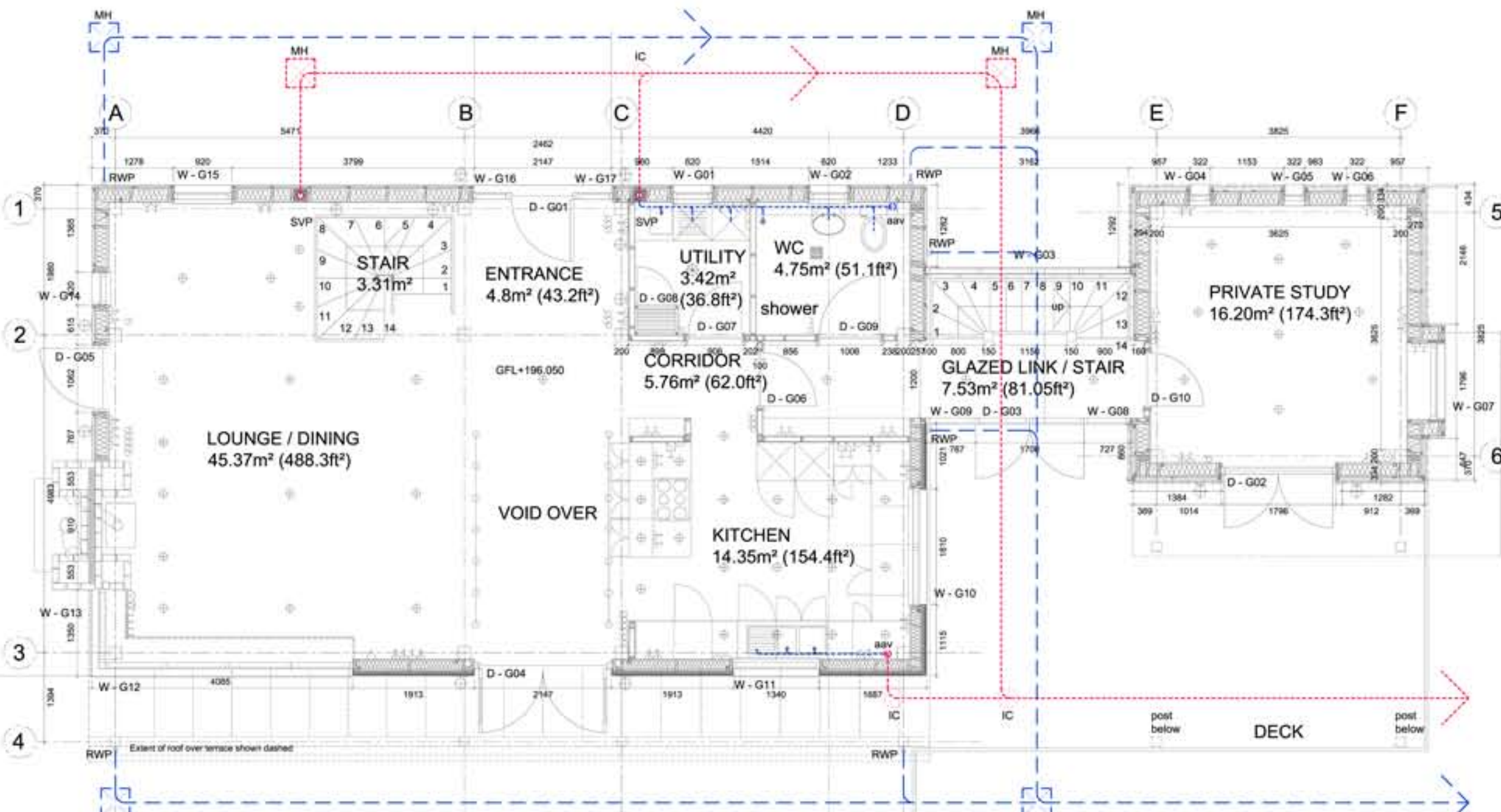


PROPOSED FIRST FLOOR LAYOUT
1:50@A1
INTERNAL FLOOR AREA - 114.54.m² (1232.8ft²)



PROPOSED GROUND FLOOR LAYOUT
1:50@A1
GROSS INTERNAL AREA - 113.85m² (1225.48ft²)

HEIGHTS
GROUND FLOOR LEVEL - 19
FIRST FLOOR LEVEL -
GROUND FFL - GROUND CEILING (MAIN HOUSE) - 2455mm
GROUND FFL - GROUND CEILING (TREE HOUSE) - 2455mm
FIRST FFL - GROUND CEILING (MAIN HOUSE) - 2400mm
FIRST FFL - GROUND CEILING (TREE HOUSE) - 3107mm

FLASHINGS - Code 5
Code 5 lead flashings to upland at roof tagged into brickwork and fixed with lead wedges on breather membrane. 150mm upstand and dressed over the treated SW file battens.

