except where reduced by projection of a wash hand basin, unobstructed access at least 800mm wide to each sanitary facility, and
- An activity space for each sanitary facility, as noted in the diagram below. These may overlap with each other and with the manoeuvring space noted above. A door may openover an activity space, and
- An unobstructed height above each activity space and above any bath or shower of at least 1.8m above floor level, and
- walls adjacent to any sanitary facility that are of robust construction that will permit secure fixing of grab rails or other aids in the zones noted in figure 3.32 (all indicated sizes are minimum dimensions), and
- Where incorporating a WC, space for at least one recognised form of unassisted transfer from a wheelchair to the WC.

Roof Trusses
Trussed rafters to be designed and manufactured to BS5268 Part 2 2002, Part 3 1998, BS6399 Part 1, Part 2 1997, Part 3 1988
- Contractor to supply truss design certificate upon completion of works

Leadwork
All Leadwork to be in accordance with 'Leadsheet Association Recommendations' and to BS6915:2001

3.11.2 Enhanced apartment

At least one apartment on the principal living level of a dwelling should be of a size and form that allows greater flexibility of use. This enhanced apartment should:
• have a floor area of at least 12m2 and a length and width at least 3.0m (see Note 1).
This area should exclude any space less than 1.8m in height and any portion of the room designated as a kitchen, and
• Contain a unobstructed manoeuvring space of at least a 1.5m by 1.5m square or an ellipse of at least 1.4m by 1.8m, which may overlap with activity spaces recommended in clause 3.11.1. A door may open over this space, and
• have unobstructed access, at least 800mm wide, to the controls of any openable window or any heating appliance and between doors within the apartment.
Note 1: In some small dwellings (i.e. those with not more than 3 apartments) it may not always be reasonably practicable to achieve the minimum length or width of 3m. In such one or two bedroom properties, either the length or the width may be reduced to not less than 2.8m, however, a floor area of at least 12m2 should be maintained.

Windows :- Safety Glazing -
All glazing to conform to BS6262:Part 4-5 2018 and BS 6206 and the Building (Scotland) Regulations 2013 Parts 4.8.2, 4.8.3 & 4.8.4. All glazed openings to be safely cleanable from inside in accordance with BS8213 Part 1.
- All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2013 Part 3.16.1
- Window controls must be positioned not more than 1.5m above F.F.L.
- New windows to conform to BS6399 Part1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3
- New toilet / bathroom windows to have frosted / obscure glazing
- Window will provide an unobstructed openable area for emergency escape requirements of 0.33m² and be min. 450mm wide & 735mm tall.
- Fire Escape windows to have opening part of window max. 1100 A.F.F.L.
- Guarding of windows should be designed and comply with Building (Scotland) Regulations 2013 4.8.4. so that it is not easily climbable by young children

New Window:- U-value of 1.4W/m²K
- New windows to be UPVC to match existing finish and mastic pointing around all edges, fixed into rebated openings within wall and with DPC and insulated cavity closers all round. Window to have cill to match existing, laid on DPC. Window to be supplied treated and primed for final decoration on site, complete with locking handle. Strap & line ingoes with Gyproc insulated plasterboard.All windows to be lockable

All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and standard cockspur fittings.
- Windows & Doors to be fitted 'secured by design locks' as per standard 4.13
- Windows & Doors to be installed to BS8213-4:2007
- Standard D4.13.5 (2013) and product standard and component performance to BS7412:2007 for PVCu Units
- New window / finish to be confirmed by client

Exterior Door:- U-value of 1.4W/m²K
- New rear door to be UPVC colour to match existing. Door to be fitted with weather bar to base, draught excluders / weather beaters to top and sides. Include for all escutcheons and associated accessories. Doors to have shoot bolt locking mechanisms and standard cockspur fittings. Strap & line ingoes with Gyproc insulated plasterboard.
- Supply and install threshold units at external door opening, complete with DPC's.
- New door /finish to be confirmed by client
- Doors to be fitted secure by design locks - Windows to BS:7950, Door locks to BS:3621 and doors of enhanced security to BS PAS 24-1

- Doors & Windows :-
- to be designed and constructed in accordance with the material used
  - BS 7412: 2007, for PVCu units;
  - BS 644: 2009, for timber window units;
  - BS 4873: 2009, for aluminium alloy units;
  - BS 6510: 2005, for steel-framed units.
- Fixing of a doorset should be in accordance with recommendations given in section 8 of BS8213-4: 2007

Exterior Folding Doors:- U-value of 1.4W/m²K
- New rear external folding / Sliding doors to be match existing finish (Client to confirm) . Doors to be from www.thefoldingslidingdoors.com or similar 70mm thk.
- Doors & Windows :-
- to be designed and constructed in accordance with the material used
  - BS 7412: 2007, for PVCu units;
  - BS 4873: 2009, for aluminium alloy units;
- Fixing of a doorset should be in accordance with recommendations given in section 8 of BS8213-4: 2007
- New door / finish to be confirmed by client

Draught sealing / stripping
Windows, Doors, Ceiling Hatches and Access Panels to be draught stripped.
Window Seals to conform to BS 6375 relating to performance of windows and air infiltration.
House entrance doors, windows and ceiling hatches to be fitted with external quality weather seals and draught stripping.

