

Electrical Legend	
	1 way switch
	pendant light fitting
	recessed downlighter
	2 gang switched socket outlet above worktop level (white finish)
	2 gang switched socket outlet (white finish, 450mm AFFL)
	cooker/washing machine control unit with 1 gang switched socket
	telephone point
	tv point
	external light
	smoke detector
	heat detector
	carbon monoxide detector
	extractor fan
	consumer unit/meter

NOTES

WALL CONSTRUCTION

19mm wet dash roughcast with painted finish (white) on 100mm dense concrete block, allowing 60mm air cavity from internal leaf.

Stone cladding to projection.

Internal leaf to consist of Breather FR Foil Membrane by YBS Insulation on 9mm thick exterior grade treated plywood sheathing (WBP to BS 6566) on ex 150 x 50mm s.w. C16 stud framing at 600mm crs, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MJ polythene vapour barrier, on 25mm Celotex FR5000, on 38 x 50mm battens to provide service void, on 12.5mm plasterboard finish internally.

GROUND FLOOR CONSTRUCTION

150mm compacted hardcore blinded with sand, 1200gauge (300mu) polythene damp proof membrane, 150mm C30 concrete floor slab reinforced with A142 mesh with 12mm fillbond around edges to allow for expansion, 120mm Celotex FR5000 insulation with 30mm Quinn therm QW strips for edge insulation, and 65mm concrete screed with underfloor heating pipes.

ROOF CONSTRUCTION

Natural blue grey slate on 1 layer Roofshield on 150 x 22mm butt jointed sarking board on manufactured roof trusses to BS 5268 part C at max 600mm crs

PARTITIONS

[P1] NEW INTERNAL PARTITION
One layer of 12.5mm gyproc wallboard each side of 95mm gyproc gyproframe 95 x 50 'c' studs at 600mm centres to provide 30 minutes fire resistance.

[P2] NEW INTERNAL LOAD BEARING PARTITION
One layer of 12.5mm gyproc wallboard each side of 150 x 50mm timber studs at 600mm centres.

Moisture resistant wallboard to all wet area side of partitions, ie. en-suites, toilets, kitchen etc.

All partitions to be constructed in accordance with manufacturers written instructions and recommendations including junction details to avoid flanking, gyproc sealant and gyproc firestrips as indicated. Any alternative partition specification to be confirmed by the contractor as equal to the above and to meet with required fire resistance.

FLOORING

Engineered wood flooring finish to all rooms excluding bedrooms - Quickstep Laminate Signature range 'Brushed Oak Warm Natural' Bedrooms carpet finish - Specification tbc.

CEILING

Areas shaded to have flat ceiling. All other ceilings vaulted.

