

PROPOSED ROOF LAYOUT
1:50@A1

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 upstand at roof ragged 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
150mm dia clay underground surface and full 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 manufacturers written instructions. All new pipework to be as follows:
WC - 100mm HDPE
WHB - 32mm ABS
Sink - 40mm ABS
Showers - 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. Air admittance valves to be fully accessible and located above the floor level of the highest appliance being served.

GUTTERS & DOWNPIPES
Lindab rectangular 136mm wide x 101mm deep metal gutter system with 87mm dia metal downpipes. All fixing brackets, junctions, bends, seals etc supplied by Lindab. Installed as manufacturers instructions. Access hatch at the base of all RWP's for rodding. Fit reducers 100mm below ground level at clay draining junction.

FINISHES
FLOOR
Hardwood floor finish to ground floor, living/dining area, entrance, corridor, bridge link and private study room. Oak frame base plate 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. WBP 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 otherwise 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 otherwise 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 cells 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 stainless finish. Screw fixed with fixing holes plugged and potted.
FACINGS/ARCHITRAVES
100mm high x 20mm thick oak facings/architraves for stainless 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, WHB, shower, fittings etc TBC.
BOOK SHELVES
40mm thick oak shelves with 20mm oak haffits for stainless 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 first type of firestone TBC.
Chimney flue system to be isokern type DM flue liner to suit internal diameter of stove flue. Isokern chimney system to be installed by approved contractor.
Terracotta chimney pots to be bedded into chimney head.

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. Ironmongery TBC. Clear opening widths are shown on all new doors (C.O.)

WINDOWS - Refer to window schedule
Timber top hung lift 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. 'V' Value 0.14W/mK²

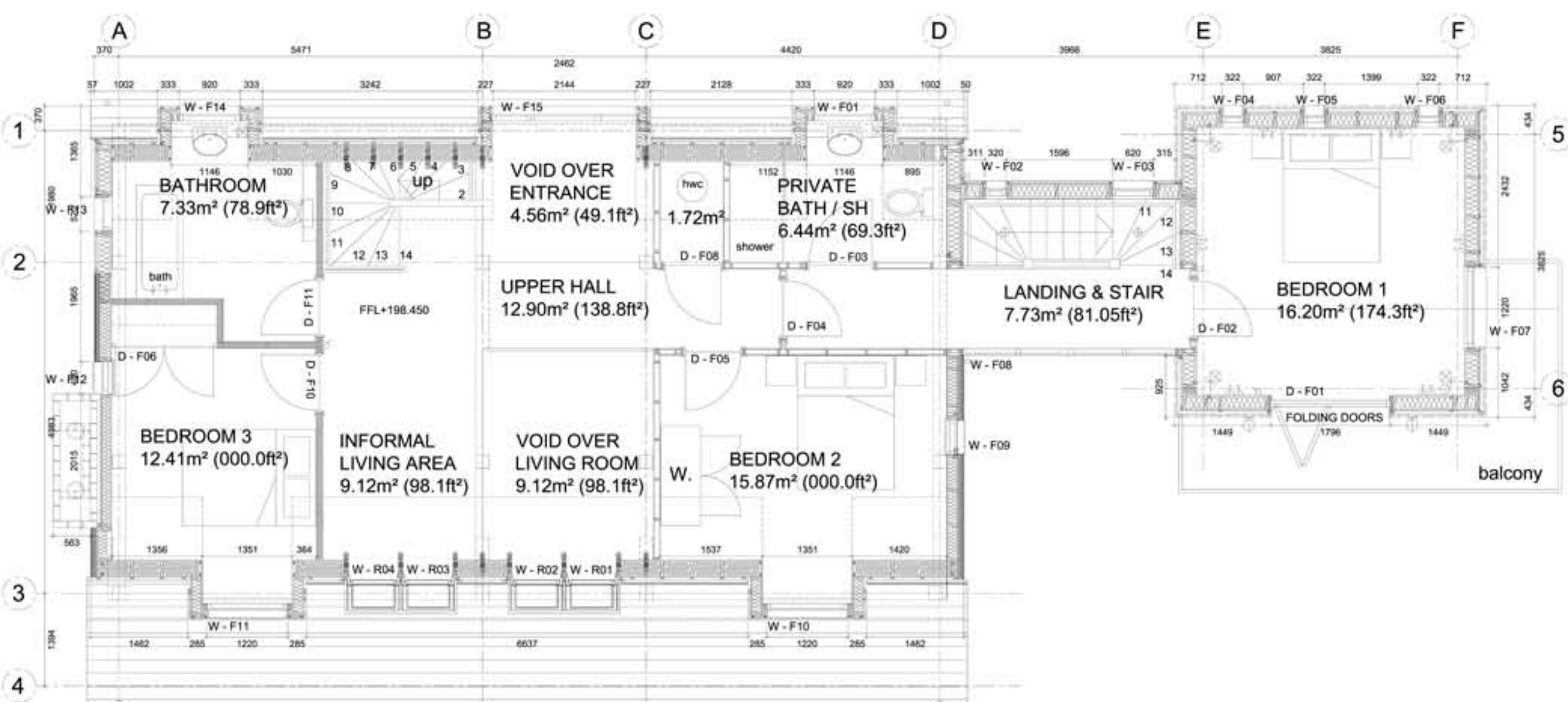
ROOFLIGHTS - Refer to window schedule
Velux GGL 780mm wide x 1400mm long. Centre pivot with blinds. Installed as manufacturers instructions and with fastening kit supplied by manufacturer.

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

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 WCs / bathrooms / wet 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.



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

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 barking 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 47.5° pitch
Timber shingles (size and type TBC) on 25x38mm SW battens on 25x38mm 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 18x150mm T&G board lining, 32x50mm SW drawings between rafters for concealed board fixings.
Dormer Roof - Cedar Shingles 47.5° pitch
Timber shingles (size and type TBC) on 25x38mm SW battens on 25x38mm SW counter battens on Tyvek Supra breather membrane on 18mm plywood sarking board on 150x50mm SW rafters with 150mm 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
18mm flooring grade chipboard on 200x50mm SW floor joists with 100mm 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
18mm flooring grade chipboard on 200x50mm SW floor joists with 100mm 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.

C CC 17.02.10 FACING BRICK REMOVED, TIMBER BOARDING ADDED, WINDOWS ALTERED, SVP POSITIONS ALTERED, GRID D REPOSITIONED.
B CC 29.01.10 DORMER WINDOWS ALTERED
A CC 12.01.10 BUILDING WARRANT ISSUE

| NO. | INIT. | DATE | REVISION |
|-----|-------|------|----------|
| | | | |

LOW CARBON ARCHITECTURE AND MASTER PLANNING
CLIENT M. Russell & S. Lakeman

PROJECT New House at Bonnington Road Peebles

TITLE First Floor Dormer Level & Roof Proposed Layout

| DRAWN | CHECK | JOB No. / | Orig No. / | Rev |
|-------|-------|------------|------------|-----|
| CC | DATE | 2031 / 211 | / C | |

1:50@A1 Nov 2009

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