Kitchen :-
- Oven / hob will comply with Building (Scotland) Regulations Part 3.11.2 whereby there will be provisions for an oven with the appropriate surrounding 1000x600mm activity space. The Oven will have incoming services to be gas or electric supply.
- Within the kitchen there will be a minimum storage space of 1m³ to comply with Building (Scotland) Regulations Part 3.11.3.
- Kitchens to be confirmed by client and take into account beam heights when kitchen designing

Smoke Detector :-
- All smoke alarms and heat alarms in a dwelling should be interconnected so that detection of a fire in any alarm, operates the alarm signal in all of Smoke alarms and heat alarms should be interconnected in accordance with BS5839: Part 6: 2019.
- Smoke alarms and heat alarms should be mains operated and permanently wired to a circuit which should take the form of either:
- An independent circuit at the main distribution board, in which case no other electrical equipment should be connected to this circuit (other than a dedicated monitoring device installed to indicate failure of the mains supply to the alarms), or
- A separately electrically protected regularly used local lighting circuit.
- To be located 3m from any sleeping accommodation
- Located a min. 300mm away from any lighting
- Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas and conform to BS EN 14604: 2005
- Heat Alarm to conform to BS 5446:Part 2:2003
- Heat detector to be hard wired, interlinked and to be noted on electrical certificate

Carbon Monoxide Detector :-
- To be installed to any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2013 3.20.20 excluding an appliance solely for cooking. Carbon monoxide 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.Detector to be within 1-3m away from the appliance

Gas :-
All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts 3.17, 3.18, 3.19, 3.20, 3.21 & 3.22
The appliance, chimney's and flue's will meet the following BS and Building (Scotland) Regulations 2013
BS 5440 Part 1 & 2 :2000
BS 5871 Part 2 & 3 : 1991 - As amended Part 3 amd 7033
- All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe Registered Installer
Gas Fired appliances loacted within bathrooms to be installed to achieve compliance with Regulation 30 of the Gas Safety (Installation and use) Regulations 1998

Central Heating System :-
- New Radiators to connect to existing heating system and have thermostatic valves (TRV's). (Contractor to inspect existing boiler to make sure it can supply new radiators)
- Client to confirm radiator positions to contractor.

Gas Boilers:-
- New boiler in new dwelling to be a condensing boiler with a min. energy rating of 86%
- New boiler to have boiler interlock and heater controls to comply with Building (Scotland) Regulations 2013 Parts 6.38
- Water supply to sanitary fittings to have a thermostatic mixing valve to prevent scalding and comply with Building (Scotland) Regulations 2013 Part 4.9.5
- Adequate ventilation to be provided to comply with Building (Scotland) Regulations 2013 Parts 3.17 to 3.22 and according to the manufacturers installation instructions

Vent Pipes for Boilers:-
Vent pipes from central heating boilers will be located to comply with Regulation P2.6 of the Building Standards (Scotland) Regulations 2013. Ventilation to Boiler are not to be taken through to adjacent wardrobe/ bedroom. Note: Not to protected hallway
- Boiler flue outlet should be 300mm below any guttering and 300mm from vertical drain/ soil pipework

External Works:-
- Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

Drainage
Any New Drainage will be installed as per BS EN 12056-2: 2000 (Sanitary Pipework), BS EN 752-3: 1997 (amendment 2), BS EN 752-4; 1998 and BS EN 1610:1998 (For Drainage System outside a building), and BSEN 12056-3,2 2000 (For Rainwater Pipes and Gutters). Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland) Regulations 2013

Electrical
Electrical work will be carried out in accordance with the 18th edition of the I.E.E. including current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE.
The building Will be provided with electrical power in accordance with BS 7671: 2018 18th Edition IEE Regulations.
Socket outlets are to be provided to comply with Building (Scotland) Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4.
Contractor - Electrician /Client
- All electrical work to be carried out by a SELECT or NICEIC registered contractor and supply electrical certificate upon completion of works to building control

Min socket requirements to be :- In the Kitchen - 6 sockets, in each apartment - 4 sockets and anywhere in the dwelling an additional 4 sockets
- Sockets to comply with 4.8.5 - whereby sockets must be a min. of 350mm from an internal corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between 900 & 1100mm A.F.F.L.
- TV , BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop

-Where sockets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.
- Client to confirm socket and lighting positions before commencement of works
- All light fittings to be low energy type including lamps to comply with Building (Scotland) Regulations 2013 D6.5.1

Downlighters:-
Downlighters should:-
- Be at centres of not less than 0.75m
- Have openings no greater than 100mm diameter or 100x100mm
- Be installed at no more than one downlighter per 2m2 of total ceiling are in each room

Downlighters may be installed at a greater density than 1per 2m2 if the light fittings are supported by test evidence undertaken in accordance with Annex B of the standards

Timber
All timber used to be installed to BS5268.

