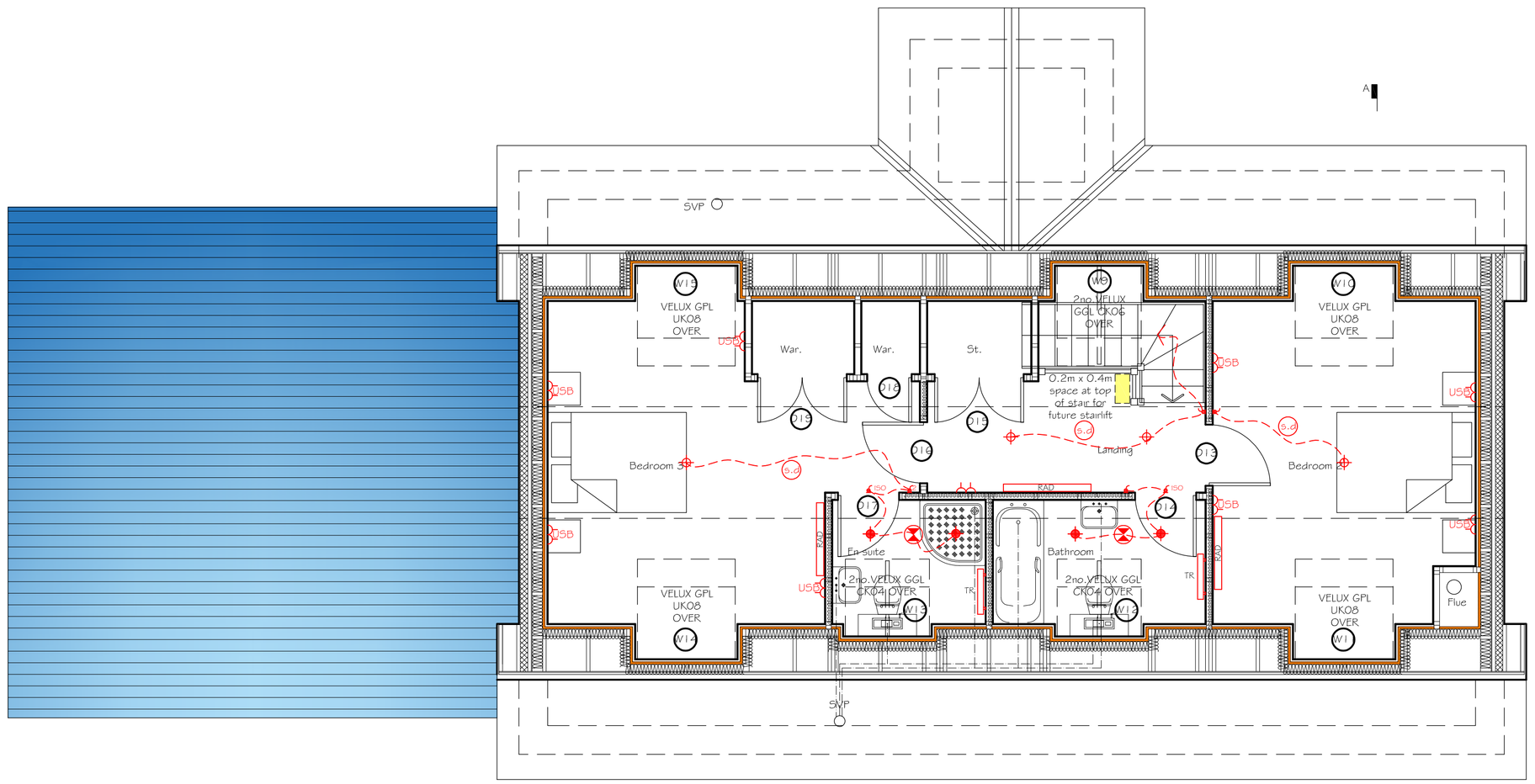


FIRST FLOOR PLAN

ELECTRICAL KEY

- CU — electrical consumer unit 1050mm above floor level, ensure 4 spare ways
- 1, 2 or 3 gang (as indicated) 2 way light 10 Amp light switch
- Low Energy pendant light fitting
- LED Spotlight IP65 rated
- External light fitting
- 13 Amp 2 gang double switch socket outlet min. 400mm above floor level and min. 350mm from internal corners/denotes where indicated
- 3.1A Type A USB Charger outlet
- RJ45 Ethernet Socket Outlet
- 13 Amp 2 Weatherproof RCD 2 gang socket outlet
- 1 gang flex outlet plate (for kitchen utility appliances)
- SH Dual voltage shaver socket 115/230v
- 45 Amp Cooker Control Unit with Neon (ovens)
- TV-FM Coaxial Aerial Socket
- Telephone point sited 500mm above floor level (providing min. Broadband speed of 30Mbps)
- Door bell - transformer and control box sited 1050mm above ground level
- wall/ceiling mounted Lo Watt WCTB extract fan by Vent Axia Ltd inc. ducting kit through roof/soffit/external wall mechanical ventilation to be capable of providing 30L per sec if over hob or 60L per second if elsewhere to Kitchen and 15L per second to shower rooms
- ISO fan isolator switch (above door head)
- h.w.c — 210L indirect hotwater cylinder by Grant Engineering (UK) Ltd
- SD — smoke detector to comply with BS5446:Part1:2000 mains powered interconnected to smoke detector at ground floor and first floor and be installed to BS5839:Part 6: 2019 and have 72 hour back-up supply. Smoke detector by Aico Ltd or equil and approved 160 Series mains powered with 10 year and rechargeable lithium cells fitted to each apartment
- HD — Heat detector to kitchen in accordance with BS 5446:Part 2:2003
- CO — Carbon Monoxide detector to comply with BS EN50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire. Hard wired mains operated carbon monoxide detectors complying with BS EN 50291-1:2010 (Type A) with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.