Code 4 lead soakers to the dormer cheek junction with the main roof, 150mm upstand behind the timber boarding and dressed over the treated SW file battens.

DRAINAGE
110mm dia clay underground surface and foul water drainage with manholes and inspection chambers for access/rodding. Drains laid to falls as specified by engineer.

ABOVE GROUND DRAINAGE
All new sanitary fittings indicated are trapped and connected into vertical vented stacks. New drainage to be to the satisfaction of the Local Authority and to be in accordance with BS EN 12056-2: 2000 and installed in accordance with manufacturer written instructions. All new pipework to be as follows:
WC - 100mm HDPE
W/B - 32mm ABS
S/W - 40mm ABS
Shower/Gully fitted with top access trap with removable grate. All new pipework to be fitted in accordance with Manufacturers recommendations and written instructions. All SVPs to have an access point at ground level. An admittance access hatch at the base of all RWP's for rodding. FI reducers 100mm below ground level at clay drain/wrap junction.

FINISHES
Hardwood floor finish to ground floor, living/dining area, entrance, corridor, bridge link and private study room. Oak frame base plates exposed and flush with hardwood floor. Hardwood floor finish to the first floor bridge link.
Flooring grade chipboard to the first floor bedrooms, and corridor for carpet floor finish.
Ceramic floor tiles to WC/shower room, bathrooms and kitchen. WSP plywood base laid to fall in WC/shower room and private bathroom. Waterproof adhesive and grout.

WALLS
Skim coat plaster for emulsion paint finish unless other wise noted. Anti fungal paint to bathroom, shower and utility room.
Wall tiles to the WC/shower room and bathrooms and kitchen above worktop.

CEILING
Skim coat plaster for emulsion paint finish unless other wise noted. Soffit to landing over main entrance to be 110mm x 18mm T&G SW boards.
Soffit to first master bedroom on the first floor level of the tree house to be 150mm x 18mm T&G SW boards.

CELLS
25mm thick SW sills with rounded edge and 25mm overhang fixing holes plugged and potted and rubbed down for paint finish.

SKIRTINGS
100mm high x 20mm thick oak skirtings for stained finish. Screw fixed with fixing holes plugged and potted.

FACINGS/ARCHITRAVES
100mm high x 20mm thick oak facings/architraves for stained finish. Screw fixed with fixing holes plugged and potted.

KITCHEN
Refer to 1:20 layout drawings for kitchen. Supplied by IKEA spec of units, worktop, fittings etc. TBC.

BATHROOM
Refer to 1:20 layout drawings for kitchen. Supplied by IKEA spec bath, WC, W/B, shower, fittings etc. TBC.

BOOK SHELVES
40mm thick oak shelves with 20mm oak huffits for stained finish. Screw fixed with fixing holes plugged and potted.

LIGHTING
Recessed downlights - TBC
Wall mounted lights - TBC
Surface mounted lights - TBC

CHIMNEY FLUE
Chimney breast to be formed using natural stone TBC. The cavity wall between the external and internal fire places' to have 100mm rockwool mineral wool insulation. Cavity to be filled with weak mix concrete to fall to outer leaf. Sand stone cope to chimney head, sandstone lintel. Type of fastenings TBC.
Chimney flue system to be taken type DM flue liner to suit internal diameter of stove flue. Taken chimney system to be installed by approved contractor.
Tarmac chimney gable to be bedded into chimney head.

INTERNAL WALLS
12.5mm taper edged plasterboard with 3mm thick skim coat each side of 50x75mm SW frame at 600mm cts, 50mm thick 36kg/m³ mineral wool acoustic insulation quilt.

EXTERNAL DOORS - Refer to door schedule
Timber frame doors supplied by International Doors & Windows double glazed argon filled units, factory paint finish externally and clear lacquer finish internally. Glass thickness to suit frame size fixed glazed unit. Glass below 800mm above floor level to be toughened and to comply with BS6262.

INTERNAL DOORS - Refer to door schedule
Internal doors to be Lincoln pre-finished Oak Veneer solid & glazed supplied by Leeds Plywood Doors Ltd. Homogeneity TBC. Clear opening widths are shown on all new doors (C.D.)