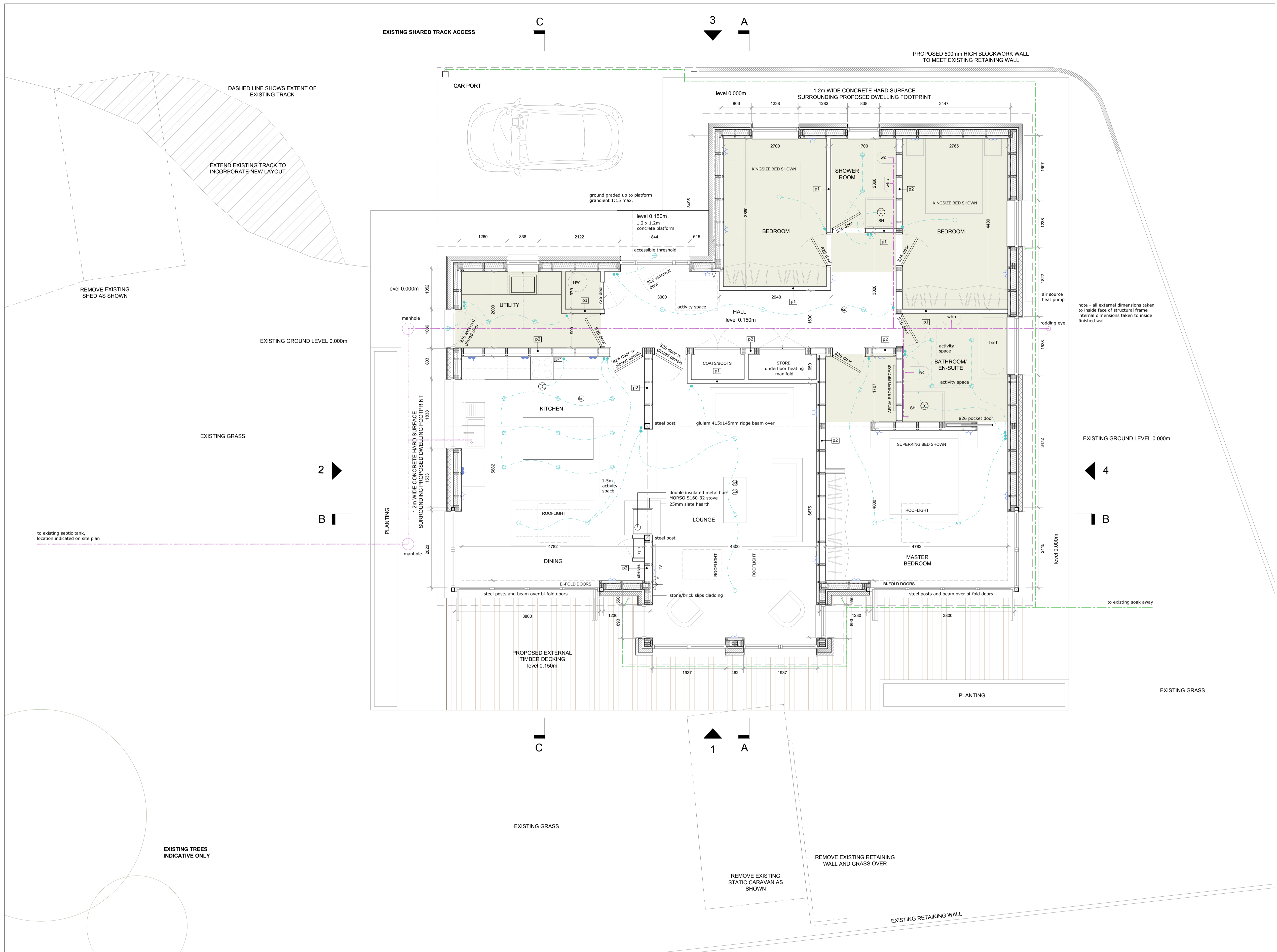
All works to be constructed in accordance with manufacturers written instructions and recommendations. Any alternative floor specification to be confirmed by the contractor as equal to the above and to meet with required min/max sound reduction value.

HEATING SYSTEM

Underfloor heating throughout.
Air source heat pump - Mitsubishi Ecodan Ultraquiet with wood burning stove for back up.

All setting out for extension to be subject to detailed site survey by contractor prior to manufacture of timber frame.

Drawing to be read in conjunction with structural engineers construction drawings.



FLOOR PLAN
SCALE 1:50
GIFA 149 sqm



NOTE:
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of any discrepancy, is to refer directly to this office for clarification prior to commencement of work.

Written dimensions are to be taken in all cases. Drawings should not be scaled for construction or estimating purposes. In case of doubt, refer to Fair Planning & Design.

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Project	Erection of house at Muirshearlich Farm Muirshearlich, Banavie, Fort William	Scale	1:50 @ A1
Date	20/02/20	Drawn	
Client	Mr & Mrs A MacGillivray	Job No	2019053
Drawing Title	BUILDING WARRANT: Proposed floor plan	Dep No	BW02
Rev			