

Oakwrights planning

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material schedule

- ① larch cladding
 - ② natural slate roof with oak fascia & soffit boards
 - ③ red brick course with chamfer brick top course
 - ④ Oak frame
- all gutters and downpipes to be black upvc

SPECIFICATION NOTES

GROUND FLOOR :
150MM GRADE C35 CONCRETE SLAB WITH 1 LAYER A252 MESH 40MM COVER FROM BOTTOM ON 1200 GAUGE DAMP PROOF MEMBRANE (DRESSED UP PERIMETER OF SLAB AND UNDER MASONRY BASE COURSE ON 25MM SAND BLINDING ON 150MM WELL CONSOLIDATED HARD CORE.

EXTERNAL WALLS:
TIMBER FRAME CONSISTING OF 69X38MM TIMBER STUDS AT 600MM CENTRES WITH DOUBLE TOP AND BOTTOM RUNNERS. TYVEK/YBS REFLECTIVE BREATHER MEMBRANE STAPLED TO TIMBER FRAME AND LAPPED 150MM VERTICALLY AND 100MM HORIZONTALLY WITH ALL JOINTS TAPED. INTERNAL FINISH TO BE 12.5MM PLASTERBOARD TO ACHIEVE 30MIN FIRE RESISTANCE (OR ANOTHER EQUAL AND APPROVED FIRE RATED BOARD) WHERE SPECIFIED ON PLANS.

ROOF:
EXTERNAL FINISH TO BE CUPA HEAVY 3 SLATES NAILED WITH COPPER NAILS THROUGH ROOFING MEMBRANE AND SECURELY FIXED TO 22MM SARKING BOARD, TIMBER RAFTERS (BY SPECIALIST) AT 600MM CENTRES TO COMPLY WITH BS 5228-3:2001 ON 150X50MM TREATED TIMBER WALLPLATE ONTO THE TIMBER FRAME. RAFTERS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
NOTE: TRUSS MANUFACTURERS DESIGN CERTIFICATE TO BE PROVIDED UPON COMPLETION.

LEADWORKS:
FORMED AND JOINED IN ACCORDANCE WITH GOOD PRACTICE LAID OUT BY THE LDA HANDBOOK. ALL EXPOSED LEADWORK TO BE TREATED WITH ONE COAT OF PATINATION OIL. LEAD FLASHINGS TO BE IN CODE 5 LEAD OF MAX LENGTHS OF 1500MM AND TO BE SUITABLY RESTRAINED BY CLIPS AS PER LDA GUIDES.

EXTERNAL DOOR:
HIGH PERFORMANCE TIMBER PANEL GARAGE DOORS WITH PROPRIETARY WEATHER SEALS AND DRAUGHT STRIPPING (GLAZING SPEC TO MATCH WINDOWS WHERE APPLICABLE). ALL DOORS TO BE FITTED WITH 3 POINT LOCKING SYSTEM TO COMPLY WITH SECURED BY DESIGN CRITERIA. ALL COATINGS TO BE FACTORY FINISHED.

ELECTRICS:
ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE 17TH EDITION OF THE I.E.E. REGULATIONS AND TO BS 7671:2008, 'THE REQUIREMENT FOR ELECTRICAL INSTALLATIONS'. CONTRACTOR TO ENSURE THAT A MINIMUM OF 50% OF LIGHT FITTINGS ARE LOW ENERGY TYPE.
NO ELECTRICAL OUTLETS OR CONTROLS TO BE POSITIONED CLOSER THAN 350MM TO AN INTERNAL CORNER AND TO BE POSITIONED BETWEEN 400 & 1200MM ABOVE FLOOR LEVEL. LIGHT SWITCHES TO BE POSITIONED BETWEEN 900 & 1100MM FROM FLOOR LEVEL. OUTLETS AND SWITCHES LOCATED OVER WORKTOPS TO BE MINIMUM 150MM ABOVE THE SURFACE.
NOTE: ELECTRICAL INSTALLATION WORK SHOULD BE INSPECTED AND TESTED BY PERSONS HAVING MEMBERSHIP OF SELECT, NICEIC OR OTHER SUITABLY APPROVED BODY.