- CO2 — Ceiling mounted Carbon Dioxide detector fitted to principal bedroom on ground floor. CO2 monitor/detector to be mains operated and wall mounted monitor capable of recording and displaying readings within a range of between 0-5,000 parts per million and should also be capable of logging data at no more than 15min intervals and should be constructed to fully comply with either or both Europeans Directives 2006/95/EC Low Voltage Directive and or 1999/5/EC Radio 4 Telecommunication Terminal Equipment Directive. Detector head must not be sited within 300mm of any wall if ceiling mounted, within 150mm of the ceiling or a junction with another wall if wall mounted, where it can be obstructed by curtains or furniture, next to a door or window, next to an air vent or within 1.0m of a bed-head. Monitor to be mounted between 1.4-1.6m above floor level.
- Aerona³ R32 17kW external air source heat pump unit by Grant Engineering (UK) Ltd
- wall mounted 7.4kW EV Electric Vehicle Home Charger Point - East facing elevation
- RAD — Double Panel Convector Radiators (1st floor) to be sized by plumber
- TR — heated towel rail (chrome finish)(1st floor) to be sized by plumber

ROOM	AREA	1/15th ROOM AREA	ACTUAL DAYLIGHT AREA	ESCAPE WIN / DOOR SIZE	ESCAPE WINDOW OPENABLE AREA (PER WINDOW/DOOR)	1/30th ROOM AREA FOR NAT. VENTILATION
Kitchen/Dining/ Lounge	47.6m²	3.17m²	8.05m²	1.8 x 2.1m (FRENCH DOORS)	1.8m²	1.59m²
Utility	7.9m²	0.53m²	0.85m²	N/A	N/A	0.26m²
Shower Room	5.1m²	0.34m²	0.45m²	N/A	N/A	0.17m²
Bedroom 1	11.9m²	0.79m²	1.75m²	0.8 x 1.3m	1.07m²	0.40m²
Bedroom 2	16.8m²	1.12m²	2.8m²	1.29 x 1.34m	1.4m²	0.56m²
Bathroom	5.1m²	0.34m²	0.58m²	N/A	N/A	0.17m²
Bedroom 3	18.9m²	1.26m²	2.8m²	1.29 x1.34m	1.4m²	0.63m²
Bed 3 En Suite	3.8m²	0.25m²	0.58m²	N/A	N/A	0.13m²

DENOTES INTERNAL SOUND SEPARATING PARTITION REFER TO DETAIL A(21)11

NOTE:
REFER DOOR & WINDOW SCHEDULE DWG NO. L(3-)01
W1 DENOTES WINDOW REF
D1 DENOTES DOOR REF

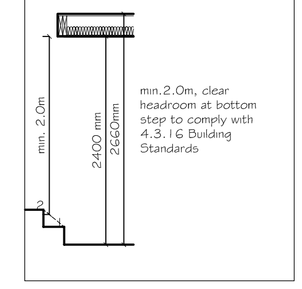
NOTES:
Escape Windows
Escape windows should be large enough to escape through and should be situated in an external wall or roof. The windows should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide. The route through the window may be at an angle rather than straight through and the bottom of the openable area should be not more than 1100mm above the floor.

