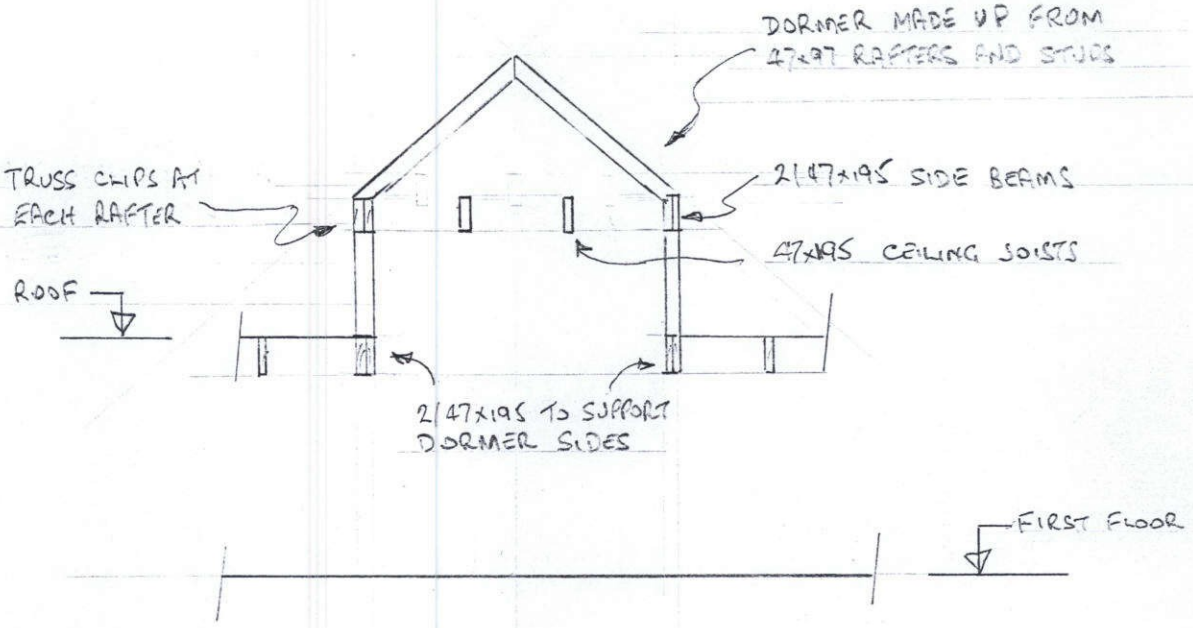
DAVID J. NICOLL	PROJECT CAMIS ESKAN FARM HOUSES 6 AND 7 DORMER DETAILS	REF 753 DATE NOV 07 DRG. NO. 05



SECTION THROUGH DORMER

NOTE:-

1. WHERE RAFTERS ARE SUPPORTED BY SARKING, SARKING TO BE REINFORCED BY 22x97 BOARDS NAILED THROUGH SARKING TO RAFTERS

ARGYLL AND BUTE COUNCIL
APPROVED

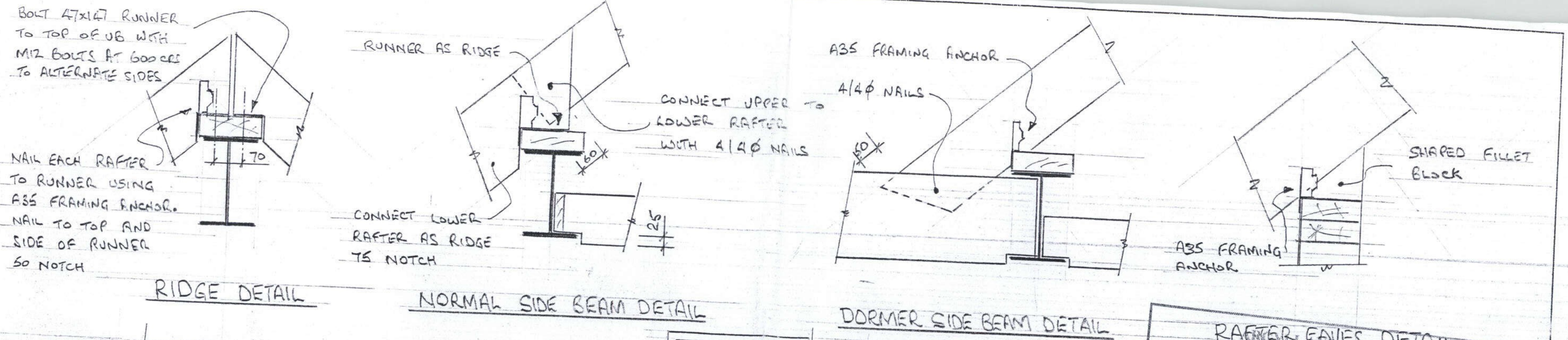
As Relative to Warrant No. 07/00444/ERECDW

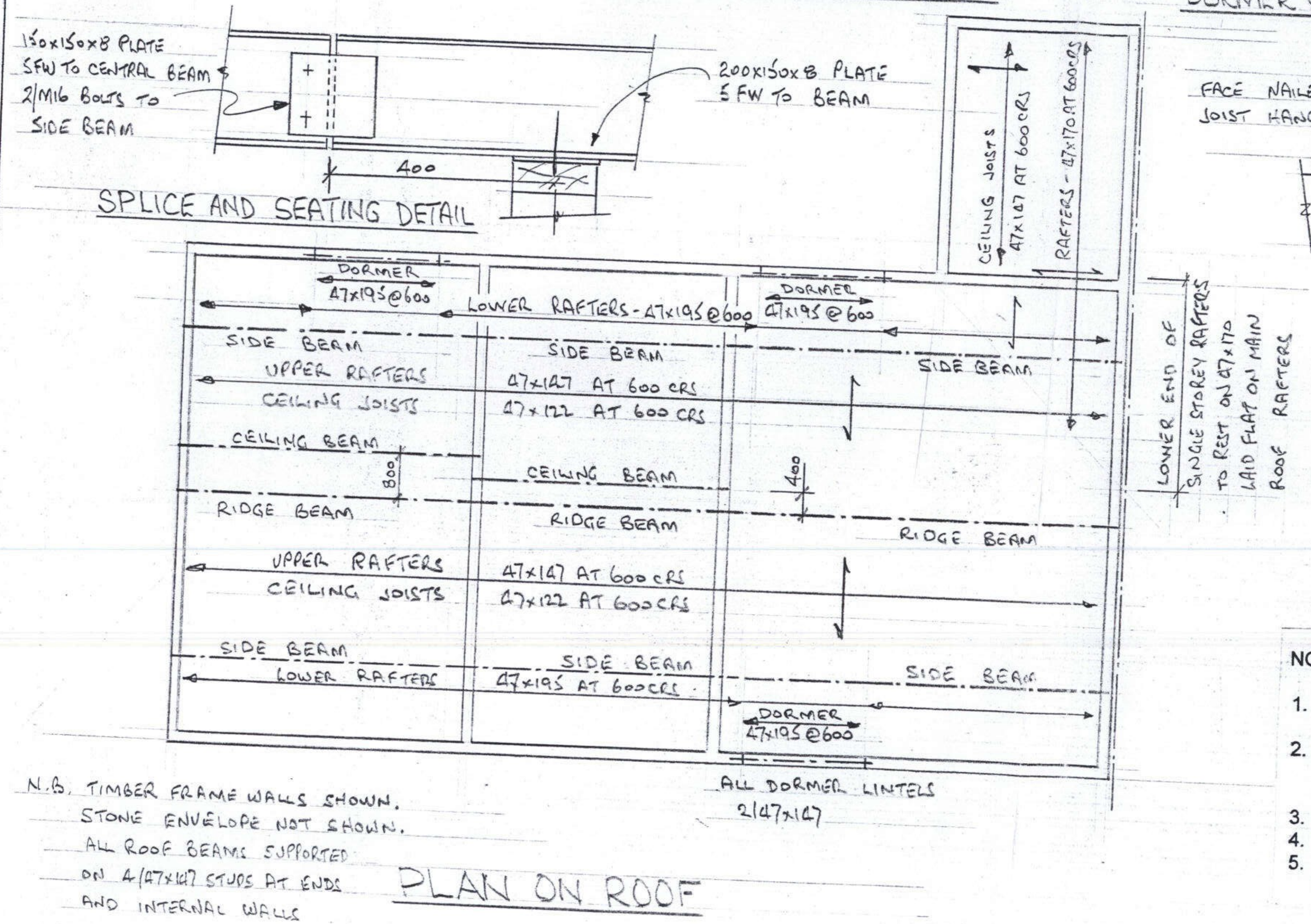
Angus J. Gilmour

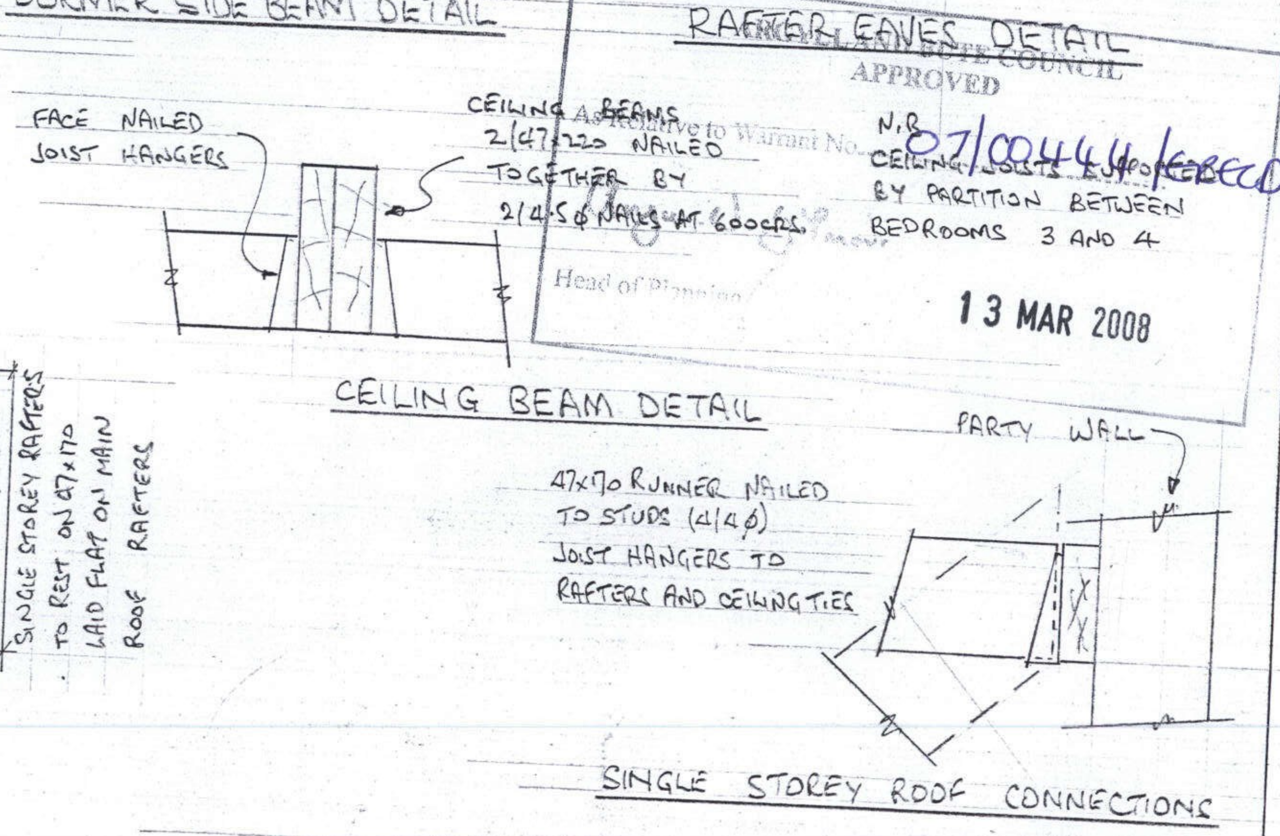
Head of Planning

13 MAR 2008

Date







NOTE

1. Studs supporting roof beams must be laterally restrained until the beams, rafters and sarking has been completed.
2. At all roof beam supports beams to be held down by 2.5x30 galvanised straps bent over top of beam and returned down support studs for 900mm. All nail holes to be used.
3. All gables to be held to roof by lateral restraint straps at 1.5m. maximum centres.
4. Study roof frames to be held to walls by truss clips at each frame.
5. 22x97 diagonal rafter bracing to be provided from each apex to both eaves. 22x97 diamond pattern bracing to be provided on top of ceiling joists.

