

FOUNDATIONS.
THE NEW FOUNDATIONS ARE TO BE EITHER TRADITIONAL 600 x 250mm DEEP CONCRETE STRIP FOUNDATIONS OR CONCRETE TRENCH FILL, TAKEN DOWN TO A FORMATION LEVEL AS APPROVED BY THE LOCAL AUTHORITY BUILDING INSPECTOR ON SITE AND TO SUIT THE GROUND CONDITIONS. THE FOUNDATIONS WILL BE AT LEAST 900mm BELOW GROUND LEVEL. THE WALLS UP TO DPC LEVEL ARE TO BE FORMED IN 2 SKINS OF DENCE BLOCKWORK WITH A 85mm CAVITY WHICH WILL BE FILLED WITH LEAN MIX CONCRETE TO A MINIMUM 225 BELOW GROUND LEVEL. THE BROCKWORK TO THE OUTER SKIN OF THE CAVITY WALL WILL BEGIN AT LEAST 3 COURSES BELOW FINISHED GROUND LEVEL.

A SUITABLE HORIZONTAL DPC SUCH AS 'HYLOAD' IS TO BE BUILT IN TO THE WALLS A MINIMUM OF 150mm ABOVE GROUND LEVEL.
ALL VERTICAL AND HORIZONTAL DPC'S ARE TO BE BUILT IN TO BS743 : 1970 (AS AMENDED) STANDARD.

EXTERNAL WALLS
EXTERNAL CAVITY WALLS, 285mm THICK, TO BE OF 102mm THICK BRICKWORK 85mm WIDE CAVITY, 100mm THICK CELCON SOLAR CONCRETE BLOCK INNER SKIN WITH A MINIMUM STRENGTH OF 3.5N/sq.m. INTERNAL FINISH WITH PLASTER AND SET.

BRICK AND BLOCKWORK SKINS ARE TO BE LAID IN 1:6 CEMENT MORTAR. THE CAVITIES ARE TO BE FILLED WITH 80mm THICK CROWN DRYBREM 32 INSULATION BATS, U-VALUE 0.28W/sq.m.K.

STAINLESS STEEL WALL TIES TO BS 1243: 1979(AS AMENDED) TO BE BUILT INTO THE CAVITY WALLS AT 750mm MAX. HORIZONTALLY AND 450mm MAX. VERTICAL CENTRES. TIES ARE TO BE STAGGERED RISERS. INCREASE NUMBER OF TIES AT WINDOW/ DOOR OPENINGS TO 300mm MAX. VERTICAL CENTRES. ALL VERTICAL AND HORIZONTAL DPC'S ARE TO BE BUILT IN TO BS 743: 1970(AS AMENDED) STANDARD.

PROVIDE ANY REQUIRED EXPANSION JOINTS WITHIN BLOCKWORK WALLS AS RECOMMENDED BY THE MANUFACTURER OF THE BLOCK TYPE USED.
HEADS OF CAVITIES AND CAVITIES AROUND OPENINGS ARE TO CLOSED OFF USING THERMOBATE INSULATED CAVITY CLOSERS

ALL OPENINGS ARE TO HAVE 10' GALVANISED STEEL LINTELS OVER, WITH FACTORY FITTED INSULATION INFILL. ALL LINTELS ARE TO HAVE A MINIMUM END BEARING OF 150mm. PROVIDE CAVITY TRAYS OVER LINTELS.

LATERAL SUPPORT TO CAVITY WALLS AND INTERNAL WALLS TO BE PROVIDED BY SEATING OF TRUSSES/JOISTS. WHERE WALLS ARE PARALLEL TO JOISTS GALVANISED STEEL STRIPS, 30 x 50mm ARE TO BE FIXED AT 1800CENTRS AT FIRST FLOOR CEILING AND RAFTER LEVELS. JOISTS ARE TO BE FIXED BETWEEN JOISTS AT STRAP POSITIONS. END OF STRAPS ARE TO BE BUILT INTO BLOCKWORK AND NAILED ACROSS 3 JOISTS.

