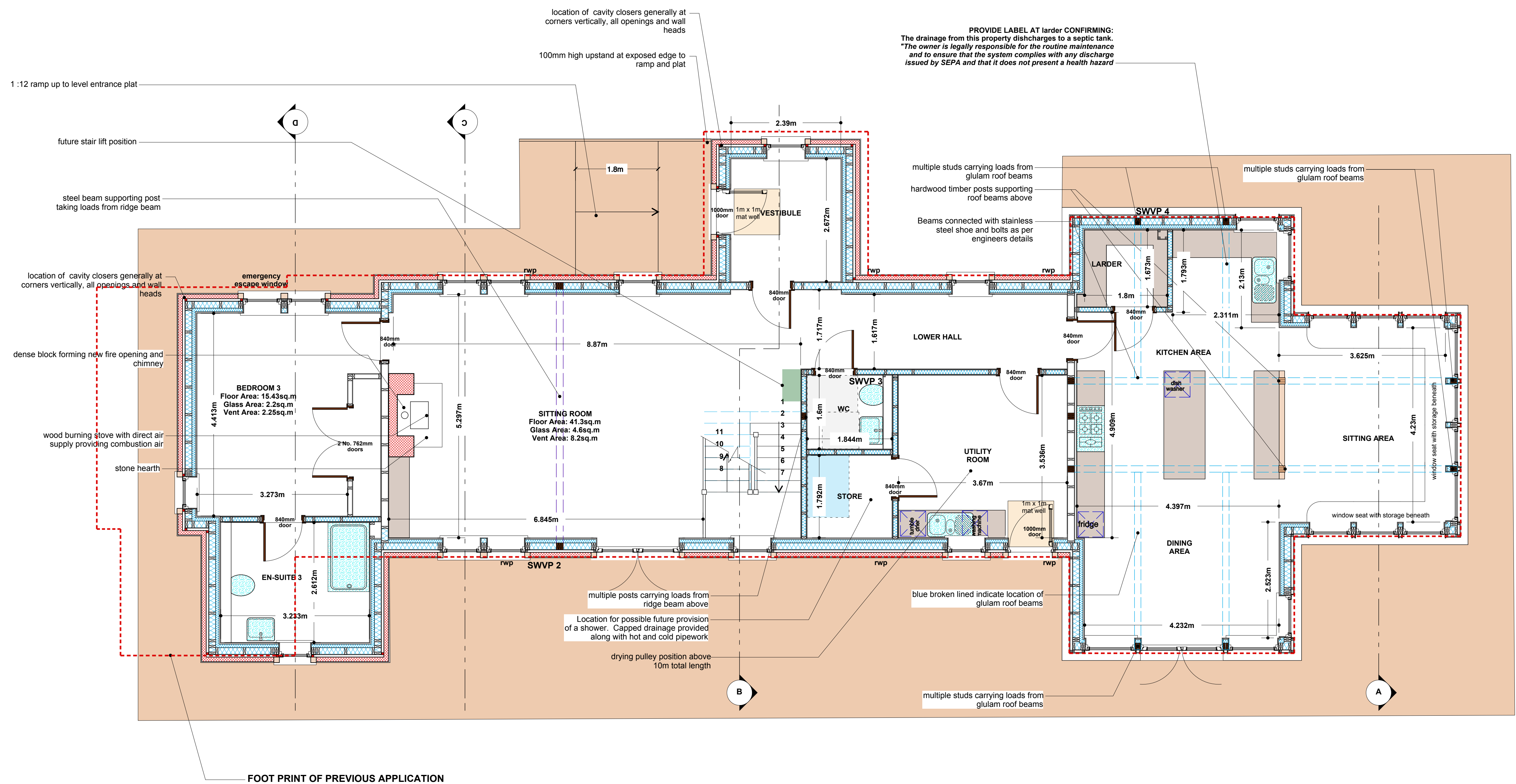


**IMPORTANT NOTES**  
 These drawings must be read in conjunction with engineers drawings and specification prior to carrying out any works.  
 These drawings must not be scaled, the contractor is responsible for checking all dimensions on site.  
 These Drawings are the Copyright of Keith Renton Architect