REV	DETAIL	DATE
A	ROOF BEAM SUPPORT NOTE ADDED SINGLE STOREY ROOF DETAILS ADDED	25/6/07

REVISIONS

Client: MR. A. SIMPSON

Project: CAMIS ESKAN FARM HOUSES 6 AND 7

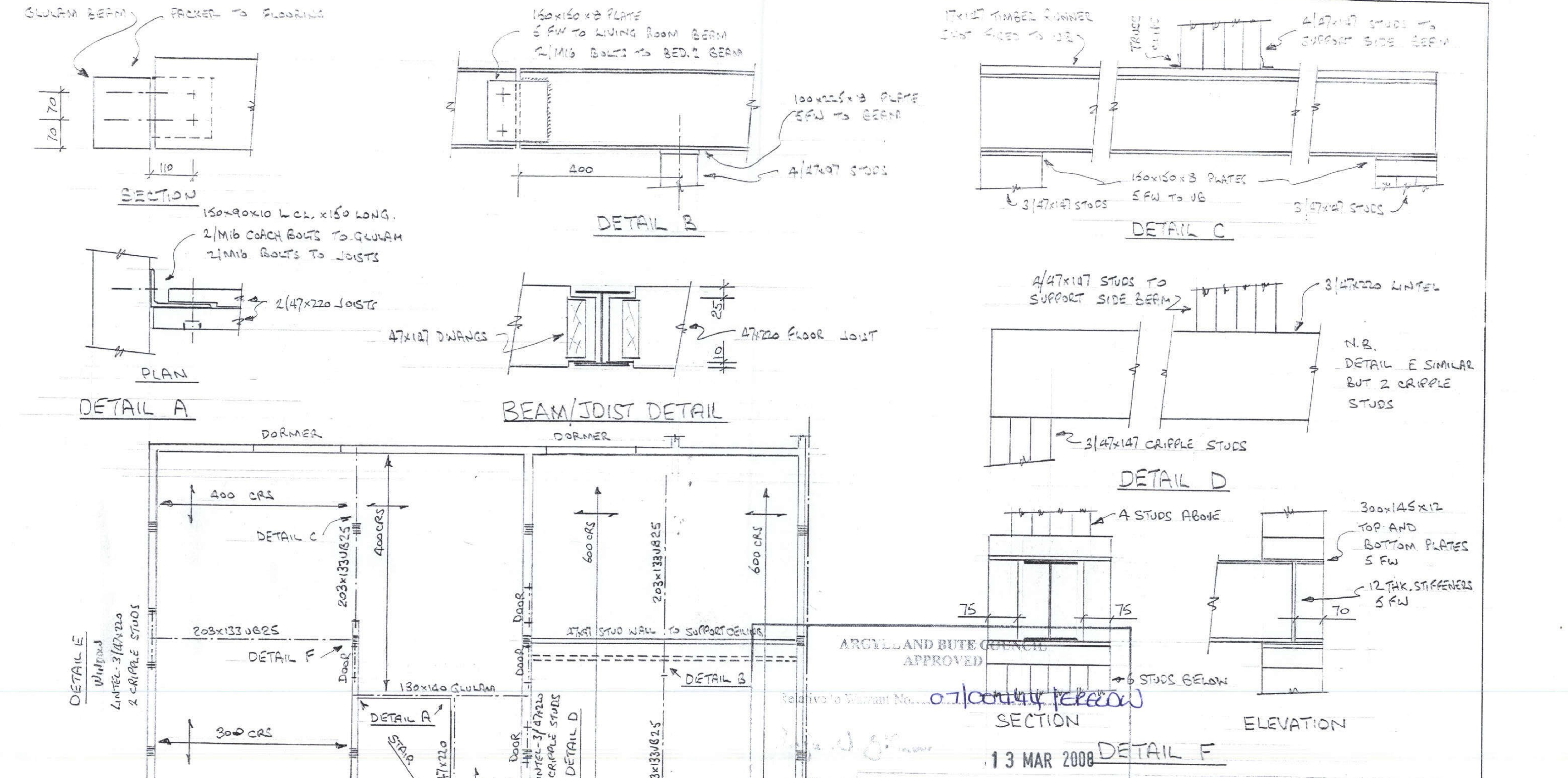
Drawing Title: ROOF - LAYOUT AND DETAILS

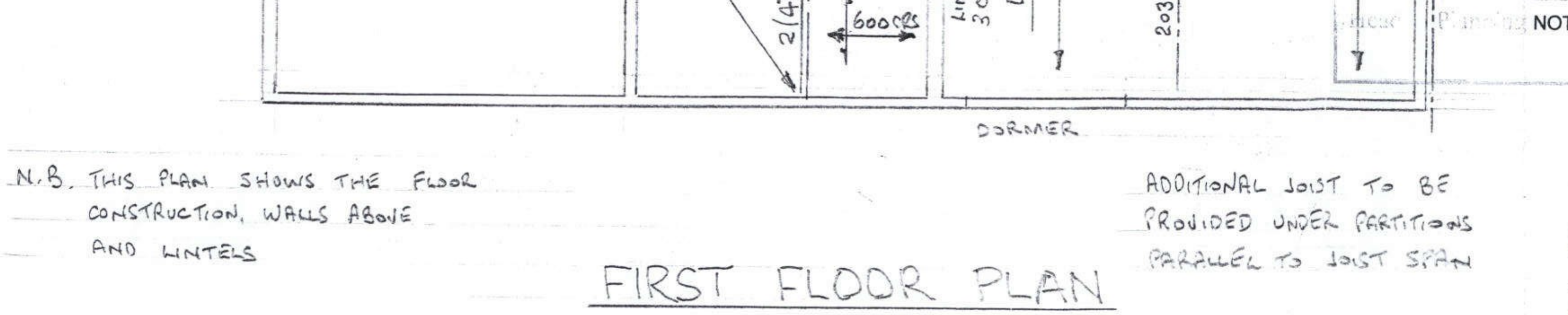
David J. Nicoll
4 Dixon Road, Helensburgh G84 9DW
Tel: 01436 675100

Scale: 1:100, 1:10

Date: MAY 2007

Drawing Number: 753/01/A

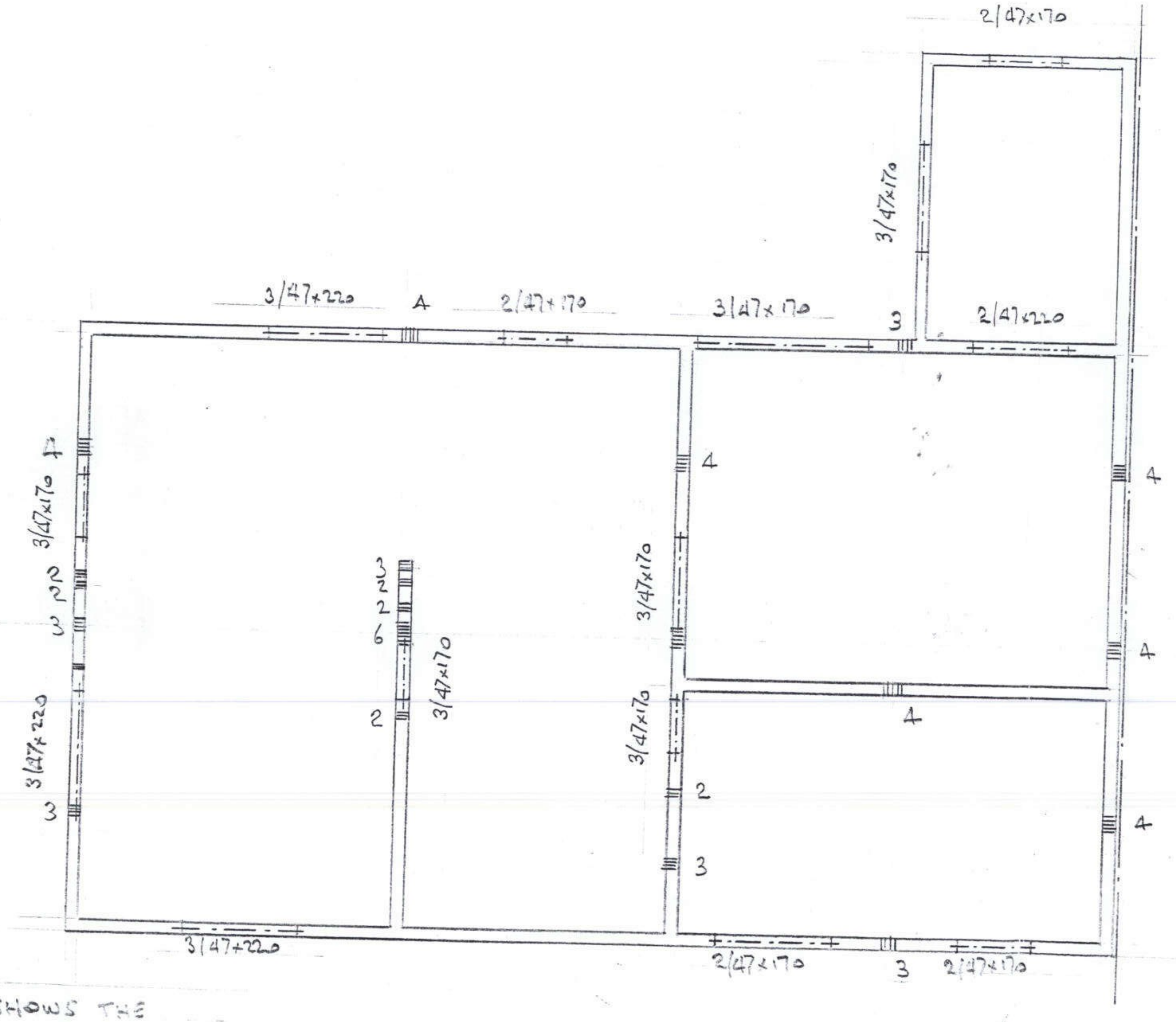




NOTE

1. For general notes see Drawing No. 753/03.
2. Structural walls to be constructed from 47x147 studs at 600mm. maximum centres except for wall between Living and Bed 1 which shall be constructed from 47x97 studs. Top and bottom runners and head binders to be same size as studs. Where floor joists are closer than 600mm. centres two top runners to be used.
3. Where multiple studs are needed to support concentrated loads these are shown and numbered.
4. Where multiple studs are needed above Ground Floor openings these are to be ascertained from this drawing.
5. Studs supporting roof and ceiling beams to be continuous from First Floor to underside of beam.
6. Openings up to 1.2m wide to have single cripple studs unless otherwise shown. Openings above 1.2m and up to 3.0m to have double cripple studs unless otherwise shown.
7. Floor joists to be 47x220 at maximum centres shown. Joists to have dwangs at mid-span.
8. At floors where multiple studs are above floor then floor space to be filled with joists.