WHERE ROOFS ABUT EXTERNAL WALLS LEAD FLASHINGS ARE TO BE INCORPORATED IN THE WALLING WITH CAVITY TRAYS OVER WHERE APPLICABLE. LEAD TO BE CODE 4, TO BS 178: 1983.

INTERNAL WALLS
TO BE EITHER 100mm THICK BLOCKWORK OR TIMBER STUDWORK STUDS TO BE FROM 75 x 50mm TIMBER FRAMING WITH VERTICAL STUDS AT 600mm CENTRES AND FACED WITH ONE SKIN 12.5mm PLASTERBOARD ON BOTH SIDES OF FRAMING WITH PLASTER SKIM COAT. PARTITIONS ARE TO BE FILLED WITH MINERAL WOOL INSULATION.

GROUND FLOOR

THE GROUND FLOOR IS TO CONSIST OF A SUSPENDED CONCRETE SLAB. THE EXISTING GROUND IS TO BE EXCAVATED TO PROVIDE A 200mm LAYER OF REJECT STONES TO VENT THE UNDERFLOOR AREA DUE TO LANDFILL SITE BEING WITHIN 250 METRES OF THE SITE. THE STONE BAND IS TO BE VENTILATED TO OUTSIDE AIR VIA CRANKED VENTILATORS BUILT IN TO THE PERIMETER CAVITY WALLS AT CENTRES TO ACHIEVE EQUIVALENT 1500sq.m. CLEAR OPENING TO EACH METRE RUN OF WALL.

150mm THICK INSTU CONCRETE SLAB IS TO BE CAST ON THE BLINDING. 35N/sq.m. CONCRETE SLAB WITH B785 MESH REINFORCEMENT IN IN THE BOTTOM (40mm COVER TO ALL REINFORCEMENT) TO BE CAST TO SPAN FROM 100mm INTO THE NEW WALLS OR IF TRENCH FILL FOOTINGS ARE USED THEN ON TOP OF THE FOOTINGS.

THE FLOOR FINISH IS TO BE OF MINIMUM 75mm THICK SAND/CEMENT REINFORCED SCREED LAD TO BS 1521: 1972(AS AMENDED) ON 80mm THICK CELOTEX RIGID SLAB INSULATION BOARDS LAD ON STRUCTURAL SLAB UNDERNEATH THE INSULATION LAY A GAS MEMBRANE VISQUEEN DPM TURNED UP AT THE SIDES AND LAD COMPLETELY ACROSS THE EXTERNAL WALL INCLUDING THE CAVITY TO THE EXTERNAL FACE OF THE WALL. INSTALL A CAVITY OVER THE MEMBRANE IN THE EXTERNAL WALL.

INTERMEDIATE FLOOR
FLOOR TO COMPRISE OF 50 x 170mm CLASS C18 TIMBER JOISTS SPACED AT 400mm CENTRES. THE FLOOR JOISTS ARE TO SPAN AS SHOWN ON THE PLANS ON DRAWING. JOISTS TO BE SUPPORTED ON GALVANISED STEEL HANGERS BUILT INTO THE BLOCK WALLS. THE JOISTS ARE TO BE DOUBLED UP UNDER THE STUD PARTITIONS WHERE THE PARTITION RUNS IN THE SAME DIRECTION AS THE JOISTS AND UNDERNEATH THE BATH POSITION.

THE FLOOR JOISTS ARE TO BE STRUTTED BY 2 ROWS OF SOLID OR HERRINGBONE STRUTTING AT ONE THIRD POSITIONS. SOLID STRUTTING SHOULD BE AT LEAST 38mm THICKER THICKNESS EXTENDING AT LEAST 0.75 TIMES THE DEPTH OF THE JOISTS. HERRINGBONE STRUTTING SHOULD BE AT LEAST 38 x 38mm TIMBER SIZE.

THE SKILLED ROOF IS TO BE INSULATED WITH 100mm CELOTEX OR KINGSPAN RIGID INSULATION LAD BETWEEN RAFTERS AND 45mm THICK CELOTEX INSULATION LAD ACROSS THE UNDERSIDE OF THE RAFTERS. CEILING FINISHED IN 12.5mm PLASTERBOARD. MAINTAIN A MINIMUM 50mm AIRSPACE FROM TOP OF INSULATION TO UNDERSIDE OF ROOF U-VALUE ACHIEVED IS 0.20W/sq.m.K.

