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Materials and workmanship are to comply in all respects with current British Standard code of practice and Building Regulations.

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points prior to commencement of works.

IF IN DOUBT ASK. DO NOT SCALE. This drawing must be read in conjunction with all other Architectural, Structural, Civil and Engineering drawings and specifications

External timber frame - 25 mm SW boards, 50 x 25 mm treated vertical battens, breather membrane on 9 mm marine plywood. 150 x 50 mm C24 studs at 600 mm crs. 11 mm plywood to inner face, breather membrane, 50 x 25 mm treated vertical battens and 12.5 mm plasterboard and skim finish.140 mm thick Celotex XR 4000 insulation between studs.

New Doors and Windows

Purpose made Upvc doors and casement windows. Pilkington low E double double glazed (4-16-4) Argon filled to achieve a U-value max.1.6 W/m2 K, centre of pane 1.2 W/m2 K or C rating. All units to be draught proofed.Toughened safety glass to critical areas. Background ventilation with hit and miss vents positioned min. 1.7 m above finished floor level. Emergency egress roof lights to all bedrooms

Electrics

All new electrical work required to meet the requirements of part P (electrical safety) to be designed, installed and tested by a person competent to do so. An appropriate BS 7671 certificate to be issued upon completion of installation.

Lighting Switches and Sockets - 75 % of all lighting to be energy efficient light fittings that take lamps having a luminius efficay greater than 45 lumens per circuit watt. All switches and socket outlets for lighting and other equipment in habitable rooms to be positioned at heights between 450 - 1200 mm

Smoke Detectors

above finished floor level.

Smoke Detectors - to be positioned in hallway and landing. Mains operated on separate circuit and linked together. To BS 5839 :2004

Upvc waste pipes, min. 75 mm deep anti-vac traps. Rodding eyes to all changes in direction. Sizes as indicated. 100 mm dia. soil / vent pipe covered with 12.5 mm plasterboard and skim on sw frame. Vent to connect into tile vent min. 900 mm above window openings.

Staircase

Softwood staircases max.42 degree pitch. Max. rise 220 mm (13 no. equal risers), min. going 220 mm. 900 mm overall strings 900 mm high handrail. Vertical balusters at 100 mm crs. Min. 2.0m headroom.

Internal stud partitions

100 x 50 mm studs at 400 mm crs. 100 mm Rockwool (or similar) sound insulation between studs, 12.5 mm plasterboard and skim to both faces

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		Internal Layout Amends	SA
Α	Jan.21	Remove Boardroom	SA
Rev	Date	Details Of Issue	Initials

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PROPOSED

Scale (at A1) 1:100 / 1:50 Jan.21 org no. 543/20/1