Client MR. A. SIMPSON	Drawing Title FIRST FLOOR LAYOUT AND DETAILS	**David J. Nicoll** 4 Dixon Road, Helensburgh G84 9DW Tel: 01436 675100	
Project CAMIS ESKAN FARM HOUSES 6 AND 7		Scale 1:100, 1:10 Date MAY 2007	Drawing Number 753/02



N.B.
THIS PLAN SHOWS THE
GROUND FLOOR STRUCTURAL
WALLS AND LINTELS

GROUND FLOOR PLAN

GENERAL NOTES

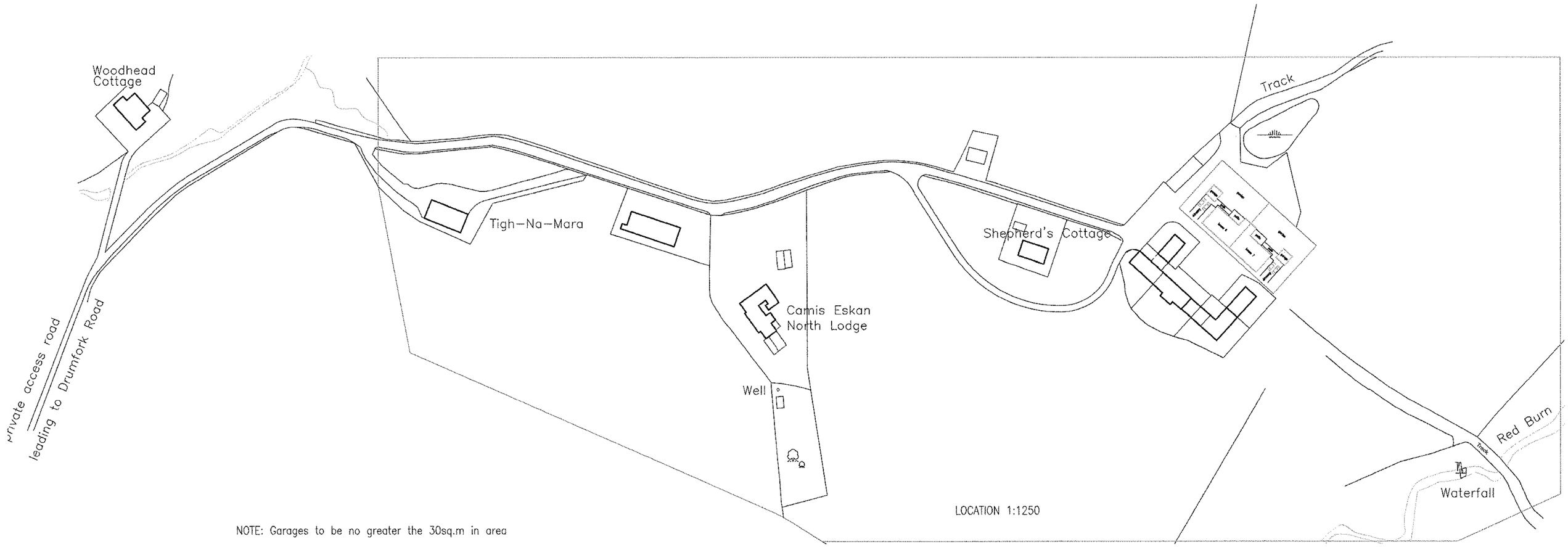
1. For location, layout and dimensions see Architect's drawings.
2. House 6 shown. House 7 contiguous and to opposite hand.
3. All structural timber to be stress graded to Grade C16.
4. Glulam beam to be Grade LB or Swedish Grade I.40.
5. Steel to be Grade S275 JO. Lintels to be galvanised. Internal beams to be thoroughly wire brushed and to receive one coat of high build zinc phosphate.
6. Bolts to be Grade 4.6 and zinc plated. Washers against timber to be 50mm. dia. and 3mm. thick.
7. Connector fittings to be Simpson StrongTie. All nail holes to be utilised.
8. External leaf lintels to stone faced walls to be one 150x150x10 steel angle and one Robeslee Type C lintel. Both are to have 150mm. minimum seating.
9. External leaf to study walls to be Robeslee Type C with 150mm. minimum seating.

ARGYLL AND BUTE COUNCIL
APPROVED
As Relative to Warrant No. 07/00444/KEEDW
13 MAR 2008
Head of Planning

NOTE

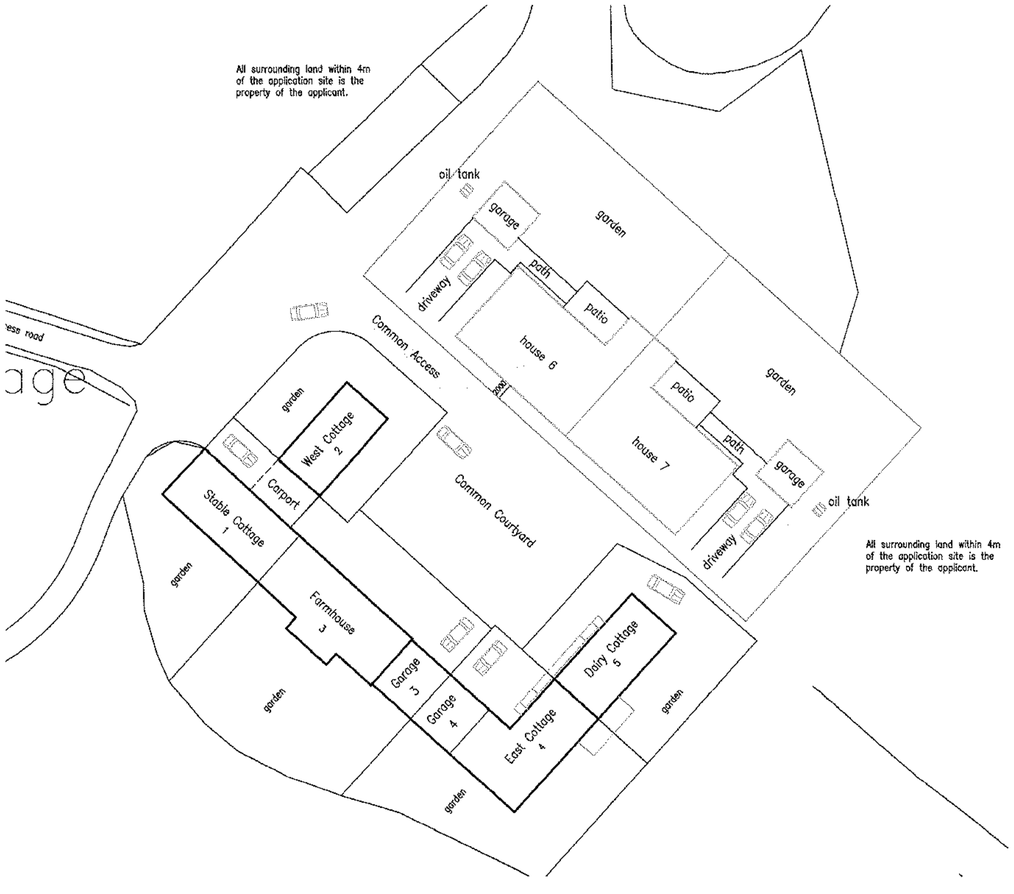
1. For General Notes see this drawing.
2. Structural walls to be constructed from 47x147 studs at 600mm. maximum centres except for wall between Living and Bed 1 which shall be constructed from 47x97 studs.
3. Where multiple studs are needed to support concentrated loads these are shown and numbered.
4. Where multiple studs are needed above openings these are to be ascertained from the First Floor drawing.
5. Openings up to 1.2m wide to have single cripple studs unless otherwise shown. Openings above 1.2m and up to 3.0m to have double cripple studs unless otherwise shown.

Client	MR. A. SIMPSON
Project	CAMIS ESKAN FARM HOUSES 6 AND 7
Drawing Title	GROUND FLOOR LAYOUT AND DETAILS
David J. Nicoll	4 Dixon Road, Helensburgh G84 9DW Tel: 01436 675100
Scale	1:10
Date	MAY 2007
Drawing Number	753/03