- GENERAL NOTES:**
- ELECTRICAL WORKS:** All works to comply with Technical Handbook clauses 4.5 and 4.6 and be to the test and satisfaction of Local Power Network Supplier. All works to be in accordance with the current edition of the IEE Regulations and be to BS 7671:2008. 100% of light fittings to be energy efficient type. All Electrical outlets (sockets & switches) to be positioned 350mm from internal corners and no higher than 1.2m above floor level. Light switches to be positioned between 900-1100mm above floor level. Socket outlets to be positioned at least 400mm above floor level. Socket outlets to be positioned at least 150mm above Kitchen worktop. All external lights to be fitted with LED lamps no greater than 50watts per light fitting and fitted with PIR sensor for automatic illumination.
  - HEATING:** To be provided by air to water heat pump (located at Garage Building) providing heat to hwc, underfloor heating at the ground floor, radiators and heated towel rails at the first floor. Independent time and temperature controls of heating and hot water circuits, should be provided along with room thermostats fitted to all areas with under floor heating. TRV's to towel rails and radiators, linked to 7 day central heating programmer. A separate flow temperature high limit thermostat should be used for warm water systems connected to any high water temperature heat supply. The system, along with heat recovery and ventilation installation, shall provide a temperature of 21degrees in at least one apartment with 18degrees elsewhere, when the outside temperature is -1degrees. All hot and cold pipework to be fully insulated to BS 5422:2001. Full manuals and operating (and maintenance) instructions for hot water and heating system to be handed over to occupier following commissioning of system. 500litre unvented Thermal Store, BBA approved, at Garage to be fully insulated, 80mm thick. The HWC should be installed by a registered person with appropriate training and practical experience. Certification of the unit should be recorded by a marking and warning label, which should be visible after installation and should identify the installer. Installation to be in accordance with BS 7206:1990. Carbon dioxide emissions certificate (EPC) to be affixed to the building (within Utility) only to be removed when being replaced.
  - ALL TIMBER STUD PARTITIONS** shall be formed with 95 x 45mm studs at 600mm centres with head and base bearers, mid-height dwangs and dwangs at heights to suit 12.5mm plasterboard sizes, fitted with 12mm OSB + 12.5mm plasterboard both sides with moisture resistant plasterboard to be fitted at baths and showers. 100mm thick (full depth) dense acoustic insulation to be fitted between studs at all partitions.
  - No trickle vents to be fitted to windows as house will be fitted with whole house ventilation system.
  - VENTILATION:** Install Paul or Zehnder whole house ventilation system incorporating heat recovery. The system shall extract air from Kitchen, Utility, EN-Suites and wc with supply air to areas shown including all Bedrooms, Sitting Area and Dining Area. MVHR system to be installed in accordance with manufacturers instructions and BRE Digest 398. Condensate pipe to be taken to SWVP. The inlet and outlet from the mechanical ventilation system fitting through the roof should be positioned to avoid the contamination of the air supply to the system. The system should be constructed and installed in accordance with the recommendations in Legionnaires' Disease: The control of legionella bacteria in water systems - approved code of practice and guidance - HSE L8. The whole house ventilation should comply with the requirements of GBSE Guide B2: 2001; Section 3.
  - Light fittings within Bathroom rooms to be shrouded type.
  - All leadwork to be carried out in accordance with the latest recommendations of the Lead Development Association.
  - All structural, framing and roof timbers are to be kiln dried and pre-treated against timber decay and insect attack.
  - All new window and door openings are to be double sealed (from both inside and outside) during installation. New windows and door to be fully draught stripped.
  - Where services enter building these shall be fully sealed at air tight layer of building to maintain air tightness.
  - All sealing to be in accordance with detail drawings with the use of appropriate air tightness tapes as shown at detail drawings.
  - Blockwork to comply with BS EN 771-3: 2003 and BS EN 772-2: 1998, 440 x 215 x 100mm, minimum density 1840kg/cu.m., strength 7N/sq.mmm.
  - Mortar to BS 5628-1:2005:Part 1, Table 1 Designation 3 (1:1:6)
  - Glazing to all doors and low level windows (below 800mm) to be to BS 6262: 2005.
  - Smoke alarms, Ionisation type within Hallways, with Optical type within Sitting Area, both types complying with BS EN 14604:2005, to be hard wired to electrical circuit, all smoke alarms and heat detector to be interlinked (with battery back-up) to comply with BS 5839: Part 6: 2004, positioned not less than 300mm from a wall and light fittings. Heat detector, complying with BS 5446:Part 2:2003, to be hard wired to electrical circuit and interlinked (with battery back-up).
  - Downlights at Ground floor Ceilings shall be fire rated to provide fire protection of 30mins.
  - Dimensions at new timber frame build; taken to the structural face of partitions and external timber walls; External window dimensions taken to the timber frame opening size.
  - All structural timbers to be C16 grade, unless otherwise noted.
  - All baths to be fitted with thermostatic anti-scald valve to limit the temperature of hot water at point of delivery to 48degrees and should be fitted as close to the point of delivery as possible.
  - Refer to Structural Engineers Specification regarding timber framework, nailing schedule, anchor straps, lintols and load bearing partitions.
  - The dwelling is designed to achieve maximum air permeability of 1.0cu.m/ sq.m/h at 50P
  - The building site and new dwelling where there are unfinished or partially completed works are to be kept safe and secure.
  - Dwangs to be fitted at 400mm centres between joists, where first floor partitions run parallel with joists.
  - First Floor Joists: Cutting of holes is restricted to sizes and locations as specified by engineered joist manufacturers guidance notes
  - CEILINGS: 12.5mm skim coated plasterboard over 12mm OSB to be fitted to all Ground Floor ceilings.
  - All external doors and ground floor windows should be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24:2007 for door sets or BS 7950:1997 for windows.
  - Sustainability Label to be provided for building and appended to EPC on completion of the works.
  - EPC to be provided and appended to building on completion
  - All wc's shall be dual flush with flush volume not exceeding 4.5ls and flow rate at sink taps not to exceed 6ls/sec.