ELECTRICAL LEGEND

- 1 way Light Switch
- 2 way Light Switch
- ⊕ Engraved Washing Machine Switch 150mm Above Worktop
- ⊕ Engraved Fridge Switch 150mm Above Worktop
- ⊕ Engraved Cooker Control Unit 150mm Above Worktop
- ⊕ Engraved Fan Control Switch 150mm Above Worktop
- ⊕ Double 13A Outlet 450mm Above Floor Level
- ⊕ Double 13A Outlet 150mm Above Worktop Level
- ⊕ Combined Satellite, TV Socket 450mm Above Finished Floor Level
- ⊕ Telephone Outlet Point 450mm Above Finished Floor Level
- ⊕ Fibre Socket Outlet 450mm Above Finished Floor Level
- ⊕ Consumer Unit Wired Back to Meter in Service Cupboard
- ⊕ Recessed Light Fitting
- ⊕ Pendant Light Fitting
- ⊕ Fluorescent Light Fitting
- ⊕ Wall Light Fitting 1800mm High
- ⊕ Heat Detector Hard Wired Back to Consumer Unit
- ⊕ Smoke Detector Hard Wired to Consumer Unit
- ⊕ Door Bell Push 1050mm Above Floor Level
- ⊕ External Threshold Light
- ⊕ External Power Supply (with circuit breaker)
- ⊕ Mechanical Extract Fan Ceiling Mounted wired to Light Switch and Isolator Switch
- ⊕ Water Supply Valve
- ⊕ Carbon Monoxide Detector
- ⊕ Carbon Dioxide Detector

All electrical work to be carried out in accordance with the 17th edition of the I.E.E. regulations and to BS 7671:2008 + A3:2015. Facelplates to switches of washing machine, fridge, cooker and shower to be engraved for clear identification.