WINDOWS - Refer to window schedule
Timber top hung fill and turn windows supplied by International Doors & Windows double glazed argon filled units, factory paint finish externally and clear lacquer finish internally. Glass thickness to suit frame size fixed glazed unit. Glass below 800mm above floor level to be toughened and to comply with BS6262. U Value 0.14W/m²K

ROOFLIGHTS - Refer to window schedule
Velux GGL 780mm wide x 1400mm long. Centre pivot with blinds. Installed as manufacturer's instructions and with flashing kit supplied by manufacturer.

STAIRS - Entrance
Rise - 193mm
Going - 250mm (min at centre of tapered tread)
Minimum 75mm at narrowest part of the taper
Timber stairs design TBC
40mm dia handrail set off 60mm from walls

STAIRS - Bridge
Rise - 193mm
Going - 250mm (min at centre of tapered tread)
Minimum 75mm at narrowest part of the taper
Timber stairs design TBC
40mm dia handrail set off 60mm from walls

HANDRAILS
Vertical timber posts with gaps less than 100mm between with a handrail at 1100mm above finished floor level
Timber handrail design TBC

GREEN OAK FRAME - Refer to engineers details and spec.
Oak Base plates - 200mm wide x 125mm deep
Oak Wall Posts - 200x200mm
First Floor edge beams - 200mm wide x 225mm deep
First Floor Tie beams - 200mm wide x 225mm deep
Interrupted Tie Beam - 200mm wide x 225mm deep
Wall Plate - 150mm wide x 125mm deep
Principal Rafters - 200mm wide x 225mm deep
Crown Post - 125mm x 125mm
Crown Plate - 125mm wide x 200mm deep
Dragon Ties - 100mm x 150mm
Loose SW rafters - 150mm x 50mm
Exposed oak secondary rafters over the void area, 75mm x 200mm deep.

EXTERNAL WALLS
Timber Boarding - Main House
150mm/70mm wide 25mm timber board Scotch lath horizontally and fixed using concealed stainless steel fixings on 25mm sw battens laid vertically at 450mm cts (25mm ventilated cavity with insect mesh top and bottom) on Tyvek Reflex breather membrane on 12mm plywood sheathing on 200x50mm SW frame with 2 layer of 150mm mineral wool quilt insulation vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

Insulated Render Walls
Polymer render finish coat on polymer render base coat on 2-3mm scrim adhesive leveling coat on alkali resistant glass fibre scrim on 4-6mm scrim adhesive on 50mm thick rigid mineral wool insulation board with 150mm drainage cavity and fixing spacers at 600mm cts on 10mm sheathing board on 150x50mm SW frame at 600mm cts with 150mm mineral wool quilt insulation, vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

Timber Boarding - Tree House
150mm wide 20mm timber board species TBC laid horizontally and fixed using concealed stainless steel fixings on 25mm sw battens laid vertically at 450mm cts (25mm ventilated cavity with insect mesh top and bottom) on Tyvek Reflex breather membrane on 12mm plywood sheathing on 200x50mm SW frame with 2 layer of 150mm mineral wool quilt insulation vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

Timber Boarding - Dormer Cheeks and face
125mm wide 20mm timber board Scotch lath horizontally and fixed using concealed stainless steel fixings on 25mm sw battens laid vertically at 450mm cts (25mm ventilated cavity with insect mesh top and bottom) on Tyvek Reflex breather membrane on 12mm plywood sheathing on 150x50mm SW frame with 1 layer of 150mm mineral wool quilt insulation vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

ROOF
Main Roof - Clay tiles 42.5° pitch
Rosemary plain clay tiles (type TBC) on 25mm SW battens on 25mm SW counter battens on Tyvek Supra breather membrane on 12mm OSB sarking board on 50mm Rockwool Rockfall overlay, 150x50mm SW rafters with 150mm Rockwool Rockfall underlay mineral wool quilt insulation between, vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

Tree House Roof - Cedar Shingles 42.5° pitch
Timber shingles (size and type TBC) on 25x38mm SW battens on 20x38mm SW counter battens on Tyvek Supra breather membrane on 18mm plywood sarking board on 50mm Rockwool Rockfall overlay, 150x50mm SW rafters with 150mm Rockwool Rockfall underlay mineral wool quilt insulation between, vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

Dormer Roof - Cedar Shingles 47.5° pitch
Timber shingles (size and type TBC) on 25x38mm SW battens on 20x38mm SW counter battens on Tyvek Supra breather membrane on 18mm plywood sarking board on 50mm Rockwool Rockfall overlay, 150x50mm SW rafters with 150mm Rockwool Rockfall underlay mineral wool quilt insulation between, vapour control layer and 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

FLOORS
Ground Floor - Main House
22mm hardwood flooring on 75x50mm SW battens on 25x50mm SW leveling base plates on Visqueen, 1200 DPM linked to wall DPC on 150mm thick concrete floor slab on 50mm blinded sand base on 150mm hardcore sub base. Under floor heating system laid between SW battens TBC.