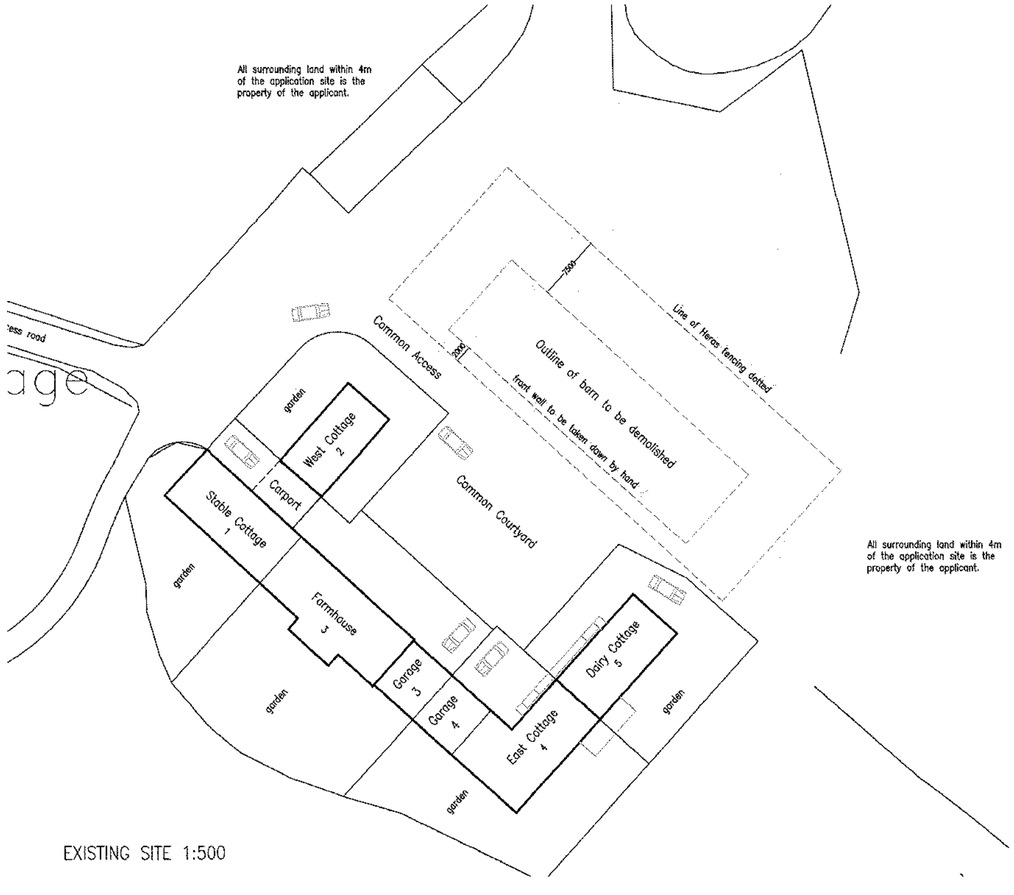


LOCATION 1:1250

NOTE: Garages to be no greater the 30sq.m in area



EXISTING SITE 1:500



Drawing 551c/1e

Verify all dimensions by site measurement

Mr A Simpson : Development at Camis Eskan Farm

East Cottage and Dairy Cottage

Iain Dawson Architecture ©

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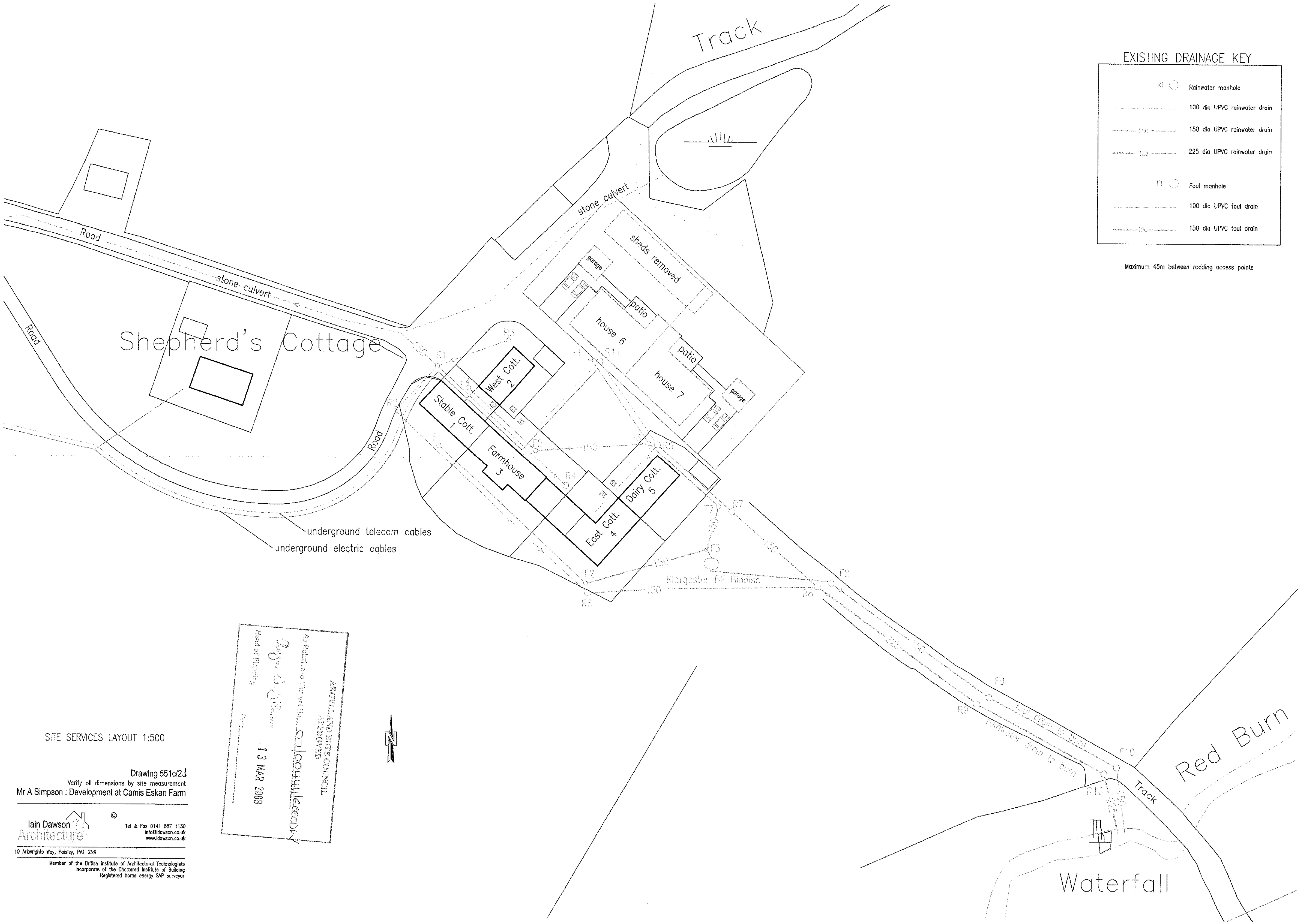

SITE SERVICES LAYOUT 1:500

Drawing 551c/2d
Verify all dimensions by site measurement
Mr A Simpson : Development at Camis Eskan Farm

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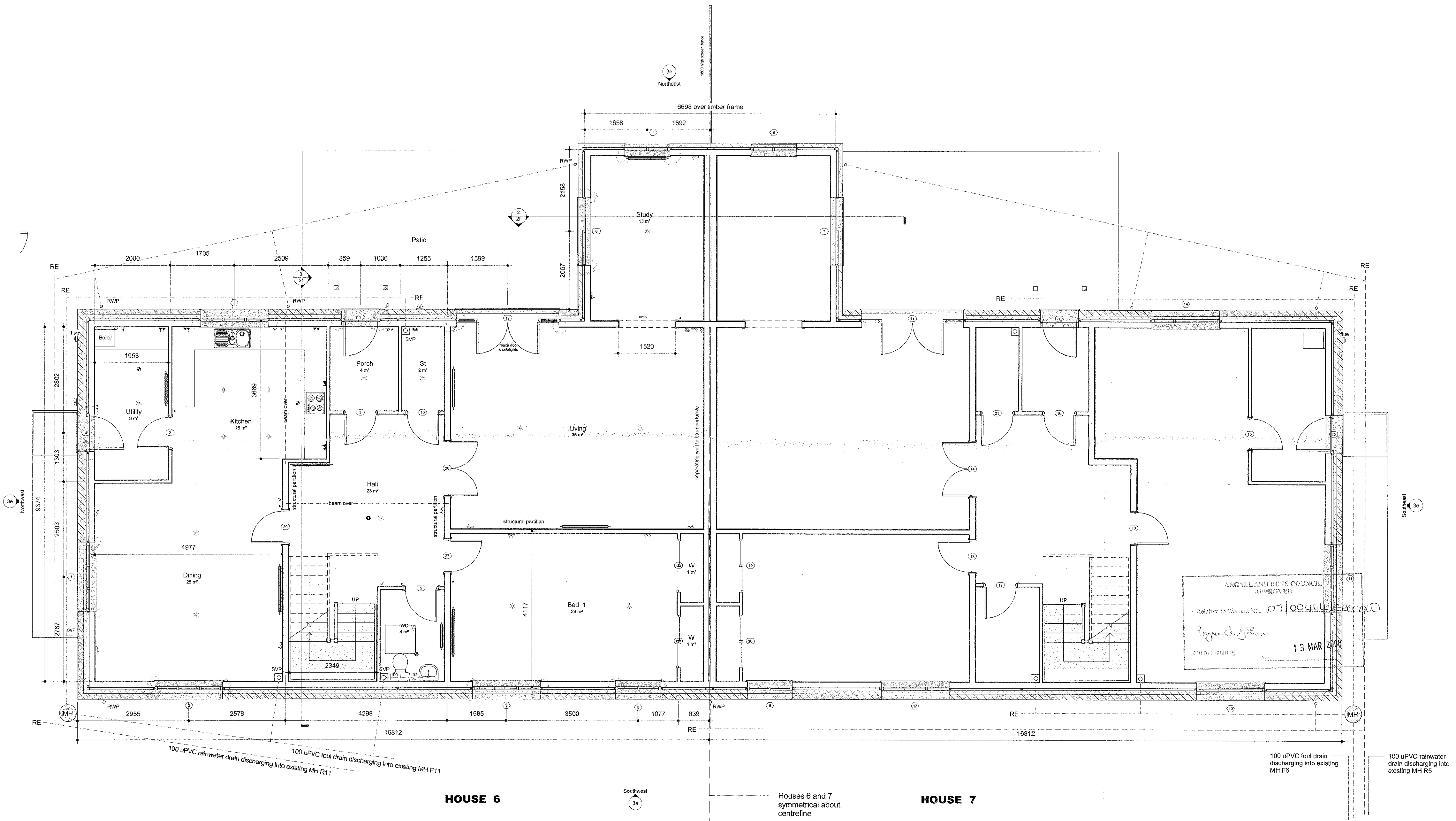
3e
Northeast
1800 high screen fence
6698 over timber frame
1658
1692
RWP
2158
2067
Study
13 m²
Patio
2000
1705
2509
859
1036
1255
1599
RE
RE
RWP
RWP
RE
flue
Boiler
1953
2802
Utility
8 m²
Kitchen
16 m²
3669
beam over
Porch
4 m²
SVP
St
2 m²
french door & sidelights
arch
1520
Living
36 m²
separating wall to be imperforate
Hall
23 m²
beam over
structural partition
structural partition
structural partition
1303
9374
2503
2767
Northwest
3e
4977
Dining
26 m²
UP
WC
4 m²
2349
SVP
SVP
SVP
Bed 1
23 m²
4117
W
1 m²
W
1 m²
UP
Southeast
3e
MH
RWP
2955
2578
4298
1565
3500
1077
839
RWP
RE
16812
RE
16812
RE
MH
100 uPVC rainwater drain discharging into existing MH R11
100 uPVC foul drain discharging into existing MH F11
100 uPVC foul drain discharging into existing MH F6
100 uPVC rainwater drain discharging into existing MH R5
HOUSE 6
Southwest
3e
Houses 6 and 7 symmetrical about centreline
HOUSE 7

ARGYLL AND BUTE COUNCIL
APPROVED
Relative to Warrant No. 07/00444/ECCOO
Head of Planning
Date 13 MAR 2008

1 ground floor
1 : 50

LEGEND

1 way, 2 way light switch, immerser switch
300, 1100 high 13A twin socket, fused spur, shaver socket
interconnected smoke alarms on independent circuit
pendant, downlighter, bulkhead light
consumer unit, cooker control
fan (kitchen 60, utility 30, bath & toilet 15 litre/sec)
doorbell push, phone socket, TV aerial socket

Job	551B	Sheet	1f
Client	A Simpson		
Project	Demolition of Barn and erection of two Houses at Camis Eskan Farm, Helensburgh		