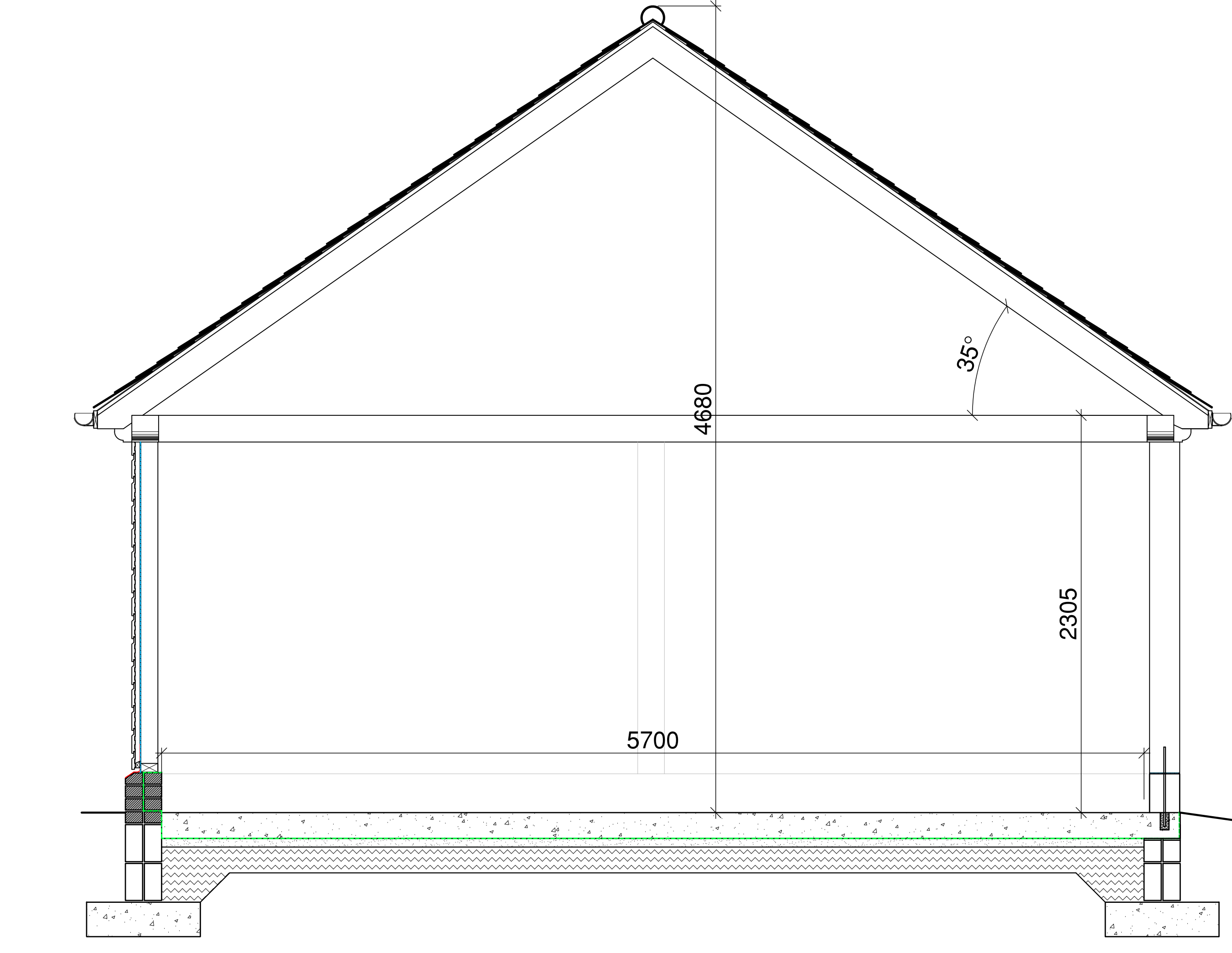


SIDE ELEVATION
SCALE 1/50

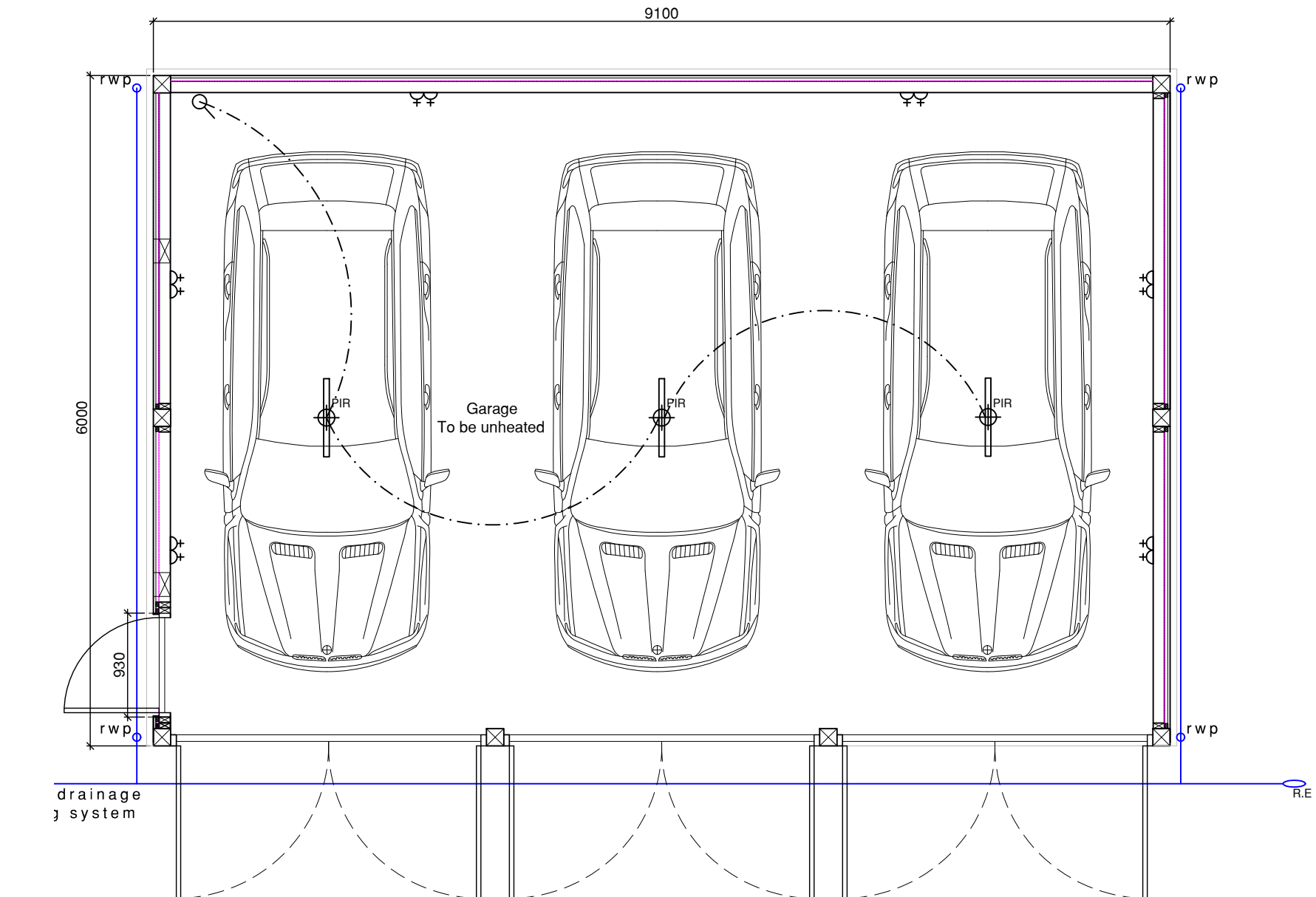
FRONT ELEVATION
