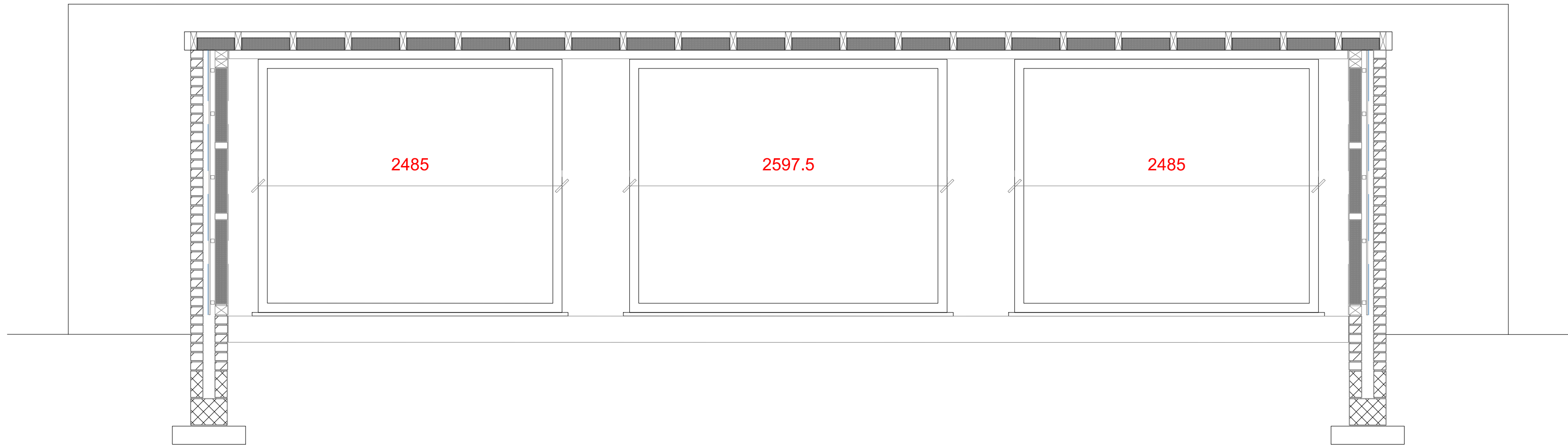
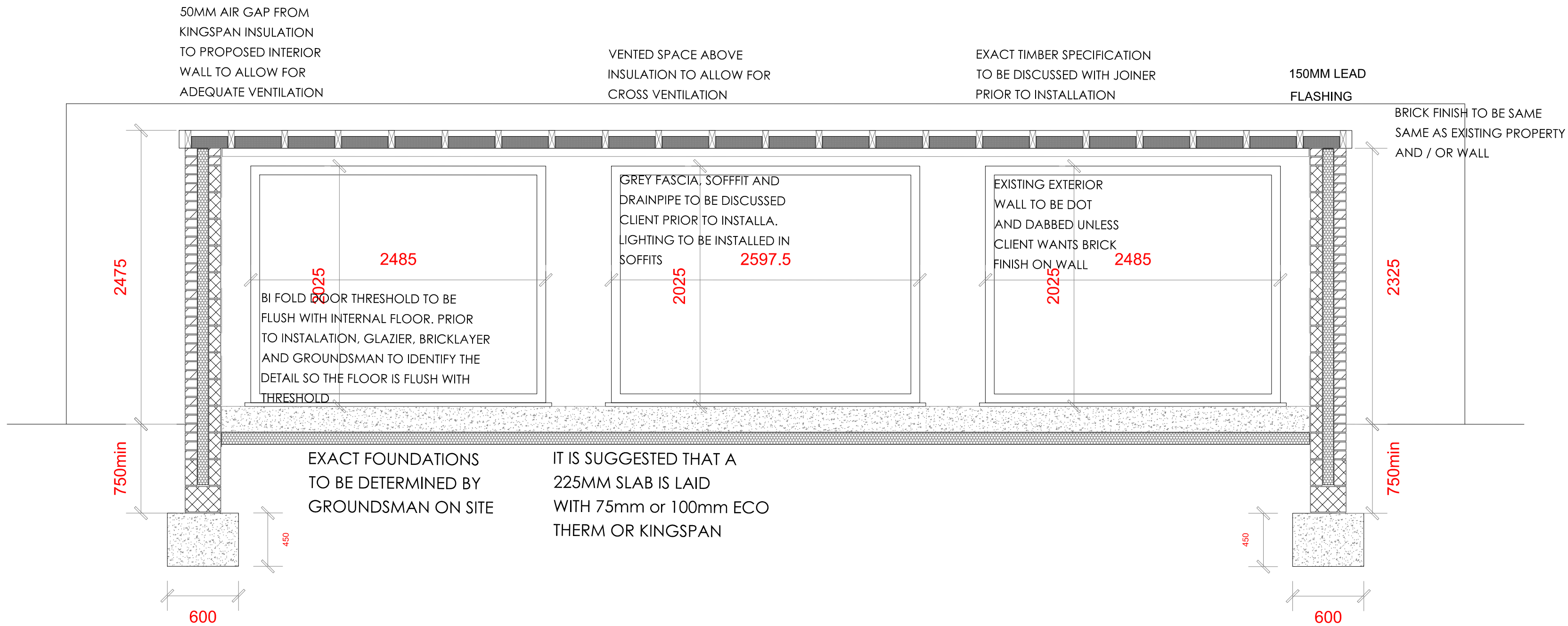




