

Key

New Stud Walls

Woodfibre Insulation

Mineral Wool Insulation

PIR Insulation

Airtight tape

Breathable airtight membrane

Breathable windtight membrane

Timber reveal board

Lime Plaster

Fire resisting construction minimum REI 30

Demolition

Pendant Light

Wall Light

Spot Light

Double Socket

Fuse Spur

Light Switches - Dimmers

S

Smoke Detector to meet BS 5839-6

H

Heat Detector to meet BS 5839-6

Wireless Network Point

Isolator

00m² area of water based underfloor heating pipes at 100 c/c

CDM / BRPD Notes

1. Brook the to the rear of the property creates particularly damp ground and presents risk of flooding - materials to be stored inside where possible.

2. Several mature trees to the rear of the site could provide issues for overhead access.

3. There is a school opposite - young children will be present on the street so particular care to be given to tools and materials on the street.

4. The clients have young children - all tools to be out of reach when not in use.

5. All materials to be stored with consideration to their flamability and proximity to neighbours.

Specification Notes

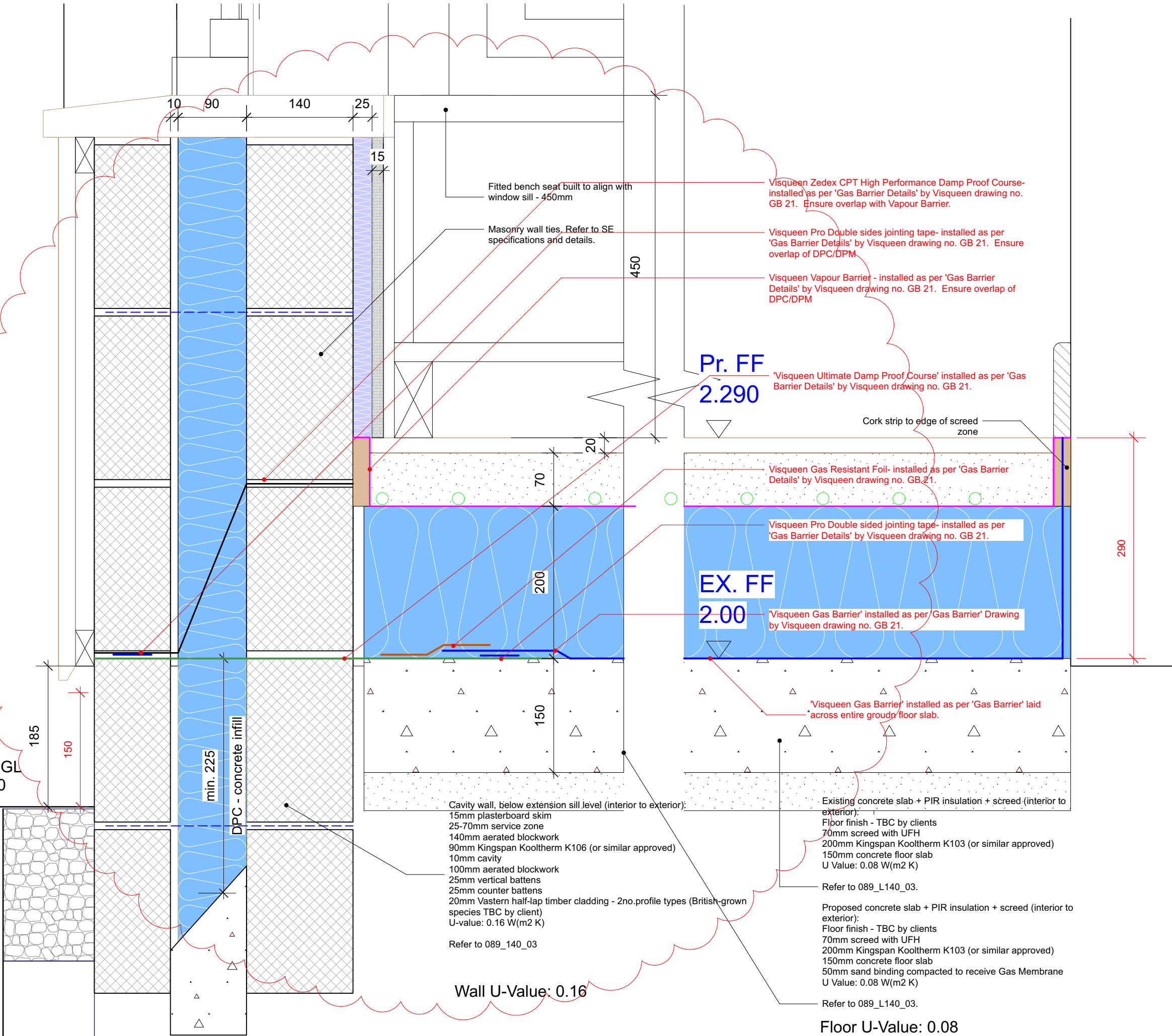
1. All materials to be installed as per manufacturer's instructions.

2. All steels to be fire protected to 30 minutes minimum. Either with 15mm Gyproc Fireline, or intumescent paint.

3. Timber roof structure must be suitable tfor external use - eg larch or cedar to match cladding. Planned, square edge timber to be used.

4. Timber roof structure must be treated with fire protection to provide 30minutes fire resistance.

5. Proposed electrical rewiring to kitchen and dining room only.



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Notes

1. Drawings are based on survey information and may not represent what is physically present.

2. Do not scale from this drawing. All dimensions to be checked on site.

3. All dimensions in millimetres unless noted otherwise.

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Revisions + Notes		
REV	DATE	NOTES
*	17.04.25	Building Control Submission
A	29.04.25	Additional Dimensions
B	09.06.25	Alterations following Site Visit 01
C	10.09.25	Addition of Gas Membrane

Project North / Key Plan

Not to Scale

Status	
FOR CONSTRUCTION	
Project Title	
7 Brookburn Road	
Drawing Title	
Typical Detail 03	
Drawing Number	Revision / Date
089_L140_03	C - 10.06.25

Scale / Size

1:5 @ A3

Scale Bar

0 0.5 1 m