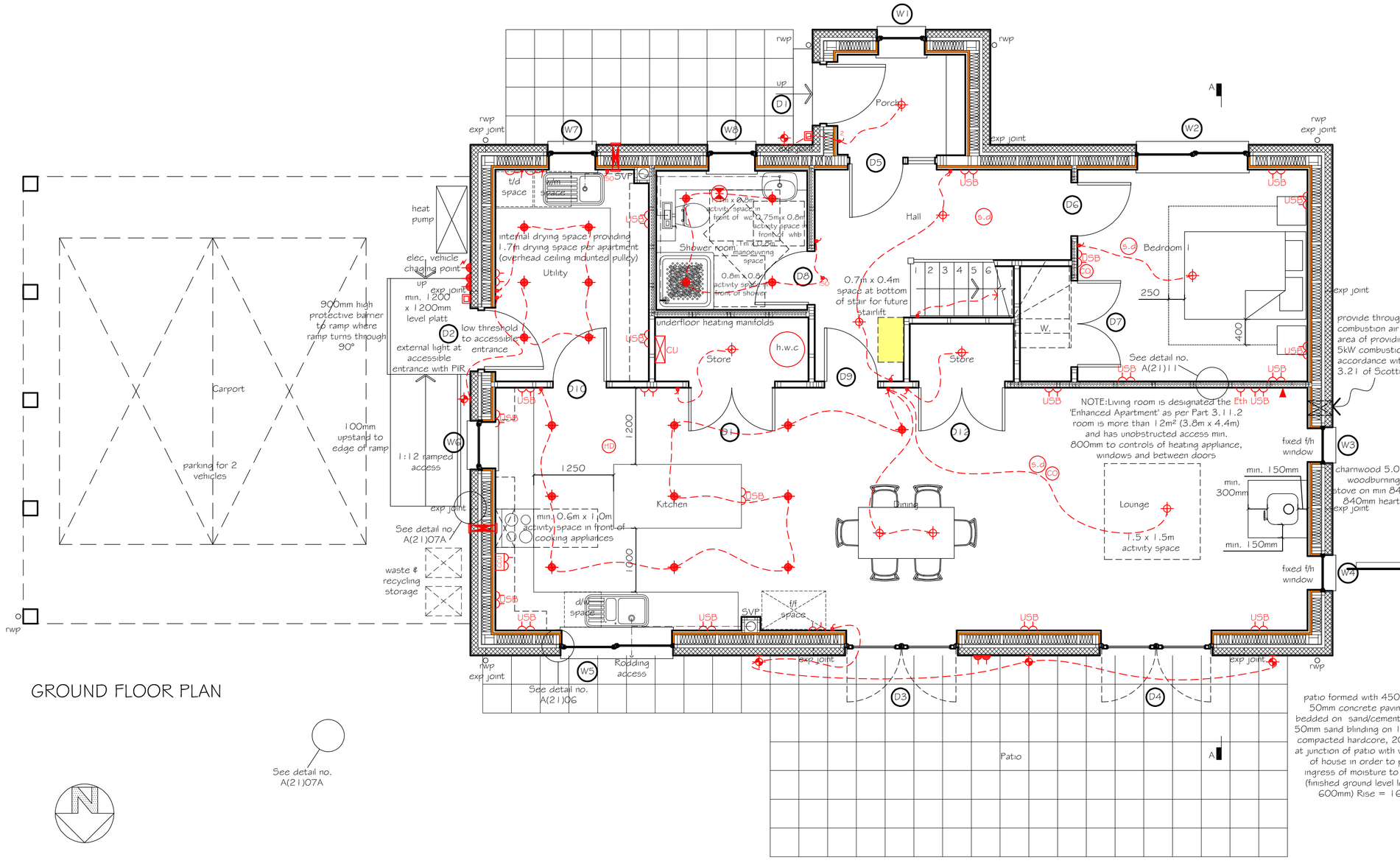
Access to manual controls
Windows, rooflights and ventilators
An openable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and at a height of: not more than 1.7 m above floor level, where access to controls is unobstructed or not more than 1.5 m above floor level, where access to controls is limited by a fixed obstruction of not more than 900 mm high which projects not more than 600 mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided or not more than 1.2 m above floor level, in an unobstructed location, within an enhanced apartment or within accessible sanitary accommodation not provided with mechanical ventilation.
This does not apply to windows or rooflights openable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to trickle ventilators .

