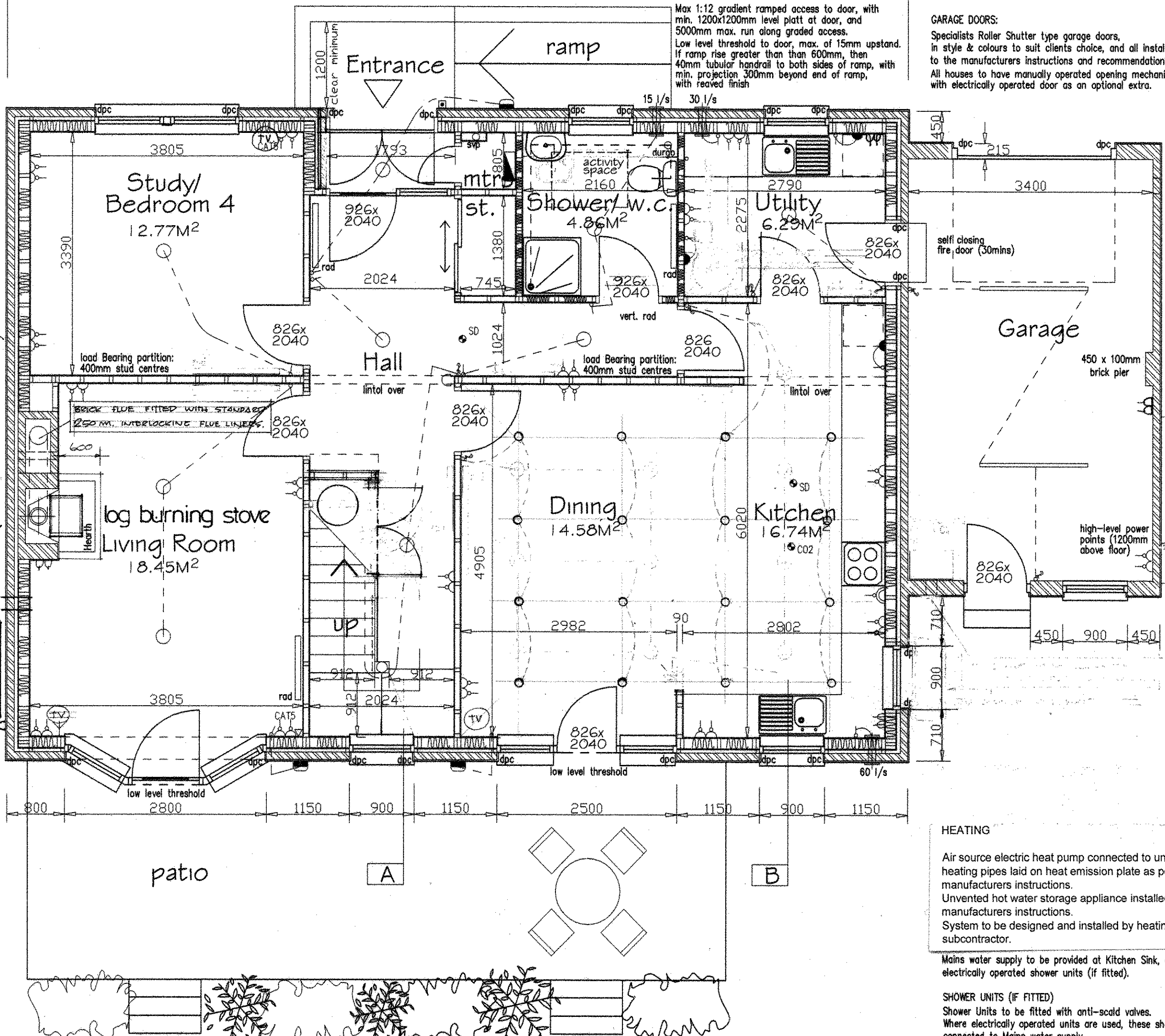
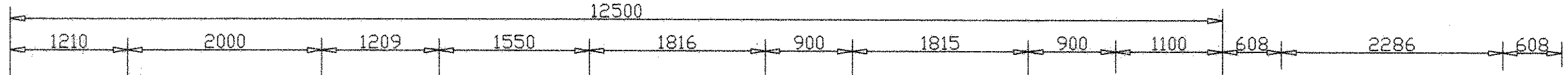


Upper Floor Plan (Area 73.95M²)



Ground Floor Plan (Area 98.0M²)

