

Ballantruan Farmhouse

First Floor Plan as Existing

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

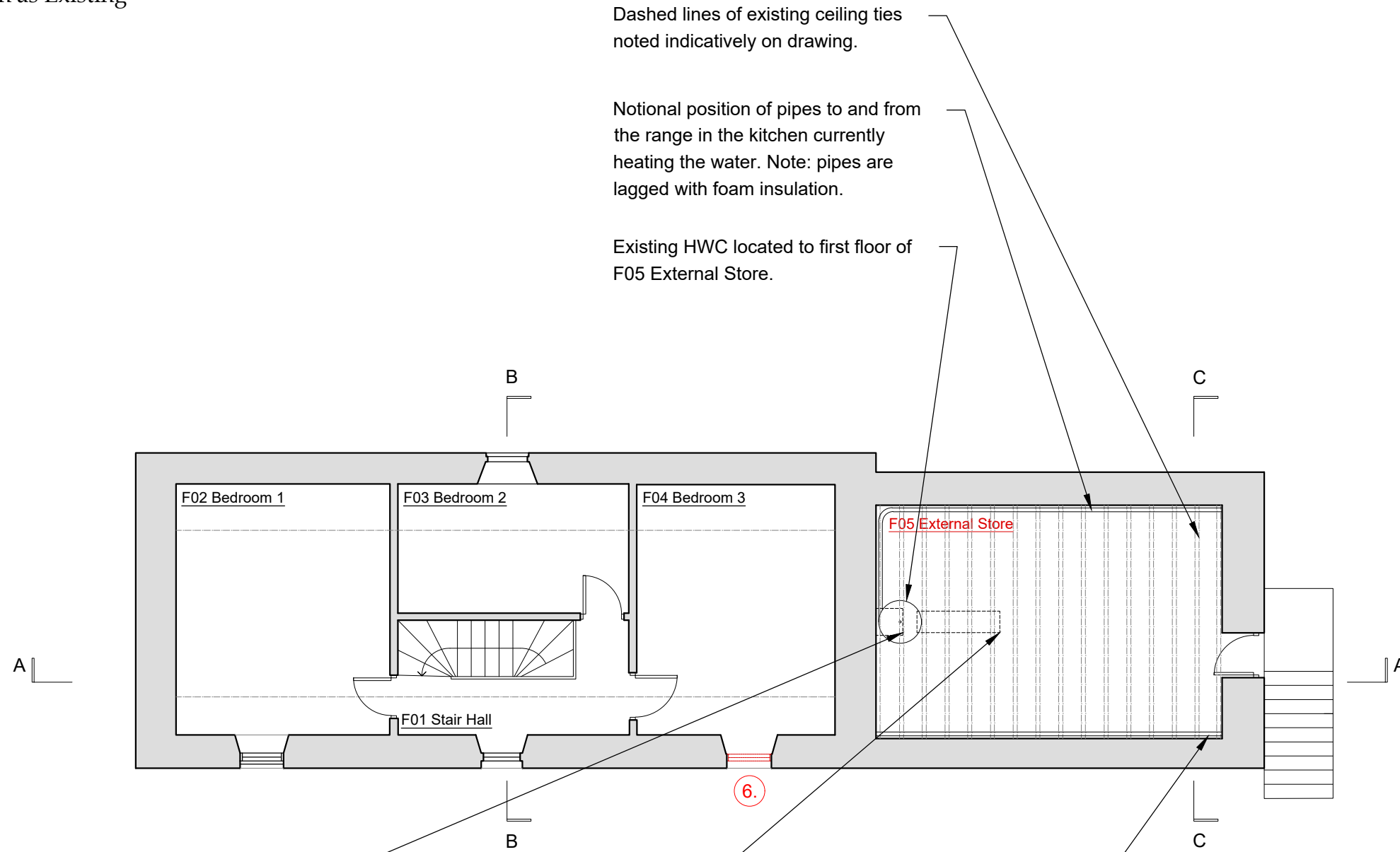
For information on known hazards and general health & safety issues prior to work on site, reference should be made to the Pre-Construction Health & Safety Pack.

LISTED BUILDING CONSENT NOTES

1. Overhaul and renew rhones.
2. Remove existing single glazed original rooflights to store in kitchen wing.
3. Replace cement haunchings, fillets and any concealed flashings with lead watertight details to ensure future water tightness.
4. Renew cement pointing to skews with lime mortar.
5. All existing chimney pots / caps to be removed.
6. Form new escape window from existing sash and case window to Bedroom 1. Existing window carefully removed.

Note: Reference should be made to the following enclosed document:

2571 Ballantruan House, Moray - assessment report (May 2023) v.6, Addyman Archaeology



Dashed lines of existing ceiling ties noted indicatively on drawing.

Notional position of pipes to and from the range in the kitchen currently heating the water. Note: pipes are lagged with foam insulation.

Existing HWC located to first floor of F05 External Store.

Dashed lines showing position of existing (presumed) radiator header tank, c. 500mm(l) x 500mm(w) x 400mm(h) noted indicatively on drawing.

Dashed lines showing position of existing cold water tank, c. 1550mm(l) x 400mm(w) x 400mm(h) noted indicatively on drawing.

Notional position of pipes with water supply from outside bringing water into the system, and the hot water pipe running back to the kitchen sink. Note: pipes are lagged with foam insulation.

P03	Minor amendments further to Client comments.	BS	24.10.23
P02	Drawing status updated to LBC.	BS	09.06.23
P01	First issue.	BS	31.10.22

Simpson & Brown

www.simpsonandbrown.co.uk

The Old Printworks, 77a Brunswick Street, Edinburgh, EH7 5HS

admin@simpsonandbrown.co.uk

0131 555 4678

Architecture Heritage Consultancy Archaeology

JOB TITLE **Ballantruan Farmhouse, Moray**
 CLIENT **J. Stewart & M. MacGarvin**
 DWG TITLE **First Floor Plan as Existing SURVEY**

JOB NO. **2571.00** A3 SCALE **1:100** STATUS **LBC**

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	DRG NO.	REV
BAL	SAB	XX	01	SU	A	0101	P03

First Floor Plan as Existing
Scale 1:100 @ A3