SCALE 1/50

SIDE ELEVATION
SCALE 1/50

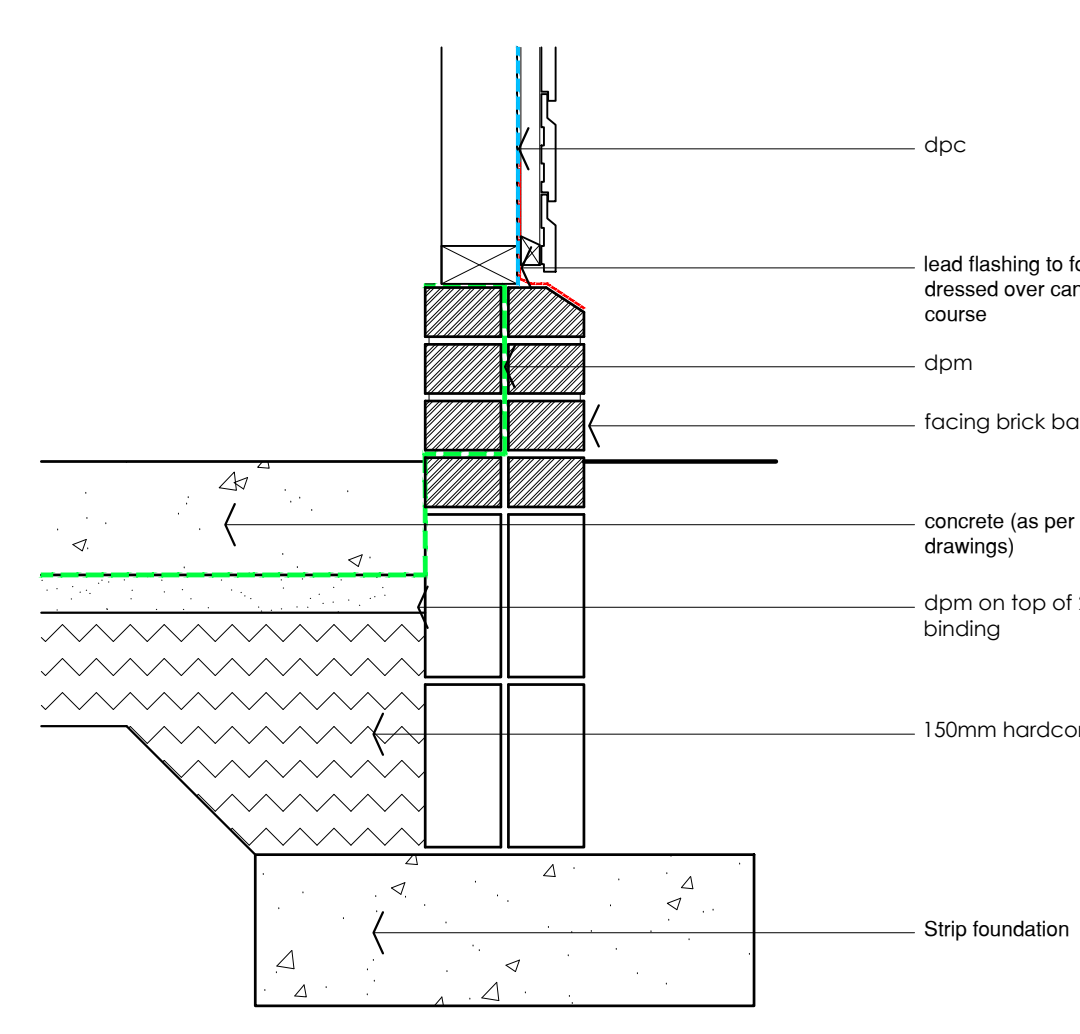
REAR ELEVATION
SCALE 1/50



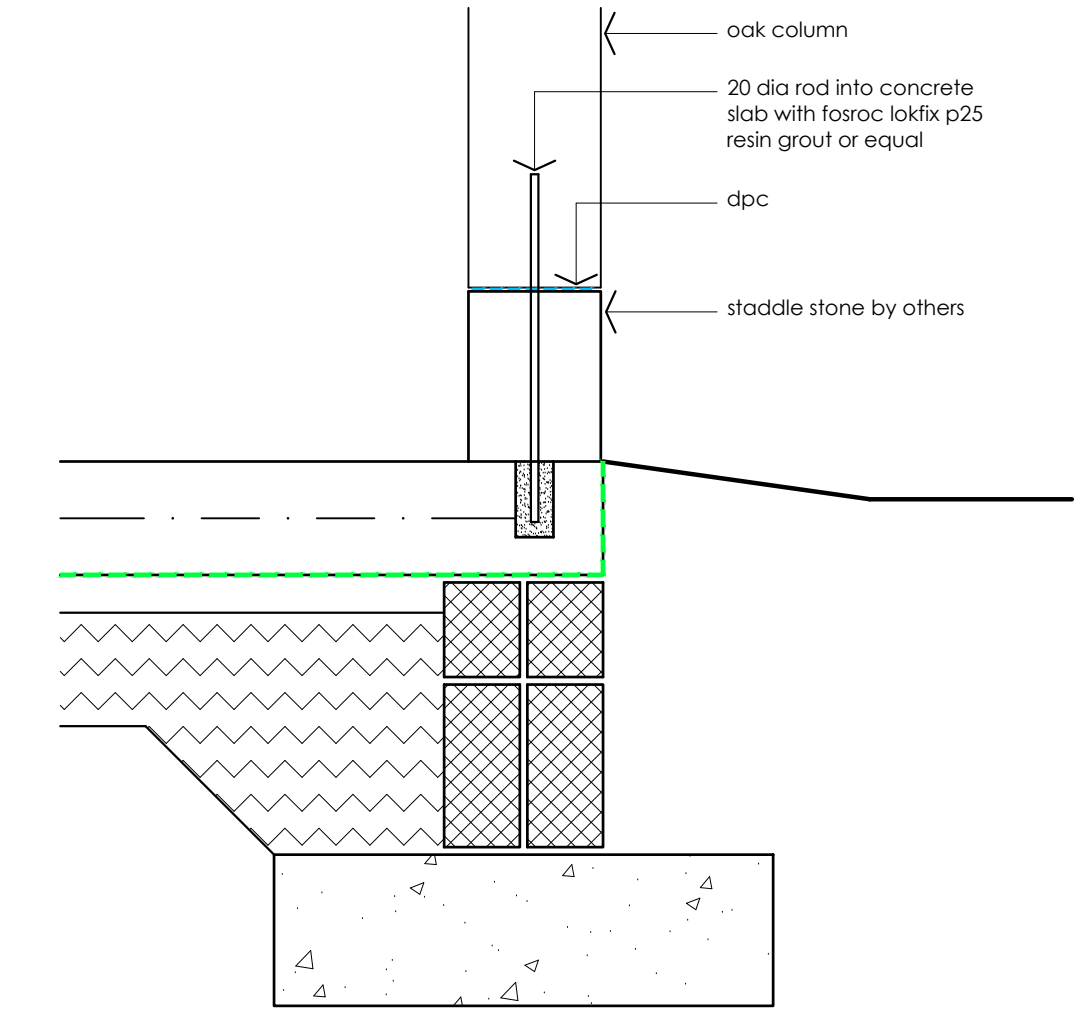