HEATING AND VENTILATION
THE HEATING AND HOT WATER TO THE EXTENSION IS TO BE PROVIDED BY EXISTING WALL MOUNTED GAS FRED BALANCED FLUE BOILER LOCATED IN THE LOFT VENTING THROUGH ROOF. THE HEATING OF THE ROOMS IS TO BE MET RADIATORS WITH THERMOSTATIC VALVES

IF A NEW WALL MOUNTED GAS FRED BALANCED FLUE CONDENSING BOILER OR A BOILER WITH A MINIMUM SEDBUK RATING OF 90% (OR 88% SEDBUK 2009) THE NEW BOILER IS TO BE COMMISSIONED AT COMPLETION OF THE WORK AND A COPY OF THE COMPLETION CERTIFICATE SUBMITTED TO BUILDING CONTROL. NEW BOILER TO BE INSTALLED AND REGISTERED UNDER THE GAS SAFE REGISTER COMPETENT PERSONS SCHEME.

MECHANICAL EXTRACT VENTILATION IS TO BE PROVIDED TO THE KITCHEN, UTILITY, ENSUITE AND CLOAK, TO EXTRACT AT 60, 30, 15 & 15 LITRES/SECOND RATING EXTRACTING TO EXTERNAL AIR RESPECTIVELY
IF COOKER HOOD EXTRACTOR IS INSTALLED THEN THIS IS TO EXTRACT AT A RATE OF 30 LITRES/SECOND
THE EXTRACT TO THE CLOAKROOM IS TO BE OPERATED BY THE LIGHT SWITCH WITH A MINIMUM OVERRUN OF 15 MINUTES WHEN LIGHT TURNED OFF.
THE U-VALUE OF THE WINDOW IS TO ACHIEVE 1.6W/sq.m.K.

ANY GLAZING WITHIN 800mm OF THE FLOOR LEVEL MUST BE SAFETY GLAZING EITHER TOUGHENED GLASS OR LAMINATED. INDIVIDUAL PANE OF SAFETY GLASS SHOULD BE SUITABLY MARKED IN ACCORDANCE WITH BS6206 SO THAT THEY CAN CLEARLY BE IDENTIFIED.
ANY GLAZING WITHIN DOORS WHICH IS WITHIN 1500mm OF FLOOR LEVEL IS TO BE SAFETY GLAZING. ANY GLAZING SITUATED WITHIN 300mm OF THE DOOR OPENING AND WITHIN 1500mm OF FLOOR LEVEL IS TO BE SAFETY GLAZING TO BS 6206 SAFETY PANES ARE TO BE MARKED AS PREVIOUSLY SPECIFIED.

THE WINDOWS TO THE BEDROOMS ARE TO HAVE MEANS OF ESCAPE OPENINGS. THE WINDOW SHOULD HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.3sq.m. AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100mm ABOVE THE FLOOR. THESE WINDOWS SHOULD BE FITTED WITH ESCAPE WINDOW HINGES.

ALL NEW DOORS WITH MORE THAN 50% OF THEIR INTERNAL FACE AREA AS GLAZED SHOULD ACHIEVE A U VALUE NOT EXCEEDING 1.8W/m2K.

ROOF
ROOF COVERING TO BE CONCRETE INTERLOCKING TILES BY 'REDLAND' OR SIMILAR. TILES TO BE LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO FORM A WATER TIGHT COVERING.

THE MAIN ROOF STRUCTURE IS TO BE OF CUT TREATED TIMBER MEMBERS TO SIZES AND SPACES SHOWN ON SECTIONS AND DETAILED BY THE STRUCTURAL ENGINEERS CALCULATIONS.