John Thomson Construction Ltd.
Millhill Development : Lamlash : Isle of Arran

- KEY TO ELECTRICAL SYMBOLS**
- Plain pendant
 - ⊙ Low voltage downlighter
 - Fluorescent fitting
 - Wall mounted exterior light
 - ⚡ switch
 - 2-way switch
 - ⚡ single/twin 13a switched sockets
 - ⚡ under worktop socket, remote switch
 - ⚡ fused dp switched spur
 - ⚡ cooker control unit
 - ⚡ telephone point
 - ⚡ tv point
 - ⚡ smoke detector mains wired to BS 5446 Pt1 1990 min 300mm away from any light fitting but within 3000mm radius of all habitable rooms
 - ⚡ CO2 detector fitted in Kitchen with exact location to electrician/manufacturer recommendations
 - ⚡ ceiling mounted extract fan
 - ⚡ wall mounted extract fan
 - ⚡ distribution board
 - ⚡ bell push
 - ⚡ door bell

EXTRACT FANS:
Kitchen - To achieve minimum rate of 60 l/s
Utility - To achieve minimum rate of 30 l/s
Bathrooms/KC/En-Suite - To achieve minimum rate of 15 l/s
Kitchen & Utility fans to be operated by a controller.
Bathroom & En-Suite fans to be operated via Light Switch.
Isolators fitted as required.

SMOKE / CO2 DETECTORS:
Smoke detectors to comply with BS 5446 : Pt1 : 1990, and to be positioned 300mm from any light fitting.
Detectors must also be positioned a Max. of 3000mm from any Bedrooms.
CO2 detectors must be provided in every Kitchen, or in location recommended by installer/Manufacturer, and be positioned 300mm from any light fitting.

NOTE:
CAT wiring to House.
All Electrical Installations to be to BS 7671 including all Amendments.
General lighting installations to be to the CIBSE Code for Interior lighting 1994 and local switching to satisfy Part J of the Building regulations.
Light fittings chosen by the Client and installed to the manufacturer's instructions & recommendations.
Any alarm systems fitted to be installed by an approved installer, to all relevant current insurance codes.

ACCESS:
Dwelling to have 'Barrier Free' (Level Entry).
Any Access Platforms constructed must comply with part 02.8 of the Technical Standards.
Within 15/5 or equal approved Low Oil Weather bar to Entrance Doors.
Minimum clear opening width of Entrance Door to be 800mm.
Minimum clear opening width of Internal pass doors (Ground Floor Level) to be 750mm.
An unobstructed space of 300mm Minimum to be provided adjacent to the leading edge of the principle door, and all accessible internal doors.
Activity space of 800x700mm to be provided in front of W.C. on Ground Floor.

EXTERNAL WALLS:
(Achieving U-value of 0.27 W/m2K)
15mm render 'over' or as approved, with smooth sand cement feature bands at lower level and to window in-pieces and surrounds on:
102.5 mm common brick/block external skin,
50 mm minimum cavity filled to ground level in a lean mix concrete,
140 common block inner skin sub-structure walls up to ground floor wall plate level.

INTERNAL KIT/FRAME:
Breather membrane on 0.5 mm ply sheathing to cavity face;
145 x 45 mm treated soft wood studs at 600mm centres, with top and bottom rails and one row centre dwangs. 145 x 35 headbinders.
Galvanised steel anchor straps at 1200mm ctrs generally, and at all panel junctions and joints of all openings.
Stainless steel wall tie at 600 mm horizontal centres and every fourth brick course vertically.
150 mm fibreglass insulation laid between studs;
500 gauge polythene vapour barrier;
12.5 mm Plasterboard, Ames taped and prepared for decoration to Client's requirements.
Vertical d.p.c. to all windows & doors, and d.p.c. under cills, lintels, steps & wallplates.
50 x 38 mm treated soft wood cavity closers vertically at corners (d.p.c. faced) and at 800mm centres horizontally/ at noses/ first floor levels as applicable.
12.5 moisture resistant Gyproc wall board to bathroom/toilet walls.
All Wall Ties to BS 1243.