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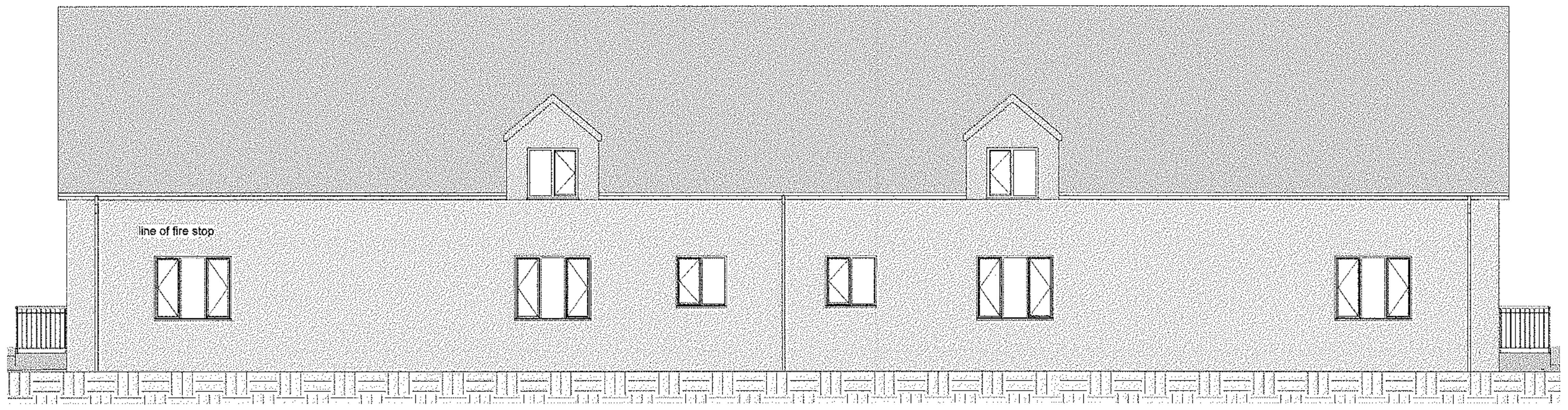
Chartered Architectural Technologist
Affiliate of the Royal Institute of British Architects
Associate of the Chartered Institute of Building

Verify all dimensions by site measurement

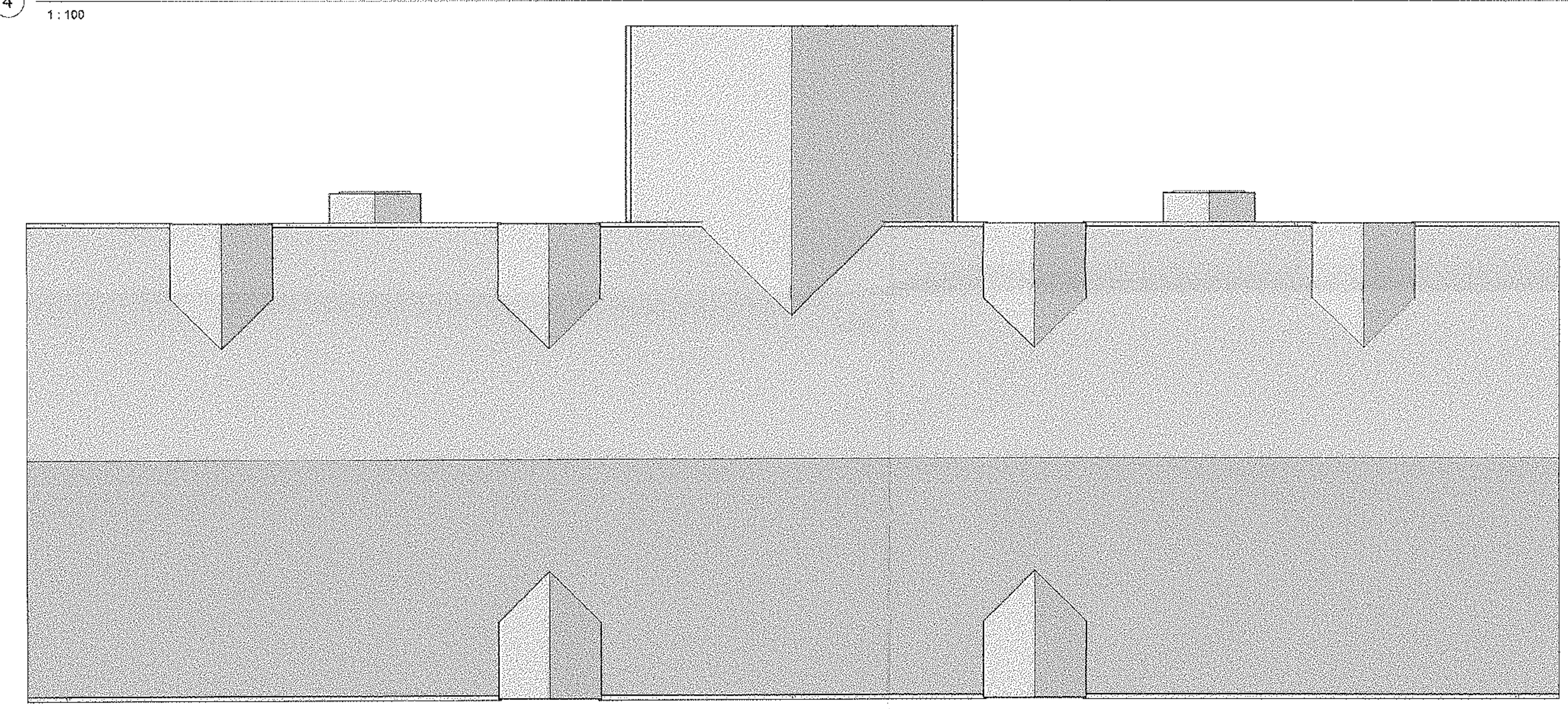
1 Northeast
1 : 100

2 Southeast
1 : 100

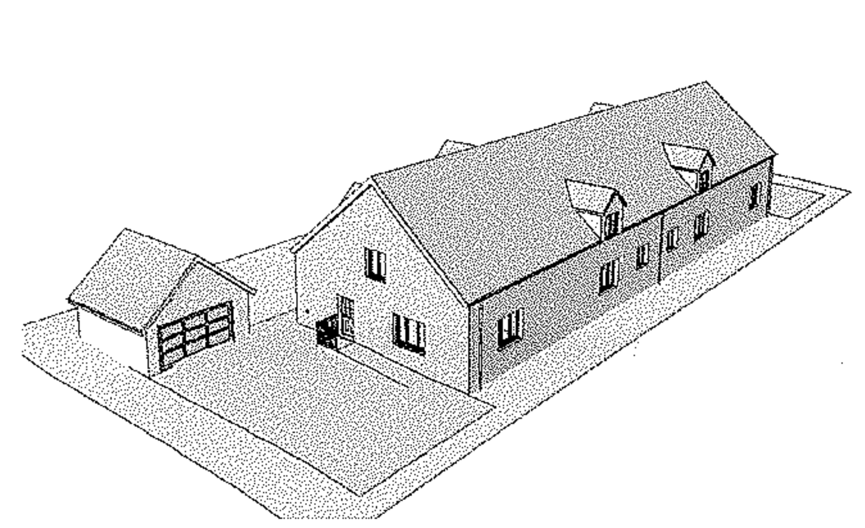


4 Southwest
1 : 100

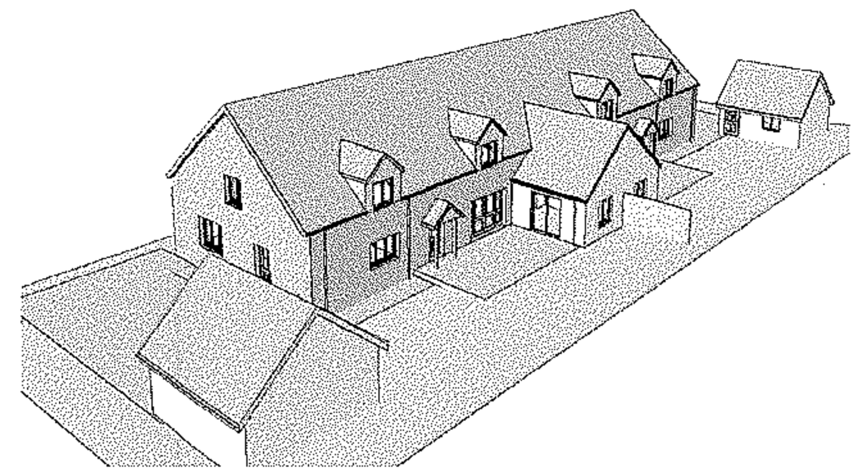
3 Northwest
1 : 100



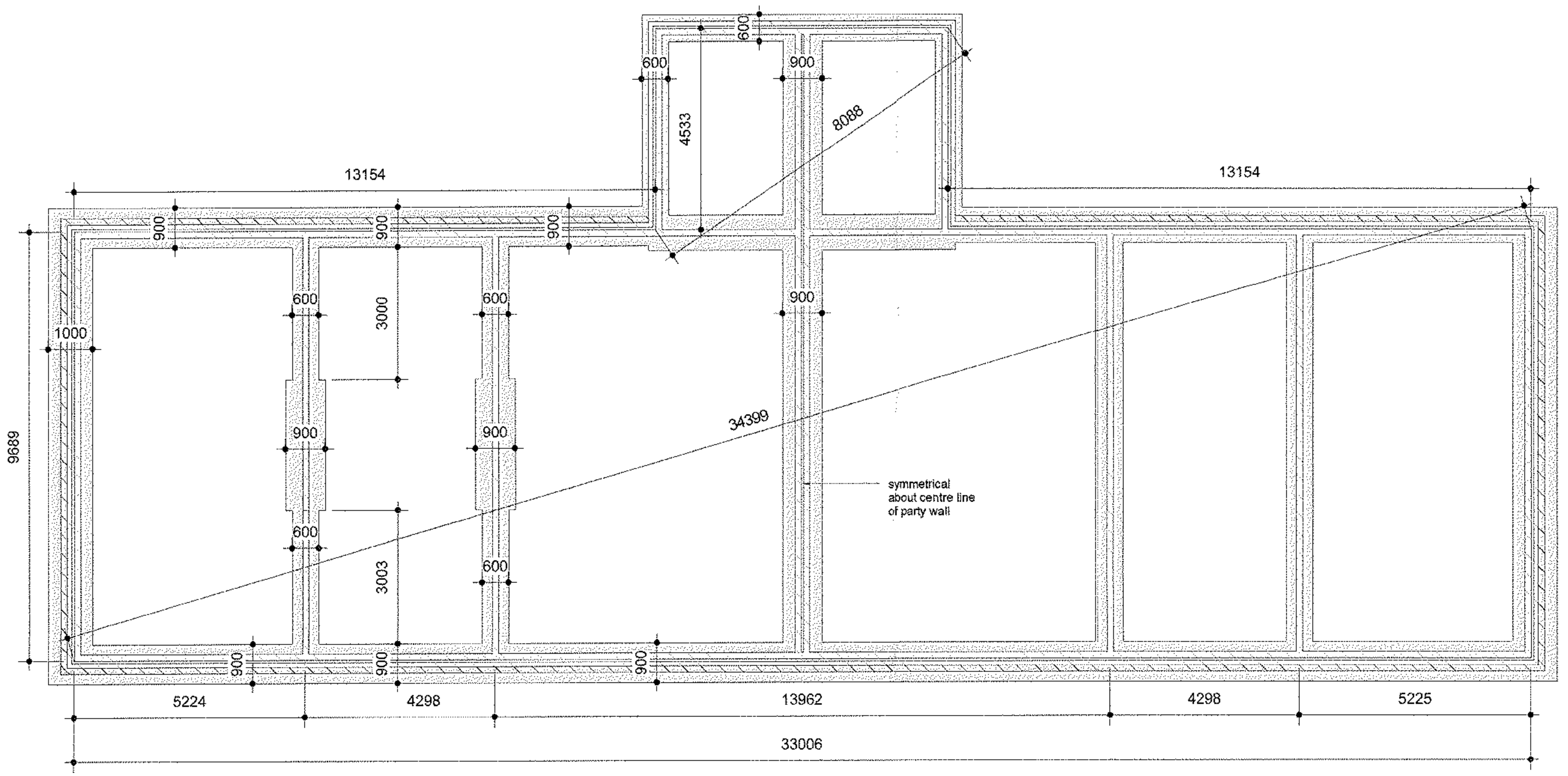
9 Roof
1 : 100



7 aerial view from West



6 aerial view from East



8 Foundation
1 : 100

SPECIFICATION

DEMOLITION METHOD STATEMENT
see plans as existing - drawing E1a

STRUCTURAL NOTE
The structure shall be certified by David J Nicoll and shall comply with his drawings 753/01, 02, 03 and 04.