ROOF TIMBERS ARE TO BE TWICE NAILED TO 100 x 50mm S23 GRADE SOFTWOOD WALLPLATE ON MORTAR BED.WALLPLATE TO BE ANCHORED TO THE WALL USING 30 x 2.5mm GALVANISED STRAPS, 900mm LONG BENT OVER THE WALLPLATE 100mm AND SCREWED TO BLOCKWORK AT 2.0M MAX. CENTRES.

ANY TIMBERS WHICH ARE CUT ON SITE ARE TO HAVE THE EXPOSED FACES LIBERALLY COATED WITH SUITABLE PRESERVATIVE.
THE CEILINGS ARE TO BE FORMED USING ONE LAYER OF SQUARE EDGED PLASTERBOARD WITH A SKIM COAT APPLIED FINISHED IN EMULSION PAINT.

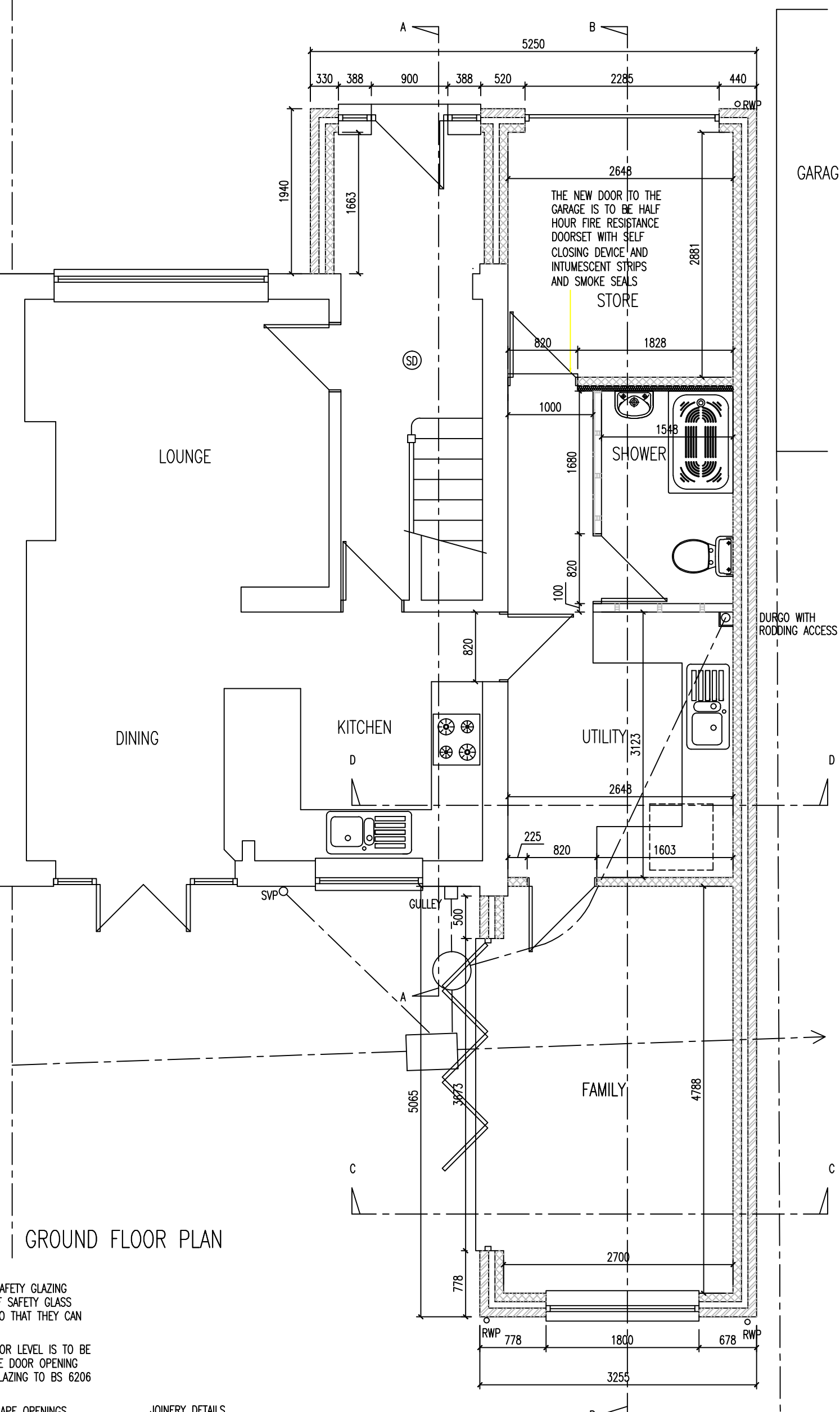
THE MAIN ROOF SPACE IS TO BE INSULATED WITH 1 LAYER OF 100mm THICK MINERAL FIBRE QUIET LAD BETWEEN THE JOIST AND THE 1 LAYER OF 170mm THICK LAD AT RIGHT ANGLES TO THE FIRST OVER THE JOISTS.