BRICK AND TIMBER BUILD



TRADITIONAL BRICK BUILD

- 1.) All work to comply with Town and Country planning act 1990, Teh Building regulations 2000, and all relevant Codes of Practice , British and European Standards. The Party Wall Act 1996, neighbouring consent to be sort for work on, at or within 3m of the party wall or fence with 2+mtks notice required.
- 2.) Electrical work to be carried out to NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at the tendering stage. To provide low energy light fittings and works to comply with part P and M of the Building regulations with work carried out by competent persons, with certification provided.
- 3.) All dimensions to be checked on site prior to works commencing, with discrepancies discussed with the designer.
- 4.) Foundations to be min 1000mm deep @ 600mm wide and to be min 225mm thickness of concrete. All designs to building control officers approval. Brick cavity construction upto D.P.C with 110mm cavity, lean mix concrete fill to cavity within 225mm of ground level and DPC be min 150mm above ground level and to lap with D.P.M. Existing foundations to be exposed by trial at BCO approval. The conditions of the party wall act 1996 sgould be considered for excavations on within 3000mm of a boundary, neighbours consent to be sought for all party wall work. Allow for the root progression of any adjoining trees, any any variation in Ground levels, and drain inverts all to BCO approval on site.
- 5.) Ground floor slab to be min 125mm concrete with latex leveler or 75mm cement screed, 150mm Celotex FR4000 insulation below slab and 25mm perimeter insulation around slab edges on 1200 gauge polythene membrane on 25mm compacted sand on 150mm clean, well compacted hardcore. All vegetable matter to be removed from below slab areas. Allow for A252 mesh due to level of fill below slab, and allow for ducting to any existing air bricks through slab, to new air bricks.
- 6.) External walls to be 100mm brick to match existing, with 110mm cavity, 110 full fill crown dritherm insulation, 100mm Celcon solar or similar block inner leaf, with inner face dot and dabbed with 9.5mm plaster board and skimmed. Cavity ties to be Stainless Steel and spaced at max 750x450 c/cs. Allow for cavity trays to roof abutments etc. also insulated V.D.P.C to all windows/door reveals such as Thermabate Green or similar product.
- 7.) Flat roof system with GRP, with rigid insulation between joists. 150mm upstand into existing wall, tied in with concrete mastic. Flashings and valleys to be in Code 4 lead with min 150mm upstand.
- 8.) Lintels to be taken from the Catnic rangeand to have a min 150mm end bearing and to be insulated to meet Part L1/L2.
- 9.) Windows to be double glazed, with trickle vents to be provided to window heads equal to 8000mm squared. Laminated or toughened glass to be provided within 800mm of floor level for windows and 1500mm of floor level for doors and door side screens. Glazing to be K glass with min 22mm double glazed units equal to min 1.4 W/M2 U Value.
- 10.) Rainwater goods to be min 60mm half round guttering leading to 68mm dia rainwater downpipes. Adapt existing gutters to suit new.
- 11.) Drains to be as plan, laid to fall @ 1:40 and to connect to existing and to be UPVC, laid on 150mm pea gravel with min 150mm cover.

APPROVED DOCUMENT K

Any glazing below 800mm above the finish floor level of 1500mm in a door or in a side panel is to be toughened in accordance with BS6262-4:1994.

APPROVED DOCUMENT L1B

See Wall, Floor & Roof Construction details above.

APPROVED DOCUMENT M

All new switches and socket heights are to be positioned at heights complimentary with existing fittings in the host property.

APPROVED DOCUMENT P

The electrical contractor is to inspect and prepare a report in respect of the existing electrical installation conditions for consideration, prior to execution of the new works.

In the case that the property is to receive a full re-wire, the works shall be carried out in accordance with the below requirements.

All electrical work is to be designed, installed, inspected and tested in accordance with the requirements of BS 7971 and the 17th edition of the IEE wiring guidance, and Part P registered with an electrical self-certification scheme authorised by the secretary of the state. A copy of the self-certification certificate must be provided to the BCB within 30 days of completion. The client must receive both the original self-certification certificate and a BS 7671 Electrical Installation Test Certificate.

The electrical contractor is to inspect and prepare a report in respect of the existing electrical installation conditions for consideration, prior to execution of the new works.

Efficient low energy lighting is to be provided throughout to satisfy AD L table 4.

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Sustainable Architecture Matters

DWG No.

Notes:

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	Revision notes	Date	By

SAMstudio

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Client		Drawing Title			
BROOK DRIVE		PROPOSED PLAN			
Project Title		Drawn	Date		
		SC	06.05.21		
OUTHOUSE		Checked	Date		
		SC	06.05.21		
DWG No.	5		1:30	Revision	Scale