FOUNDATION & UNDERBUILDING
Trenches excavated to 100kN/sq.m bearing stratum at a minimum cover depth of 600mm below exterior finished ground level or to solid rock. Concrete strip foundations 200mm thick with minimum width as shown on foundation plan, using concrete grade Class C25/30 and having fabric reinforcement Ref. A252 incorporated with 50mm bottom cover. 140mm blockwork inner leaf of cavity walls, max weight 20kg per block with stainless steel butterfly wall ties at 600mm crs horizontally and 450mm crs vertically. Blockwork thickened to 200mm where underbuilding height exceeds 1 metre. 100mm blockwork outer leaf with facing brick features if shown on elevations. Cavities filled with weak mix concrete from foundation to ground level.
NOTE: Where there is a level difference between the Ground Floor and the ground of more than 0.3m then the inner leaf blockwork should be increased to 200mm. Where it exceeds 600mm then it should be increased to 300mm, up to a maximum height of 700mm. Blockwork to be 7N/mm2 strength, set in 1:1:6 mortar and having movement joints at 6m centres.

FLOOR: groundbearing: insulated (max U-value 0.25)
70mm concrete screed, finished smooth and level, containing underfloor heating pipework installed to manufacturer's instructions. 250mic polythene separation layer on 65mm Kingspan Kooltherm K3 Floorboard rigid phenolic insulation. 25mm thick Kooltherm strips laid vertically at perimeter of screed. 130 thick Grade RC35 concrete subfloor with A193 mesh reinforcement, laid level with floated finish. 1000g Polythene DPM, on 100 compacted hardcore blinded with 25mm compacted thickness of sand. The maximum concrete bay size is to be 36sq.m, and an adjoining bay shall not be poured for 5 days. The concrete is to be cured by keeping it damp for 7 days or by using a sprayed membrane.

FLOOR: upper: timber joisted
All structural components of the upper floor to be designed and certified by Structural Engineer. 22mm T&G moisture resistant chipboard, supported at max 600mm crs, with glued joints and min perimeter gap of 10mm or 2mm per metre run of floor with compressible filler. 100mm glass wool deafening between joists. 12.5mm TE plasterboard fixed to underside of joists or ceiling ties.

WALL structure: timber frame panels (max U-value 0.27)
Breather building paper. 9mm ply sheathing to BS 5268. 47x147mm timber studs @ 600 crs. 150mm glass wool between studs. Polythene vapour control layer. 12.5mm T E plasterboard. Galvanised MS holding down straps at either side of openings and at 1.8m crs on continuous lengths of wall. DPC at wallplate level. All structural timber shall be stress graded to grade C16 and constructed as specified by the Structural Engineer.

WALL cladding: blockwork with roughcast
19mm wet dash roughcast. 100mm blockwork (max weight 20kg per block) outer leaf with Rytons Slimvent Minor perpend vents at 1200mm crs at head and base of cavity and above and below mid floor fire stops. Renderplan MJ15 movement joints where blockwork panels exceed 6m in length. 50mm cavity with Expamet Bat stainless steel frame ties spaced 600mm horizontally and 450mm vertically. 38x50mm cavity barrier around all openings in walls and at wall corners and at wallhead and at 10m max centres. DPC at wallplate level and all cavity closures. Blockwork to be 7N/mm2 strength, set in 1:1:6 mortar and having movement joints at 6m centres. Lintels as specified by Structural Engineer.

DORMER walls
19mm vertical weatherboard on 38x10mm horizontal counter battens on 38x10mm vertical battens at 600mm max centres and around all openings in walls and at wallhead centres. Breather building paper. 9mm ply sheathing to BS 5268. 47x147mm timber studs @ 600 crs. 150mm glass wool between studs. Polythene vapour control layer. 12.5mm T E plasterboard.

WALL cladding: stonework
Composite outer leaf of 150mm natural stone in 1:1:6 (cement:lime:sand) mortar, bonded with galvanised fishtail wallties spaced at 900mm crs horizontally and 600mm crs vertically to 100mm blockwork (max weight 20kg per block). Rytons Slimvent Minor perpend vents at 1200mm crs at head and base of cavity. 50mm cavity with Expamet Bat stainless steel frame ties spaced 600mm horizontally and 450mm vertically. 38x50mm cavity barrier around all openings in walls and at wallhead and at 10m max centres. DPC at wallplate level and all cavity closures. Blockwork to be 7N/mm2 strength, set in 1:1:6 mortar and having movement joints at 6m centres. Lintels as specified by Structural Engineer.

WALL: partitions
Internal partitions 38x68mm studs @ 600mm crs. Structural partition between living room and bedroom 1 shall be 47x97mm grade C18 studs at 600mm crs, with 22mm thick sole plate and 9mm sheathing ply on one side. All other structural partitions shall be 47x147mm grade C18 studs at 600mm crs, with 22mm thick sole plate and 9mm sheathing ply on one side. All partitions clad with 12.5mm TE plasterboard both sides. 80mm glass quilt within all bathroom and toilet partitions. The structural partitions shall be held down as the external walls and connected to the adjoining walls by 4 dia. nails at 150mm. centres.

WALL: party wall: timber framed
Two leaves of timber studs @ 600mm crs, sized to match the exterior wall studs. Cavity side of studs clad with 9mm sheathing ply fixed at outer ends of party wall, and clad with Netlon elsewhere. 50mm cavity between leaves, incorporating metal frame ties at 1200mm crs horizontally, one row per storey. Each leaf clad internally with 12.5mm TE plasterboard on 19mm Gyproc Plank on polythene vapour control layer. 12-36 kg/m3 100mm glasswool insulation between studs. The party wall shall be held down as the external walls and connected to the adjoining walls by 4 dia. nails at 150mm. centres.

ROOF COVERING: slated
Grey natural slate with zinc ridge. Reinforced underslating felt on 18mm T&G sarking board. Code 5 lead flashings to valleys and abutments.

ROOF STRUCTURE
All structural components of the roof to be designed and certified by Structural Engineer. 35x50 timber straps nailed to top edge of rafters to provide 50mm gap between insulation & sarking. Hydro-Air P4 galvd steel truss clip at all rafter/eaves joints. Hydro-Air M3 700x30x3mm galvd steel restraint straps to rafter ends @ 1800 crs. Roof void ventilation by mesh-covered eaves ventilators providing a free ventilation area equivalent to 25mm x total eaves length, and by ridge ventilators providing a free ventilation area equivalent to 5mm x total ridge length. 18mm red pine fascia. 9mm WBP plywood soffits. Water tank stool as BS 5268 detail.

ROOF INSULATION - level ceilings (max U-value 0.16)
100mm glass quilt insulation between ceiling ties and 170mm glass quilt insulation laid over and perpendicular to ceiling ties. 12.5mm TE plasterboard.

ROOF INSULATION - vertical oxters (max U-value 0.27)
150mm glass quilt insulation between oxters, supported by polypropylene netting. 12.5mm TE plasterboard.

ROOF INSULATION - sloping ceilings (max U-value 0.18)
150mm Kingspan Kooltherm K7 Pitched Roof Board insulation fitted between rafters with 50mm ventilated space between sarking and insulation. 12.5mm TE plasterboard.

SERVICES: electric
All electrical work to be installed tested and certified by an SBSA Approved Certifier of Construction in accordance with BS 7671: 2001. Automatic smoke detection to comply with BS 5446: part 1: 2000. Exterior lights fitted with PIR sensors where appropriate. Interior lights fitted with low energy bulbs where appropriate.

SERVICES: plumbing & central heating distribution
160 litre vented indirect hot water cylinder with thermostat and 40mm foam insulation. 227 litre cold water cistern supported in accordance with BS 5268. Copper pipework within 1m from boiler. Copper or Hep2o barrier pipework elsewhere, clipped in accordance with manufacturer's instructions. Pipework in unheated areas to be insulated with 50mm thick foam sleeve to BS 5422: 2001. All hot water discharges from sanitary fittings limited to 48 degrees centigrade by thermostatic mixing valves. Thermostatic shower control. Radiators with thermostatic valves, roomstat, 7 day programmer and boiler-off interlock. Underfloor heating pipework clipped in position on diffuser panels supported between the chipboard and insulation in accordance with the manufacturer's specification, with manifold controlled by individual roomstats, 7 day programmer and boiler-off interlock.

SERVICES: heat source: oil
Worcester Danesmoor 20/25 oil fired roomsealed boiler, max 25kw, to OFTEC standard OFS A100, incorporating a full sized, rigid non-combustible base and enclosure to prevent the adjacent floor and walls exceeding 100° C under normal working conditions. Boiler to be fitted with durable label indicating its limitations of use. Titan ES1300 bunded 1300 litre polypropylene oil tank on a 100mm concrete plinth, extending 300mm beyond all sides of the tank. Tank to be sited more than 1.8m from building and more than 0.76m from boundary, and within 25m of a delivery tanker stance. Oil supply pipe to be fitted with a fire valve complying with clause 8.3 of BS 5410: part 1: 1997.

SERVICES: drainage to existing Klargester BF Biodisc
Black UPVC deepflow rainwater goods, installed in accordance with BS EN 12056-3: 2000. All external drainage constructed and installed in accordance with BS EN 12056-1: 2000, BS EN 752-3: 1997, BS EN 752-4: 1998 and BS EN 1610: 1998. 100mm UPVC rainwater & foul drains min fall 1 in 40, min cover 600mm below finished ground level. Drainage passing through structure to be lintelled over with Robeslee type A lintel. UPVC manholes 600mm dia. All sanitary pipework installed in accordance with BS EN 12056-2: 2000. Sanitary appliances connected directly to SVP. WHB waste 32mm dia. Sink shower and bath waste 40mm dia. 75mm deepseal traps to all fittings. Shower traps to be accessible. Rainwater drains discharge to existing rainwater drainage system. Foul drains discharge to existing foul drainage system and treatment plant. Indelible label fitted adjacent to consumer unit or stopcock stating: *'The drainage system from this property discharges to a wastewater treatment plant (or septic tank, as appropriate). The owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance'.*

STAIR
Timber stair, minimum 800mm clear width, 42 degrees max pitch. Handrail 900mm above pitch line. 900mm high balustrade with 99mm max gap between balusters. At least 2 metres clear headroom above stair landings and pitch lines.