Natural Ventilation
- Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification.
- The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators above all windows & patio doors.
- Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Windows & doors to have permanent ventilators built into head of frames to comply with 3.14.2
- Apartments to have ventilators capable of 12000mm²
- All other rooms to have ventilators capable of 10000mm²
- Toilets to have trickle ventilation to rooms with dMEVs could be formed by “undercutting” the room door to achieve an air space of at least 8,000mm2. This air space should be clear of any actual or notional floor coverings.

Mechanical Ventilation:-
- Mechanical Ventilation to be carried out in accordance with the BS5720: 1979 or CIBSE Guide B: 1986, Section B2 and Natural Ventilation to be comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Isolation switches should be fitted with mechanical extraction
- Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved :-
- Utility Room :- Mechanical extraction capable of 30litres/sec - min. 4000mm³
- En-Suite & Toilet :- M-chanical extraction capable of 15litres/sec min.4000mm³
- Kitchen :- Mechanical extraction capable of 60litres/sec - min. 4000mm³
- To conserve power the extractor fans should have a specific fan power rating of 0.5 W/l/s

Fans
The fan outlets are to be ducted through the outside wall as indicated on the proposed floor plans. All external fans to be provided with vermin control covers.

Drainage:-
New drainage required to :-
Toilet & En-Suite Toilets:-
1) WC - 100mmØ PVC Waste pipe
2) WHB - 40mmØ PVC Waste pipe
3) Shower - 50mmØ PVC Waste pipe
4) Bath - 50mmØ PVC Waste pipe
Utility Room :-
1) Waste connection & connection taps for washing machine, dishwasher
2) Sink - 40mm Ø PVC Waste pipe connected to new soil pipe
Kitchen :-
1) Waste connection & connection taps for washing machine, dishwasher
2) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe

Wash-Hand Basins -
- 32mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) at a gradient to suit length of waste pipe, up to maximum length of 1.7 metres.
(0.50 metres = 1:11 gradient);
(0.75 metres = 1:12 gradient);
(1.00 metres = 1:20 gradient);
(1.25 metres = 1:30 gradient);
(1.50 metres = 1:40 gradient);
(1.75 metres = 1:50 gradient).
- 40mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of 1:20 (1:20min - 1:11max), up to maximum length of 3.0 metres.|

Kitchen Sinks / Showers -
- 50mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

W.C.
- 100mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of 1:40 (1:60min - 1:11max), up to maximum length of 6.0 metres or 12.0 metres if more than one W.C. is connected.

- The temperature of the hot water to the bath, at poinmt of delivery, should not exceed 48°c
- New SVPs to terminate 3m away from hall window and be 900mm above the eave
- Air Admittance valves to be installed in accordance with BS EN 12380:2002 or certified body. AAV to be above the highest overspill level, ben vented and accesible
- Water efficiency fittings should be provided to all WC's and WHB's within a dwelling to comply with standard 3.27.1 & 3.27.2
i.e. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.
- New foundations to be stepped below existing drainage
- Where underground drains pass through under-building / solum walls, an opening should be formed to allow at least 100mm thick pea-gravel around the drain, including a new 65mm thick pre-stressed lintel over.
- All new drainage as indicated internally is to be installed in heat resistant UPVC by Marley or equally approved.
- All internal wastes to be installed to manufacturers instructions and recommendations trapped and connected separately to S.V.P.
- All new underground drains to be 110mmØ Upvc pipes and laid on 10mm granular material 1:80 gradient
- Proposed 100mm UPVC RWP's to be trapped and connect to existing RWP.
- All pipes laid on 150mm well compacted granular material. side fill to be granular material well compacted to half the pipe depth, and top fill in granular material well compacted in 100mm layers, to 400mm above the pipe crown.
- All pipework above ground will be UPVC. The connection between fireclay and UPVC pipework to be by a suitable proprietary connector.
- All stacks and stub stacks (below ground) will be 100mmØ Upvc, and include a min. 200mm radius bend at the foot, and have a distance from lowest branch to invert of drain not less than 450mm (in the case of a stub stack, the distance from the lowest branch of any other appliance to invert of drain will not exceed 2500mm)
- Where any pipe passes through the polythene DPM, the DPM to be fitted with a sealed collar, lapped up and sealed to the pipe at the top of the ground floor slab and to the DPM.

