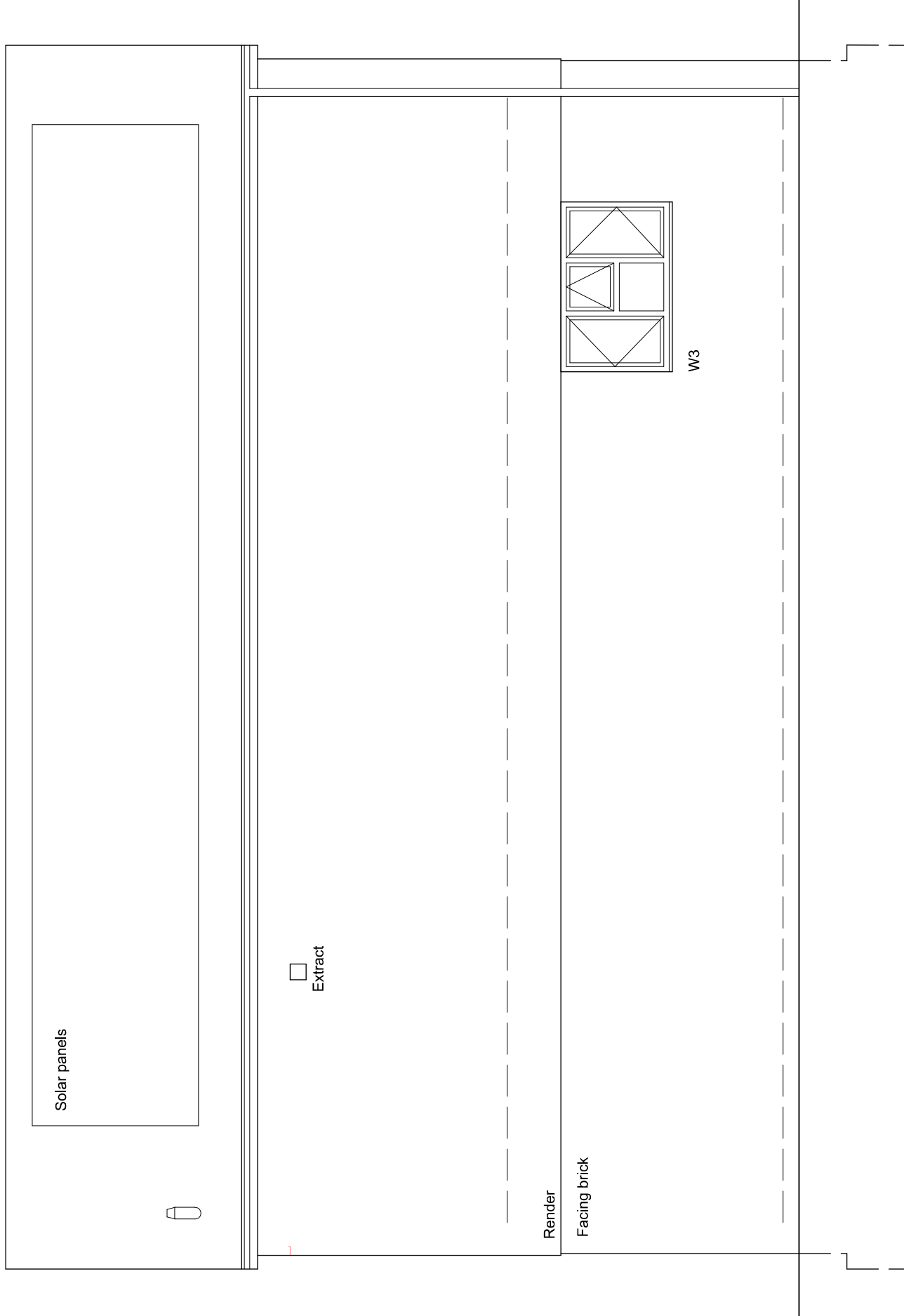


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Contractors must verify all dimensions on site before commencing work or preparing shop drawings.



Ventilation.
 Bathrooms / shower room and cloakroom to have mechanical extract ventilation with a capacity of 15litres per second.
 Kitchen to have mechanical ventilation with a capacity of 60litres per second.
 All fitted with a backdraught shutters to provide 4000sq.mm. ventilation.

Extract fans are to discharge directly to outside or via minimum 125mm diameter ducts.
 Extract systems subject to testing on completion.

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Revisions

Project	2A CHARLTON COURT ROAD CHELTENHAM GL52 6JB		
ELEVATION 2 SOUTH			
Drawing No.	520 BR 10	Scale	1:50 @ A3
Date	March 2024		
ARCHITECNICS 01242 234351 BUILDING DESIGN AND PROJECT MANAGEMENT 27 Cambray Place Cheltenham GL50 1JN			

SOUTH ELEVATION

Roof.
 Part of timber frame design manufacture and erection.
 Plastics eaves and verge fascias and Rytons continuous eaves ventilation strip to all eaves.
 Rainwater drains connected to existing storm drains or soakaway in rear garden.
 Precast concrete tiles on treated sw battens on Tyvek or similar breathable membrane. 12.5 plasterboard and skim ceiling.
 Roof insulated with Rockwool stone mineral wool insulation between and over ceiling ties to a total thickness of 400mm.

Windows and doors. (Target U values doors 1.2; Windows 1.4)
 Windows and external doors to be in accordance with PAS 24 od 2012.
 All windows to have trickle ventilators to provide minimum 8000sq. mm. ventilation in habitable rooms, 4000sq.mm. elsewhere, and be double glazed with toughened or laminated low E gas filled units.

First floor windows in each bedroom to have opening casement with a minimum clear opening of 450mm wide and 450 high with cill between 800 and 1100 above floor level.
 Front entrance door to be minimum 775mm wide and have 1:12 gradient ramp and accessible threshold.
 Kitchen door to be half hour fire resistant (FD30).