WINDOWS, DOORS (max U-value 1.8)
Hardwood reversible H-windows, double glazed, with hinges allowing safe cleaning from inside the building. Windows to provide an opening area of at least 1/30th floor area in each apartment. Trickle vents providing 8000sq.mm ventilation area in apartments and 4000sq.mm in kitchen, utility, bathroom or toilet. Obscure glass in bathroom and toilet windows. Escape windows must be at least 450mm high x 450mm wide with an unobstructed openable area at least 0.33 sq.m and the bottom of the openable area not more than 1100mm above the floor. Hardwood high performance pre-hung insulated doors with fitted ironmongery and double glazed aperture or entrance screen where applicable. Front door fitted with letterplate. Wheelchair access door to have a 926mm door leaf width and a threshold complying with Regulation 4.1.9. All glazing to comply with BS 6262: part 4: 1994 (clause 7.2 for door glazing within 1500mm of floor or ground level, or clause 7.5 for glazing within 800mm of floor or ground level except doors or screens).

FINISHINGS
Softwood facings, skirtings and soleboards for varnish. Panelled timber interior doorsets. Sliding or hinged wardrobe doors as applicable. Wardrobe shelf and hanging rail. All glazing to comply with BS 6262: part 4: 1994 (clause 7.2 for door glazing within 1500mm of floor or ground level, or clause 7.5 for glazing within 800mm of floor or ground level except doors or screens). Shower enclosures and bath & basin splashbacks to be ceramic tiled and impervious to moisture. Kitchen to have at least 1cu.m of storage space. Loft hatch to be insulated and draught sealed.

DECORATION
Tape & fill and 2 coats emulsion to all plasterboard. 2 coats varnish to interior timber. Dark brown preservative stain to exterior timber. 2 coats white masonry paint to wet dash roughcast.

EXTERNAL ACCESS & FACILITIES
External steps 250mm min going, 170mm rise. Access paths at least 900mm wide and surfaced with 50mm concrete slabs on a granular bed. Disabled access ramp 1200mm wide, max 1:12 gradient, with 1200 x 1200 level platt at top of ramp and at 5m intervals if appropriate. A pedestrian barrier or a landscaped margin shall be provided where there is a risk of falling more than 600mm from the edge of a patio, deck or ramp. Barriers to be 1100mm high with 99mm max gap between balusters. Landscaped margins to be 300 mm wide level with the edge of the patio, deck or ramp, with a gradual fall to ground level. A barrier shall also be provided at each platt where there is a change in travel direction. Driveway 3m wide capable of carrying an axle load of 5 tonnes. Wheeled bin stance comprising 600x600mm concrete slab. Patio comprising 50mm concrete slabs on, 100mm compacted hardcore blinded with sand.

ENERGY CONSERVATION
Thermal bridging to be limited in accordance with BRE Report 262 "Thermal insulation: Avoiding risks" 2002 Edition. Infiltration of air to be minimised through sealing gaps between dry linings and masonry walls at edges of window, door and roof space openings, sealing vapour control membranes in timber frames and fitting draught strips to the openable parts of windows, doors and rooflights. Heating system to be inspected and commissioned in accordance with manufacturers instructions to ensure optimum energy efficiency. Written information to be made available for the occupier on the operation and maintenance of the heating and hot water service system to encourage optimum energy efficiency.

NOTE: Cavity trays to be provided at all abutments
Min clear opening width of all internal doors = 750mm

ARGYLL AND BUTE COUNCIL
APPROVED
As Relative to Warrant No. 07/00444/ERECOO
Head of Planning 13 MAR 2008

Job	551B	Sheet	3f
Client	A Simpson		
Project	Demolition of Barn and erection of two Houses at Camis Eskan Farm, Helensburgh		

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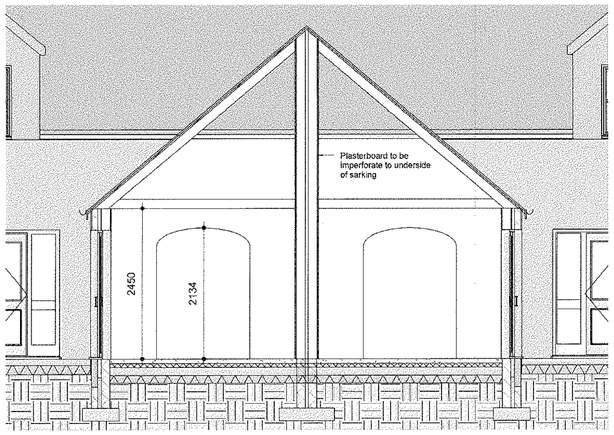
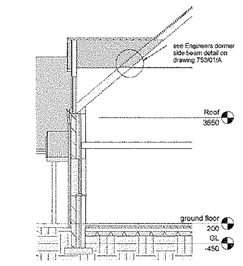
Verify all dimensions by site measurement



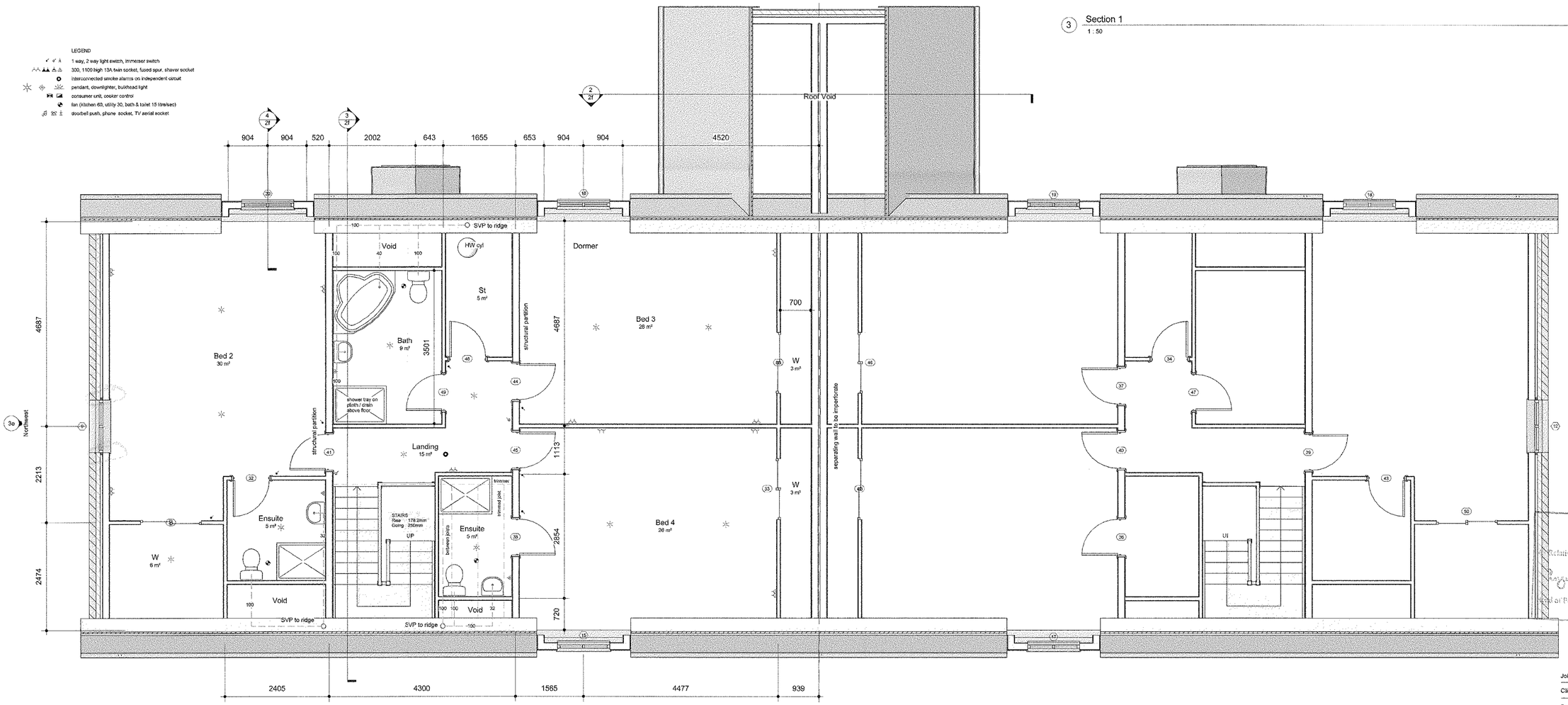
2 Section 2
1 : 50



4 Section 3
1 : 100

3 Section 1
1 : 50

LEGEND
1 way, 2 way light switch, immerser switch
300, 1100 high 13A twin socket, fused spur, shaver socket
interconnected smoke alarms on independent circuit
pendant, downlighter, bulkhead light
consumer unit, cooker control
fan (Kitchen 60, utility 30, bath & toilet 15 litre/sec)
doorbell push, phone socket, TV aerial socket



1 attic floor
1 : 50

HOUSE 6

HOUSE 7

Houses 6 and 7 symmetrical about centreline

ARGYLL AND BUTE COUNCIL
APPROVED
Relative to Warrant No. 07/00044/ECOU
Head of Planning
13 MAR 2008
Date

Verify all dimensions by site measurement

Job	551B	Sheet	2f
Client	A Simpson		
Project	Demolition of Barn and erection of two Houses at Camis Eskan Farm, Helensburgh		

Iain Dawson Architecture
10 Arkwrights Way, Paisley, PA1 2NX
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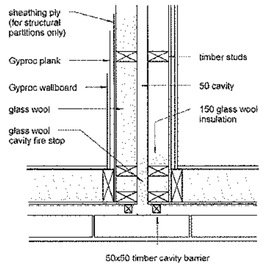
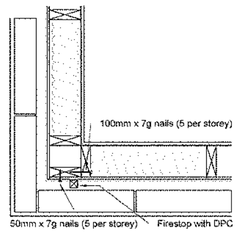


1 Plan at Party wall/Ext Wall junct

1 : 20



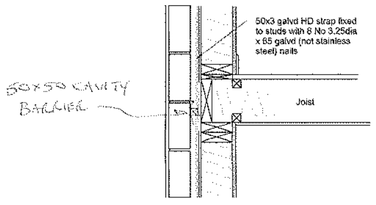
2 Plan at External Corner

1 : 20

Window Schedule				
Level	Mark	Width	Height	Comments
ground floor	1	1800	1500	
ground floor	2	1800	1500	
ground floor	3	1800	1500	
ground floor	4	1800	1200	
ground floor	5	1200	1200	
ground floor	6	1200	1200	
ground floor	7	1200	1350	
ground floor	8	1200	1350	
ground floor	9	1200	1350	
ground floor	10	1800	1500	
ground floor	11	1800	1500	
ground floor	12	1200	1350	
ground floor	13	1800	1500	
ground floor	14	1800	1200	
attic floor	15	1200	1200	Escape
attic floor	16	1200	1200	Escape
attic floor	17	1200	1200	Escape
attic floor	18	1200	1200	Escape
attic floor	19	1200	1200	Escape
attic floor	20	1200	1200	Escape