THE INSULATION IS TO BE TAKEN OVER THE WALL PLATES AND INTO THE EAVES VOID. PROPRIETARY ROOF VENTILATORS ARE TO BE FIXED OVER/BETWEEN RAFTERS ABOVE WALL PLATES TO MAINTAIN AN EQUIVALENT 25mm CONTINUAL AIRFLOW OVER THE INSULATION.

U-VALUE ACHIEVED IS 0.16W/sq.m.K.

THE SKILLED ROOF IS TO BE INSULATED WITH 100mm CELOTEX OR KINGSPAN RIGID INSULATION LAD BETWEEN RAFTERS AND 45mm THICK CELOTEX INSULATION LAD ACROSS THE UNDERSIDE OF THE RAFTERS. CEILING FINISHED IN 12.5mm PLASTERBOARD. MAINTAIN A MINIMUM 50mm AIRSPACE FROM TOP OF INSULATION TO UNDERSIDE OF ROOF U-VALUE ACHIEVED IS 0.20W/sq.m.K.

MECHANICAL EXTRACT VENTILATION IS TO BE PROVIDED TO THE KITCHEN, UTILITY, ENSUITE AND CLOAK, TO EXTRACT AT 60, 30, 15 & 15 LITRES/SECOND RATING EXTRACTING TO EXTERNAL AIR RESPECTIVELY
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GROUND FLOOR PLAN

JOINERY DETAILS.

INTERNAL DOORS TO BE 1981 x 765 x 32mm THICK PANELED PREFORMED DOORS TO RECEIVE A PAINT FINISH FINISH. DOOR LININGS ARE TO BE SOFTWOOD PAINTED. SKIRTINGS & ARCHTRAVES ARE TO BE 19 x 100mm BULLNODDED MDF PRIMED.

ELECTRICS

PROVISION FOR ENERGY EFFICIENT LIGHTING SHOULD BE MADE IN THE NEW EXTENSION THE LOCATION OF THIS LIGHTING SHOULD BE POSITIONED WHERE IT CAN BE EXPECTED TO HAVE MOST USE.

MINIMUM OF 75% OF LIGHTING IS TO BE SUPPLIED AND FITTED USING STANDARD FITTINGS BUT MUST BE FITTED WITH ENERGY EFFICIENT LIGHT BULBS.

IF EXTERNAL LIGHTING IS TO BE USED REASONABLE PROVISION SHOULD BE MADE TO ENABLE EFFECTIVE CONTROL AND/OR THE USE OF EFFICIENT LAMPS. PROVISION CAN BE MADE BY:

- a) AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT, AND WHEN NOT REQUIRED AT NIGHT; OR
- b) HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT-WATT.

MAN'S OPERATED INTERLINKED SELF CONTAINED SMOKE ALARMS ARE TO BE PROVIDED IN ACCORDANCE WITH BS 5446: PART 1. THE POSITIONS OF THESE DETECTORS WILL BE ONE ON THE FIRST FLOOR LANDING AND ONE IN THE ENTRANCE HALLWAY WITH BATTERY BACK UP

SMOKE DETECTOR

ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED AND TESTED BY A PERSON COMPETENT TO DO SO. AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED FOR THE WORK ON COMPLETION. P1, P2.