First Floor - Main House
18mm flooring grade chipboard on 200x50mm SW floor joists with 150mm Mineral wool insulation quilt laid between with 50x50mm SW frame on SW leveling battens for 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

Ground Floor - Tree House
22mm hardwood flooring on 200x50mm SW floor joists with 2 x 150mm layers of mineral wool quilt insulation between, visqueen 1200 DPM with 50mm SW frame and 18mm WSP ply soffit. Under floor heating system laid between SW battens TBC.

First Floor - Tree House
18mm flooring grade chipboard on 200x50mm SW floor joists with 150mm Mineral wool insulation quilt laid between with 50x50mm SW frame on SW leveling battens for 12.5mm taper edged plasterboard lining with a 3mm skim coat finish.

INTERNAL WALLS
12.5mm taper edged plasterboard with 3mm thick skim coat each side of 50x75mm SW frame at 600mm cts, 50mm thick 36kg/m³ mineral wool acoustic insulation quilt.

EXTERNAL DOORS - Refer to door schedule
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HANDRAILS
Vertical timber posts with gaps less than 100mm between with a handrail at 1100mm above finished floor level
Timber handrail design TBC

NOTES:
BUILDING USE CLASSIFICATION - DOMESTIC RESIDENTIAL
All work to be carried out in accordance with the relevant British standards, codes of practice and where relevant as the manufacturers instructions, skilled and qualified persons relevant to each trade shall carry out all work in accordance with best building practice.
All materials shall be supplied and installed in accordance with the respective manufacturers written instructions.
All work will comply with the current Scottish Building Standards.

MECHANICAL VENTILATION
To be provided to all WC's / bathrooms / well areas in accordance with the requirements of standard 3.14.2 of the regulations and in accordance with current CIBSE guidelines. All bathrooms / shower rooms to be provided with min. 15 litres / sec extract rate. For WC's, refer to drawings for extract rates.

ELECTRICAL INSTALLATIONS:
New electrical installations to be designed, installed and tested in accordance with the recommendations of BS 7671:2001, as amended and to current IEE regulations.
Allow sum for supply and installation of power & cat 5 wiring for wireless / ethernet point all linked back to entrance store room positions all to be agreed with architect.

LEGEND
+3400 Floor to ceiling height
⊕ 2a lamp socket - white MK finish 375mm to base from F.F.L.
⊕ twin 13a s.a.o. - white MK finish 375mm to base from F.F.L.
⊕ single 13a s.a.o. - white MK finish 375mm to base from F.F.L.
⊕ cooker control unit - white MK
⊕ aerial point - white MK 375mm to base from F.F.L.
⊕ BT point - white MK 375mm to base from F.F.L.
⊕ network socket 375mm to base from F.F.L.
⊕ single 13a spur point - white MK 375mm to base from F.F.L.
⊕ shaver point - white MK
⊕ extract fan in existing position linked to lighting circuit and with run on timer
⊕ lighting track
⊕ low voltage downlight
⊕ loose table / standard lamp delivery supplied by client, take delivery of fitting and install
⊕ wall mounted light fitting
⊕ 1 / 2-gang switchplate wired to fittings shown
⊕ white MK 100mm to base from F.F.L. at bedside 1500mm to base at doors
⊕ pull chord light switch
⊕ pendant light fitting
⊕ electric element heated towel rail
⊕ wall mounted radiator
⊕ red
⊕ above ground drainage
⊕ air admittance valve
⊕ below ground surface water drainage
⊕ below ground foul drainage

D CC 17.02.10 FACING BRICK REMOVED, TIMBER BOARDING ADDED, WINDOWS ALTERED, SVP POSITIONS ALTERED, GRID D REPOSITIONED.
C CC 26.01.10 ELECTRICS & LIGHTS ADDED
B CC 12.01.10 BUILDING WARRANTY ISSUE
A CC 06.01.10 KITCHEN LAYOUT AMENDED

NO. INT. DATE REVISION

LOCAM
LOW CARBON ARCHITECTURE AND MASTERPLANNING
CLIENT **M. Russell & S. Lakeman**
PROJECT **New House at Bonnington Road Peebles**
TITLE **Ground & First Floor Level Proposed Layout**
DRAWN CHECK JOB No. / Dwg No. / Rev
CC DATE **2031 / 210 / D**
SCALE DATE **1:50@A1 Nov 2009**

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