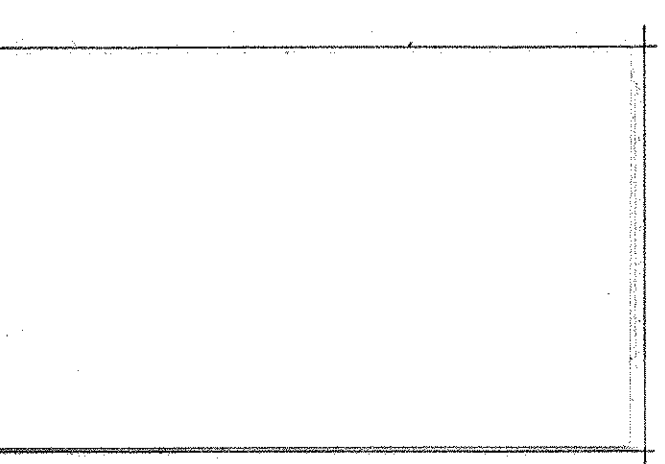
EXTERNAL TREATMENTS:
D.p.c. 150 mm minimum above ground level.
Cavity vents at 1200 mm centres above ground floor d.p.c. above horizontal freestops, and at eaves and verge levels every 1200 mm.
Lintels to be Robusta Type D (100 x 145mm) or equal approved.
NB: Lintels can be Robusta Type A composite Lintel (100 x 70mm) or approved ONLY where openings are 1200mm OR LESS.

INTERNAL STUD PARTITIONS:
Ex. 90 x 50 mm treated soft wood studs at 600 mm centres, with matching top & bottom rails and 1 row centre dwangs to take 12.5 mm Plasterboard, Ames taped and prepared for decoration to Client's requirements.
Toilet/bathroom partitions to have 90mm fibreglass insulation laid between studs.
Additional timber dwangling and plywood backing to be allowed for: head rails, radiator brackets and sanitary ware.
90 x 50mm studs at 400mm centres in lieu of above where partition is load bearing. (refer to Floor Plan for location).

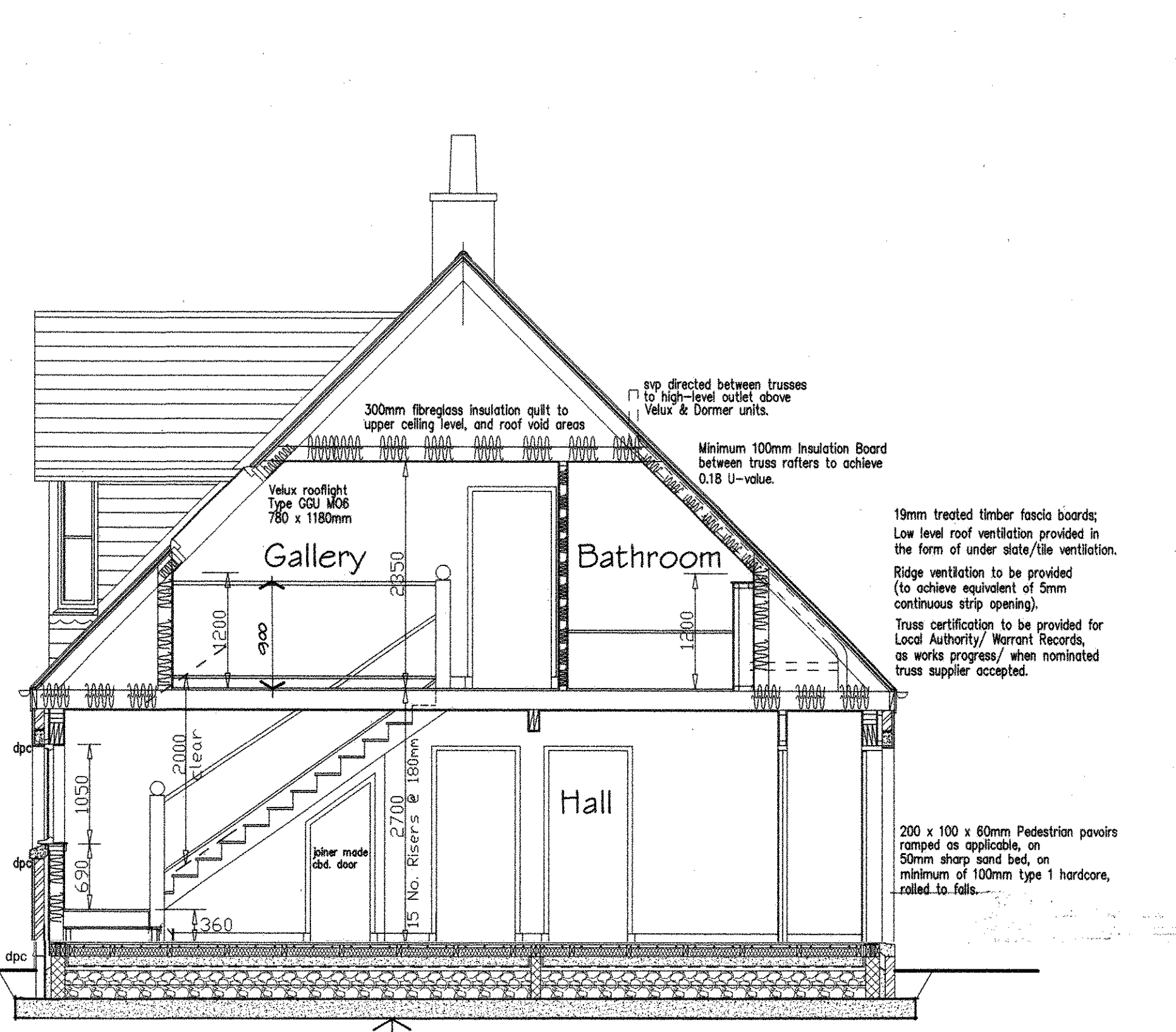
DOORS:
Refer to Plans for sizes of all doors.
Option (glazing or solid) on exterior quality hardwood doors to Client's choice, and installed to the manufacturers instructions and recommendations.
Prepared for stain/varnish finish.
All internal/pass doors to be metric sized #26 mm x 2040 x 44mm timber doors refer to plans for locations/ sizing.
All glazing below 800 mm above floor level to be laminated safety glass to BS 6262 Pt4 1994.
Doors complete with frames prepared to receive decorative point finish.
All external doors to have Winton low sill aluminium or equal approved 15/5 weather threshold, installed to the Manufacturer's instructions and recommendations.