SECTIONAL ELEVATION
SCALE 1/10



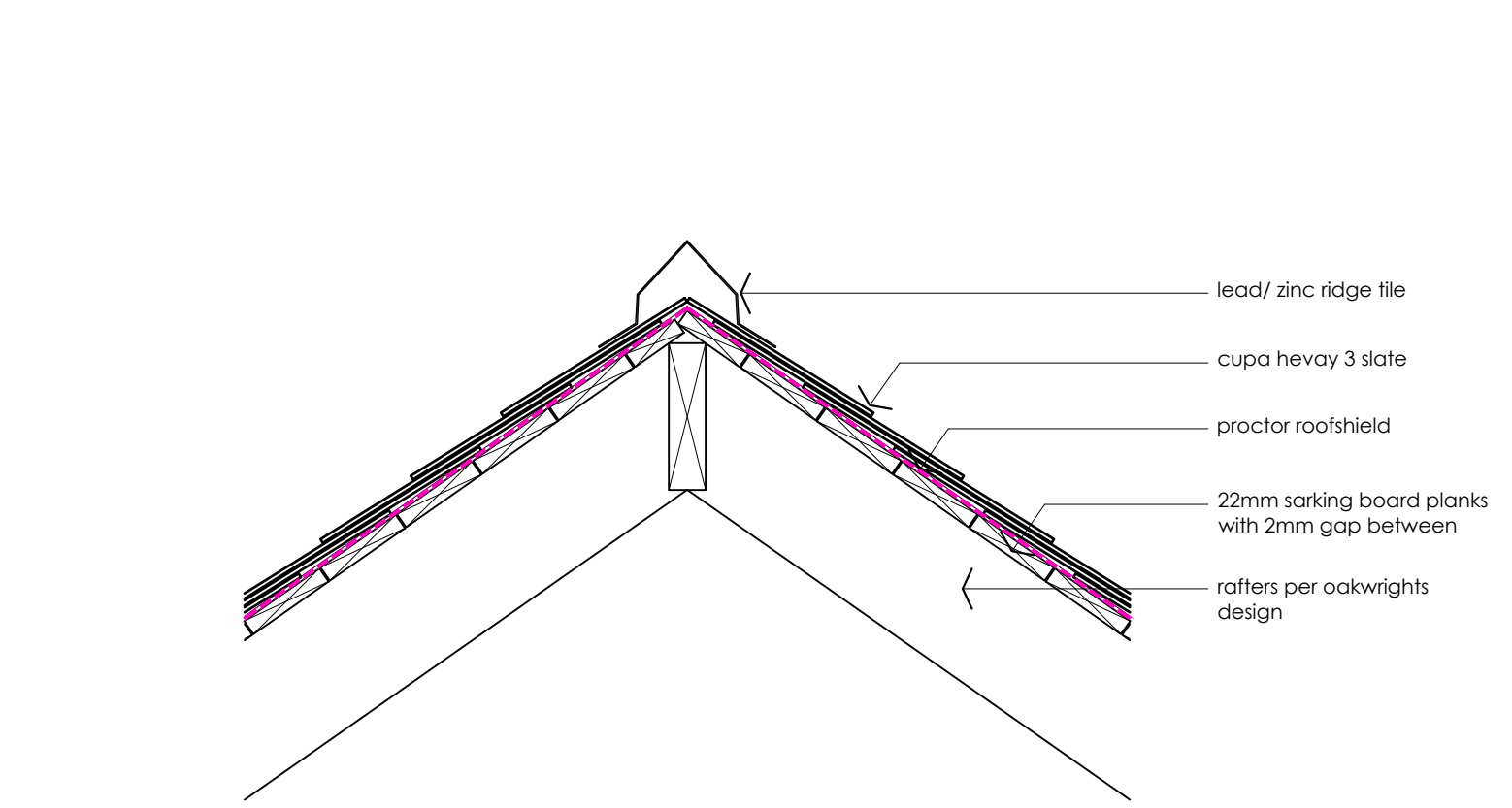
GROUND FLOOR PLAN
SCALE 1/50