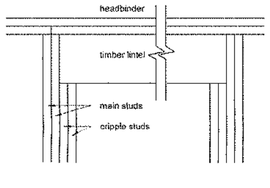
Door Schedule				
Level	Mark	Width	Height	Comments
ground floor	1	1010	2110	
ground floor	2	910	2110	
ground floor	3	910	2110	
ground floor	4	1010	2110	
ground floor	5	910	2110	
ground floor	6	1800	2100	
ground floor	7	1800	2100	
ground floor	8	1400	2040	
ground floor	9	1400	2040	
ground floor	10	910	2110	
ground floor	11	2710	2110	
ground floor	12	2710	2110	
ground floor	13	910	2110	
ground floor	14	1510	2110	
ground floor	15	910	2110	
ground floor	16	910	2110	
ground floor	17	910	2110	
ground floor	18	910	2110	
ground floor	19	1400	2040	
ground floor	20	1400	2040	
ground floor	21	910	2110	
ground floor	22	1010	2110	
ground floor	23	4000	2125	
ground floor	24	4000	2125	
ground floor	25	1010	2110	
ground floor	26	1010	2110	
ground floor	27	910	2110	
ground floor	28	1510	2110	
ground floor	29	910	2110	
ground floor	30	1010	2110	
attic floor	31	1400	2040	
attic floor	32	910	2110	
attic floor	33	1400	2040	
attic floor	34	910	2110	
attic floor	35	1400	2040	
attic floor	36	910	2110	
attic floor	37	910	2110	
attic floor	38	910	2110	
attic floor	39	910	2110	
attic floor	40	910	2110	
attic floor	41	910	2110	
attic floor	42	1400	2040	
attic floor	43	910	2110	
attic floor	44	910	2110	
attic floor	45	910	2110	
attic floor	46	1400	2040	
attic floor	47	910	2110	
attic floor	48	910	2110	
attic floor	49	910	2110	
attic floor	50	1400	2040	

NOTE: Min clear opening width of all internal doors 750mm



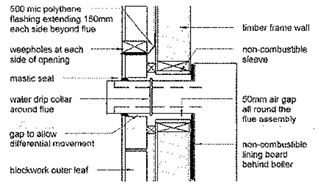
3 Typical 1st Floor joists 90deg to wall detail

1 : 20



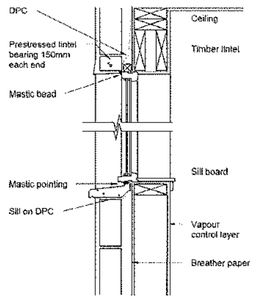
4 Typical Opening Detail

1 : 20



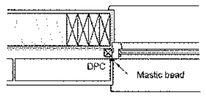
5 Typical section at thro Balanced Flue

1 : 20



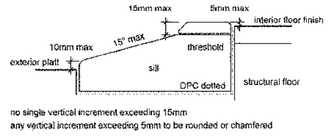
6 Typical section thro window

1 : 20



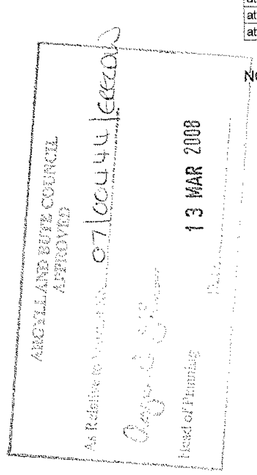
7 Typical window jamb detail

1 : 20



8 Accessible Threshold

1 : 5



Verify all dimensions by site measurement

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Client	A Simpson		
Project	Demolition of Barn and erection of two Houses at Camis Eskan Farm, Helensburgh		

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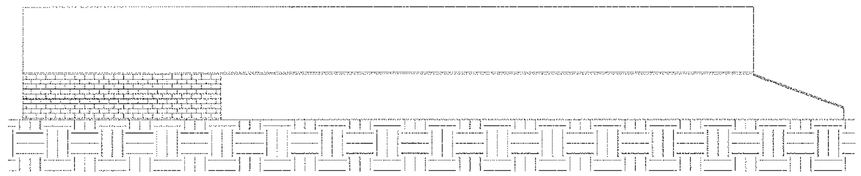
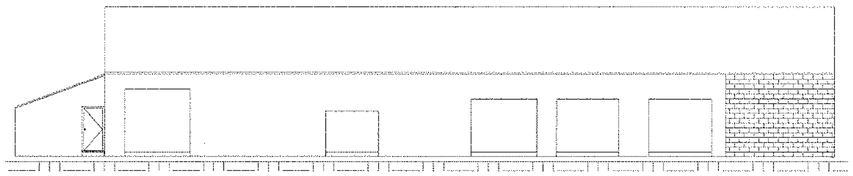
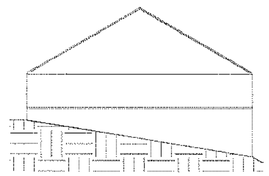


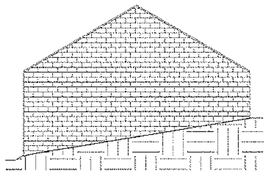
3 Northeast
1 : 200



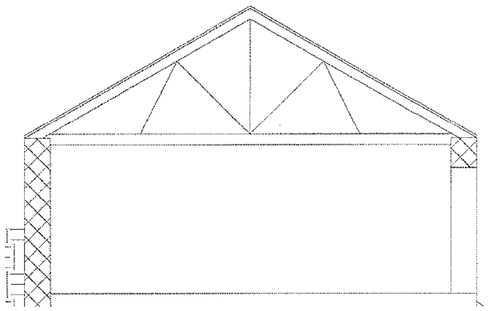
6 Southwest
1 : 200



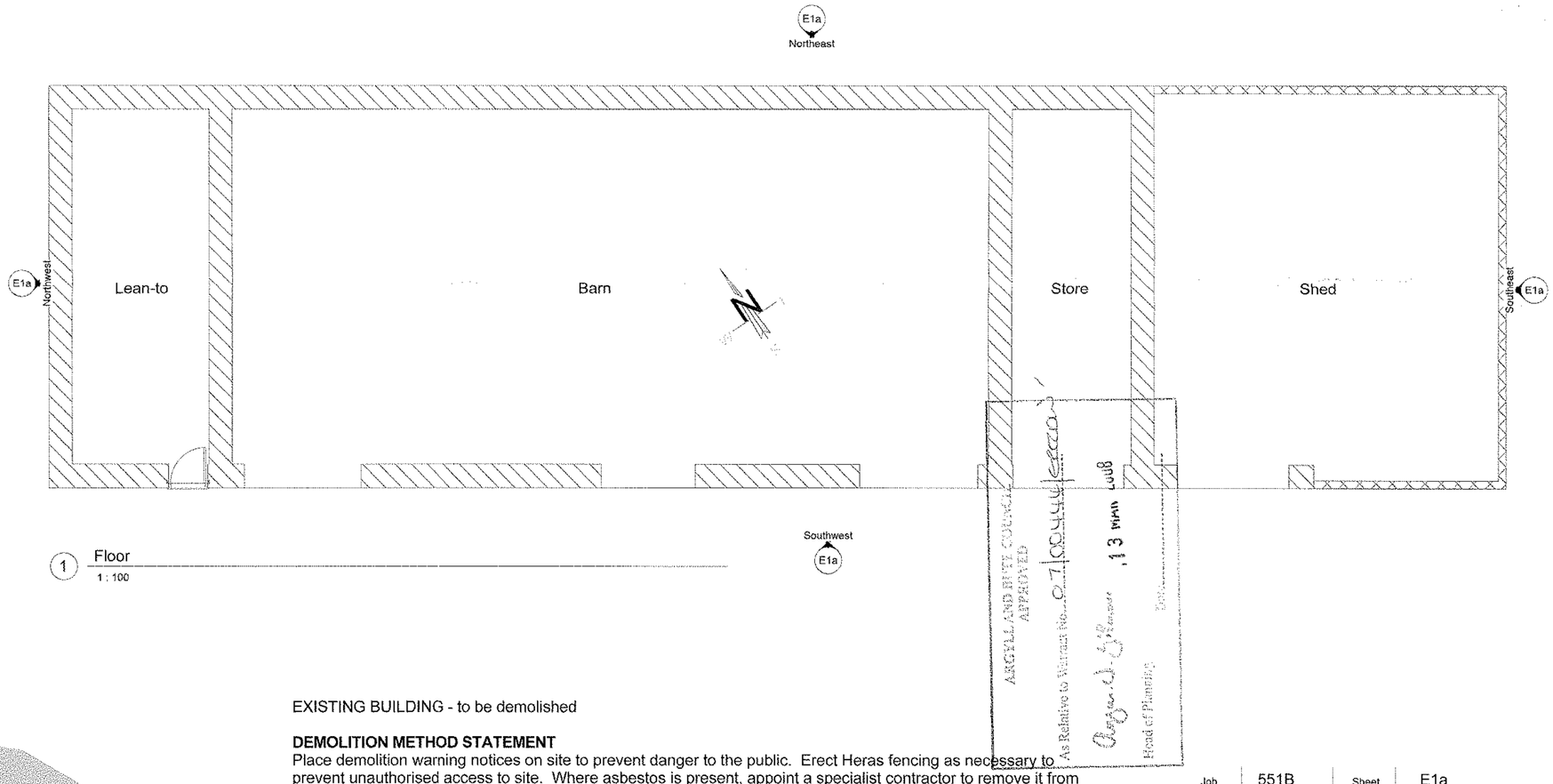
4 Northwest
1 : 200



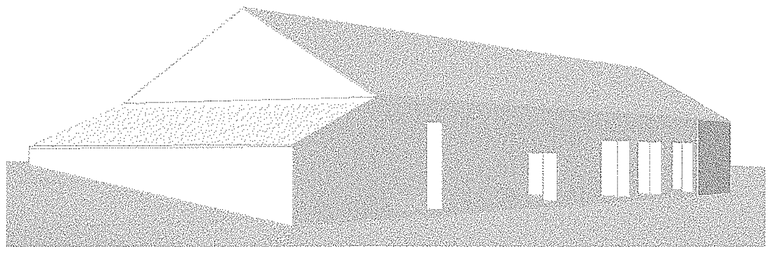
5 Southeast
1 : 200



7 Section
1 : 100



1 Floor
1 : 100



2 West perspective

EXISTING BUILDING - to be demolished

DEMOLITION METHOD STATEMENT
Place demolition warning notices on site to prevent danger to the public. Erect Heras fencing as necessary to prevent unauthorised access to site. Where asbestos is present, appoint a specialist contractor to remove it from site for safe disposal. Strip out windows, doors, ceilings and wall linings. Erect scaffolding as necessary to safely remove roof coverings and roof timbers. Take down ~~chimneys and~~ stonework to eaves level. Remove partitions and timber floors. Demolish stonework and concrete floors to ground level. Remove all debris from site to recycling tip.

ARGYLL AND BUTE COUNCIL
APPROVED
As Relative to Warrant No. 07/00444/ERCD
13 MAR 2008
Head of Planning

Job	551B	Sheet	E1a
Client	A Simpson		
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