WINDOWS:
(Achieving U-value of 2.0 W/m2K)
Timber 'High Performance' double glazed (or 'K' glass/ Low E) sealed units to achieve U-value with min. 16 mm air gap and silicon mastic all round.
All glazing below 800 mm above floor level to be laminated safety glass to BS 6262 Pt4 1994.
Point finish - colour white.
Internal sills/aprons/facings to be red pine or mdf.
Permanent trickle vents to heads of windows to provide equivalent of 8000mm² ventilation, complete with insect inhibitors.
Windows mechanically fixed to brick/block/timber in-pieces.
Bathroom/toilet windows to be obscure glazing.
All ground floor windows to be lockable.
All upper level windows fitted with 100 mm releasable safety restrictor.
Min. 10 mm weather check each side of openings.
NOTE: UPPER FLOOR WINDOWS TO HAVE EASY-CLEAN HINGES, OR BE FULLY REVERSIBLE (for cleaning purposes).
MINIMUM OPENABLE AREA 550 x 800mm IN EACH HABITABLE ROOM TO SATISFY FIRE ESCAPE REGULATIONS.

ROOF (Slate):
(achieving U-value of 0.18 W/m2K)
Slate (to Client/Architect choice & Planning approval) on Tyvek Breather membrane or equal approved, on 18mm plain sarking, on Roof trusses at 600 mm centres, Minimum of 170mm (1x30, 1x40) Kingspan Thermapatch between truss rafters to achieve 0.18 U-value.
Trusses secured to wall plates by truss clips;
100 x 25 mm treated softwood diagonal bracing;
Trusses anchored by 1100mm x 30mm x 2.5 mm galvanised steel holding down straps, at 1200 mm centres to inner leaf;
Cables anchored to test rafter and ceiling ties at 2000 mm maximum centres by 30mm x 5 mm galvanised steel straps;
Flashings: Code 5 lead.