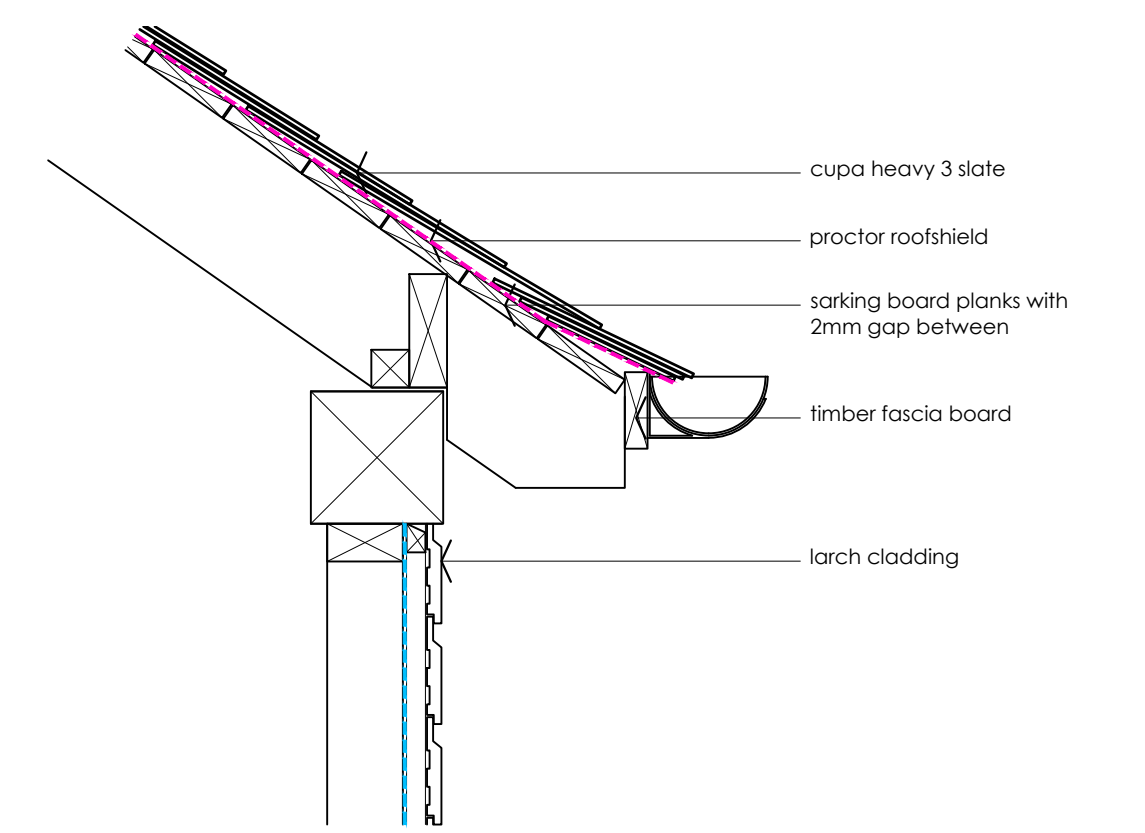
FOUNDATION DETAIL
SCALE 1/10



FOUNDATION DETAIL
SCALE 1/10



RIDGE DETAIL
SCALE 1/10



EAVES DETAIL
SCALE 1/10

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				<p>DRAWN JR DRG. NO. 21.106.10</p> <p>CHECKED AH REV. -</p>