**PROVIDE LABEL AT Larder CONFIRMING:**  
 The drainage from this property discharges to a septic tank.  
 The owner is legally responsible for the routine maintenance and to ensure that the system complies with any discharge issued by SEPA and that it does not present a health hazard

**Notes on Window Openings**  
 At all Bedrooms and Sitting Room each operable window will have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:  
 - not more than 1.7m above floor level, where access to controls and is unobstructed, and,  
 - not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible  
**New Stair:**  
 Rise: 178mm, approx.  
 Going: 250mm (21°= 60°)  
 Pitch: 35.4 degrees  
 Width: 900mm (min.) between handrail and wall  
 Handrail height: 840mm above stair pitch line  
 Guardrail / first floor balustrade height: 920mm above floor level  
 Balustrade: Timber balustrade with gaps no greater than 99mm  
 Headroom: 2.0m minimum height at stair flight and landings.  
 No openings at stair riser to exceed 99mm  
 Handrail: to have profile and projection that will allow firm grip  
 Protective Barrier: to be capable of resisting loads calculated in accordance with BS EN 1991-1-1 and the associated PD 6688-1-1

Drawing Title: **GROUND FLOOR PLAN**

Job Title: **Proposed Restoration and Rebuilding of Folly Bank, Woodside farm, Yetholm, TD5**

Client: **Mr Roddy and Mrs Rachel Jackson**

Drawing Number: **812P2-06**

Drawing Scale: **1:50**

Drawing Date: **May 2019**

Drawn By: **KR**

Amendments: **none**

Humestanes Studio, Hume Hall Holdings, Greenlaw, Duns, Berwickshire, TD10 6UW