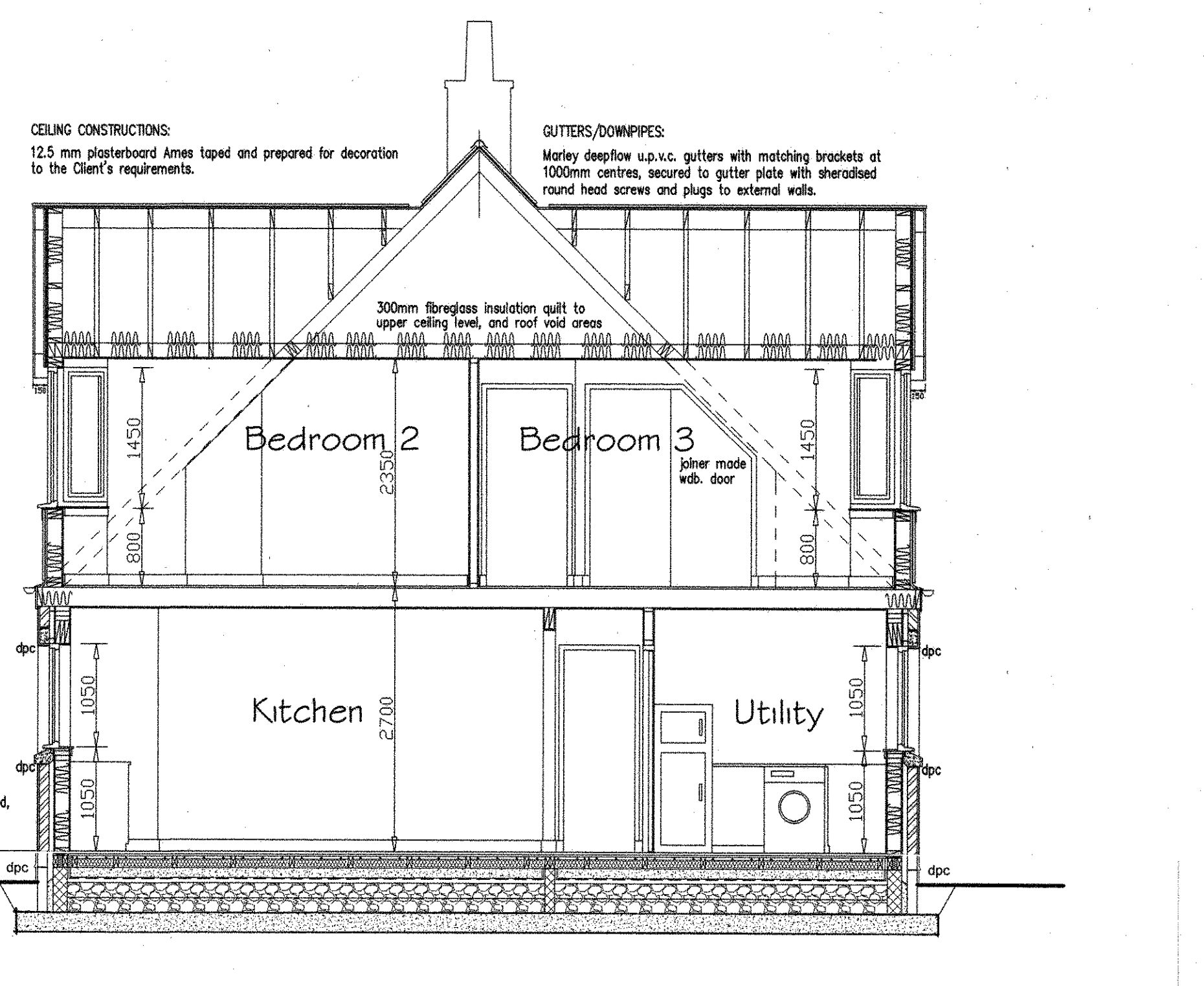


STAIR:
H/W stair for clear satin varnish finish:
15 No. Risers @ 180mm; Tread 250mm;
Stringers 250 x 25mm h/w. Stair Pitch 35.8 degrees;
Balusters @ max 100mm ctra throughout;
Handrail 65mm above pitch line of stair;
Width of stair Minimum of 850mm clear between handrail & walls;
Landing depths as shown on plan;
Upper Landing handrail 1100mm above floor level;
Stair trimmed at head, and landing formed in 150x50mm treated s/w joists @100mm ctra.
NOTE: STAIR TO BE SITE SIZED PRIOR TO MANUFACTURE.



Section A-A

FLOOR CONSTRUCTION
22mm Moisture resistant chipboard flooring on Floor heating pipes and emission plates on 120 x 50 treated battens at 600 ctrs with 90mm Kingspan thermafloor TF70 between battens on 100mm RC 35 concrete slab on 1200g Visqueen DPM 50mm sand blinding on 200mm RC 35 concrete raft foundation



SEE ENGINEER'S DRAWING No. 3429-10

This is a true copy of the drawing referred to in the application
Signed
Dated

JAMES HOUSTON
Architect
2, Schoolwynd, Kilmorie, Ayrshire, KA25 7AY
Tel:01505 682203 fax:01505 683321 E-mail: james@jhoustonsarchitects.co.uk

Drawn Title
House Type A1 : Sheet 2
Scale 1:50
Date Oct. 04
Rev. A: Client requested modifications, including increase to Kitchen & Dining Room areas, added. 12/11/04
Rev. B: Minor amendments in line with Building Control requirements. 1/2/05