Electrical fixtures Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range: light switches should be positioned at a height of between 900 mm and 1.1 m above floor level. Standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.Where socket outlets 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.

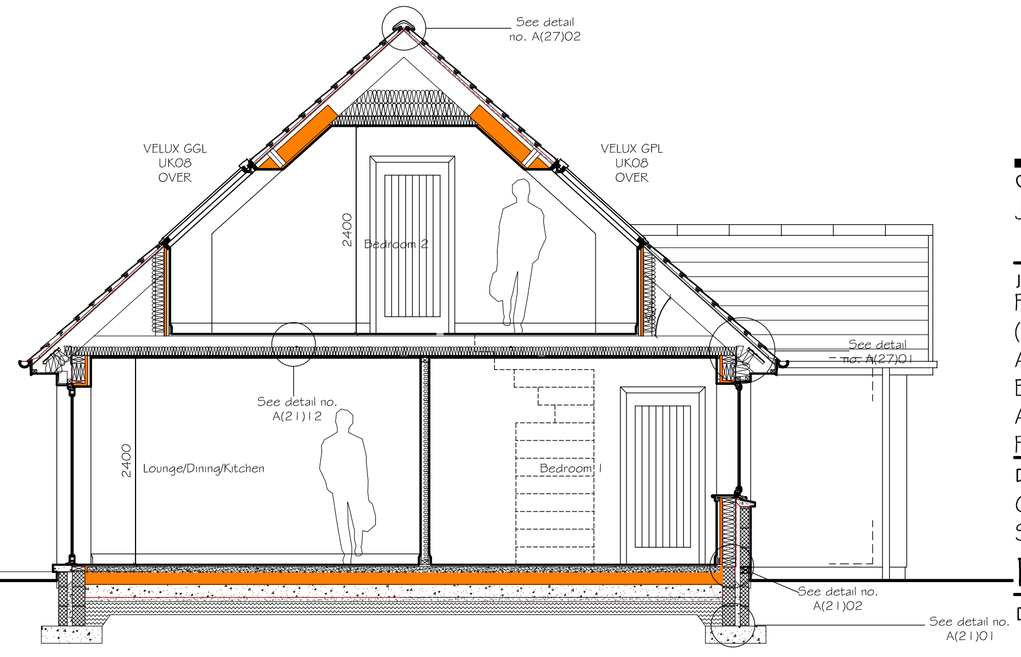
NOTE:
To meet Part 6.2.4 of the Building Standards the infiltration of air into a building to be limited as far as reasonably practical by:
- Sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings
- Sealing vapour control membranes in timber frame panels
- sealing at service penetrations in the fabric
- Fitting draught stripping in the frames of openable elements of windows, doors and roof lights.

STAIR NOTES:
900mm wide between handrail and wall
rise = 204.6mm,
going= 238.7mm
pitch = 41°.
1.g.f- f.f.f = 2660
900mm high handrail.
Width at narrow end of tapered tread to be no less than 50mm.





GROUND FLOOR PLAN



SECTION A-A

See detail no. A(21)07A

CLIENT
J LOCKHART & R DOBSON

JOB TITLE
PROPOSED DWELLING-HOUSE (SRUTH BEAG) AT LAND EAST OF AR' DHACHAIDH, BENDERLOCH ARGYLL PA37 1QS

DRAWING TITLE
GROUND & FIRST FLOOR PLANS & SECTION A-A AS PROPOSED

BUILDING WARRANT

DRAWING REVISION NOTES:

SCALE	DATE	DRAWN
1:50 on A1	JAN 25	F.R MacPhee

JOB NO.	DRAWING NO.	REVISION.
2404	L(--)01	

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