Wet Areas:-
All wet areas - Shower, Whb's, Sink etc. to be tiled to prevent water infiltration to plasterboard. Tiles to be confirmed by client.

Existing Walls:- Alterations.
- Any alteration works to be carefully carried out to match / complement existing walls.

Solum Construction
- Base to be 150mm thick hardcore,
- 50mm well blinded sand
- 1200 Visqueen DPM on top lapped up into DPC
- 50mm concrete screed on top.

Foundation Construction
- Concrete foundation to be 600x200mm foundation pad c/w 1 layer of A252 mesh
- Foundations to be stepped to reach different ground levels
- Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1.C.5.
- Proposed foundations to lap over existing foundations by a distance of 300mm plus existing scarcement with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 200mm into existing foundations
- Building standards to be contacted and given the opportunity to inspect foundation trenches prior to pouring concrete

DPC's
DPC's also to be provided at all construction joints, under all wall plates, at stepped cavity tray, at cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to comply with Section 3.10.0 Precipitation of the Building (Scotland) Regulations 2013. DPC to be stepped where required to maintain a min. 150mm A.G.L.

Vapour Control Membranes
Vapour membranes to be overlapped at junctions by 150mm mm and bonded with mastic strip and sealed with jointing tape In accordance with manufacturers written instructions. Dry lining junctions between walls, ceilings, floors, around window/door openings to be sealed.

General Construction Information :-
- All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2013
- All concrete to be class C35min.
- No high alumina cement to be used.
- All brickwork to be a minimum course strength of 21N/m in class (iii) mortar brickwork to be 'Frost free'.
- Wall ties to be min. class (ii) at max 600mm c/c horizontally and 450mm vertically. Ties to be stainless steel. Ties every 3rd course. Wall ties to be 'BT-2' stainless Steel ties by Catnic or equal and approved & 600mm crs.
- Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm crs fixed to timber framing, lower brickwork course and roof. The holding down straps 30x2.5mm to be attached to the stud by 6No. 3.36x65mm ring shank nails at 2.4m centres, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap at least three courses under the masonry cladding

Internal Walls :-
- Internal partitions to be 75x50mm treated timber studs at 600mm centres complete with top, bottom and mid runners/ dwangs with 80mm Rockwool RWA45 insulation between studs for acoustic purposes. 1No. layer 12.5mm moisture resistant plasterboard with a minimum density of 10kg/m2 to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client.

Additional dwangs as required to suit radiators / kitchen units and additional fixings as required by the end user
- Toilet Robust internal wall to be 75x50mm treated timber studs at 600mm centres complete with top, bottom and mid runners/ dwangs with 80mm Rockwool RWA45 insulation between studs for acoustic purposes. 1No. layer of 18mm plywood to toilet side c/w 1No. layer 12.5mm moisture resistant plasterboard to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client.

Sealing Junctions between Elements
Infiltration to be limited by sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings

Lintels:
- Robeslee Type C lintel with 150mm end bearing to both sides
- 3No. 200x50mm timber lintels on cripple stud formation
- Refer to Engineers Details & Specifications

Cavity Barriers :-
Cavity barriers to be 30mins fire resistance and provided around all openings of the cavity, at corners/ junction of 2No. walls, ceiling level and between roof space to comply with Section 2.4.1/2.4.2 Cavity barriers of the Building (Scotland) Regulations, whereby the maximum distance between barriers is 10m.

Cavity wall ventilation :-
- Catnic 'weep vents' to be used on brickwork, and to be spaced to max. 500mm² per metre length of wall. Vents to be staggered so they are not aligned vertically. Cavity to be ventilated below DPC level and at eaves and verge level with the equivalent of an open brick perpend every 1.2m. Cavity weep vents to be installed above cavity trays to enable moisture to be taken externally

Fire Protection :-
- All steelwork to have 2no. layers 15mm plasterboard with staggered joints

Air Tightness Test:-
For New Dwellings - An Air-Tightness test must be carried out by an approved body in accordance with BS EN 13829:2001 - Thermal performance of buildings

Sustainability Label :-
The statement of sustainability (Sustainability Label) that includes the level of sustainability achieved will be fixed to the building prior to completion, indelibly marked and located in a readily accessed location

Client and Project Address

Mr Des Travers
65 Drumpellier Avenue
Coatbridge ML5 1JS

Drawing Title

Proposed New Build
Proposed Details & Notes

CAF
CAF DESIGNS
53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9UP
TEL. +44(0)1698 825660 Mob. +44(0)774 780 3435
E-MAIL craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

Drawn by	CAD Location	
CAF	C:\Drawings\058-23	
Scale	Date	Paper Size
1:50	Dec 23	A1

Drawing no.
058-23.004

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0 5m SCALE 1:50