THE PERSON UNDERTAKING THE ELECTRICAL WORKS IS REQUIRED TO BE REGISTERED UNDER A COMPETENT PERSON SCHEME.
IF BUILDING CONTROL NEEDS TO HAVE THE ELECTRICAL WORKS INSPECTED BY THEIR ELECTRICAL CONSULTANT AN ADDITIONAL FEE WILL BE REQUIRED.

PLUMBING AND DRAINAGE

THE PLUMBING SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH BS EN1256 BRE DIGESTS 248 AND 249. BUILDING REGULATIONS, WATER AUTHORITY REGULATIONS AND INBC REQUIREMENTS.

WASTE CONNECTIONS FROM FITTINGS ARE TO BE 100mm DIAMETER FROM WC'S AND 32mm FROM WASH BASINS AND 38mm FROM BATH.

THE WC'S ARE TO HAVE 50mm DEEP SEAL TRAPS AND ALL OTHER FITTINGS TO HAVE 75mm DEEP SEAL TRAPS. ALL BRANCH PIPES CONNECTED TO THE STACKS WITH MINIMUM 280mm OFFSET TO WC.

THE NEW SANITARYWARE WASTES ARE TO BE CONNECTED THROUGH THE WALL INTO THE NEW SOIL AND VENT PIPE

VERTICAL SOIL AND VENT PIPES TO BE 110mm DIAMETER TO BS4514:1983 (AS AMENDED) AND FITTED WITH LARGE RADIUS BENDS AT BASES. PIPES ARE TO TERMINATE AT HEAD WITH EITHER A MARLEY 'BURGO' TYPE RELIEF VALVE FITTED ABOVE TRAP LEVEL OF FITTINGS OR TAKEN ABOVE ROOF TO TERMINATE IN EXTERNAL AIR MINIMUM 900mm ABOVE ANY OPENING WINDOWS

DRAINAGE

ALL UNDERGROUND DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH BS EN752 USING 100mm DIAMETER PVC PIPWORK AND PREFABRICATED INSPECTION CHAMBERS. DRAINS TO BE LAID WITH FLEXIBLE JOINTS TO A NOMINAL 1:50 GRADIENT WITH 150mm PEA SHINGLE SURROUND. PREFABRICATED INSPECTION CHAMBERS UP TO 600mm DEEP

REQUIRING ONLY ONE LATERAL CONNECTION ARE TO BE 225mm DIAMETER. AND CHAMBERS UP TO 1000mm DEEP WITH ALLOWANCE FOR UP TO 4 CONNECTIONS ARE TO BE 450mm DIAMETER. CHAMBERS OVER THIS DEPTH OR CHAMBERS SUBJECT TO TRAFFIC LOADINGS ARE TO BE DESIGNED TO SUIT THE SPECIFIC SITUATION BUT GENERALLY WILL BE CONSTRUCTED OF CONCRETE BASE WITH 215mm ENGINEERING BROCKWORK SIDING IN 1:6 MORTAR WITH PREFORMED CHANNELS AND MORTAR HAUNCHING.

INTERNAL MANHOLE COVERS TO BE DOUBLE GREASE SEALED AND SCREWED DOWN. THE RAINWATER IS COLLECTED FROM THE ROOF VIA 100mm DIA PVC-U TYPE GUTTERING TO MATCH EXISTING, DISCHARGING INTO 63mm DIAMETER PVC DOWN PIPES CONNECTED INTO 100mm DIAMETER UNDERGROUND PIPWORK

AS PREVIOUSLY DISCLOSED. SURFACE WATER DRAINAGE TO FINALLY DISCHARGE INTO EXISTING SURFACE WATER SOAKAWAYS. IF NEW SOAKAWAY REQUIRED IT WILL BE SUPPLIED BY MARSHALLS OR SIMILAR. THE DEPTH OF SOAKAWAY IS TO BE 1000mm BELOW THE INVERT OF THE OUTLET PIPE. NEW SOAKAWAYS TO BE CONSTRUCTED AS IN BRE DIGEST 365

THE ADEQUACY OF ANY NEW SOAKAWAY PROVISION MAY BE SUBJECT TO A PERCOLATION TEST.

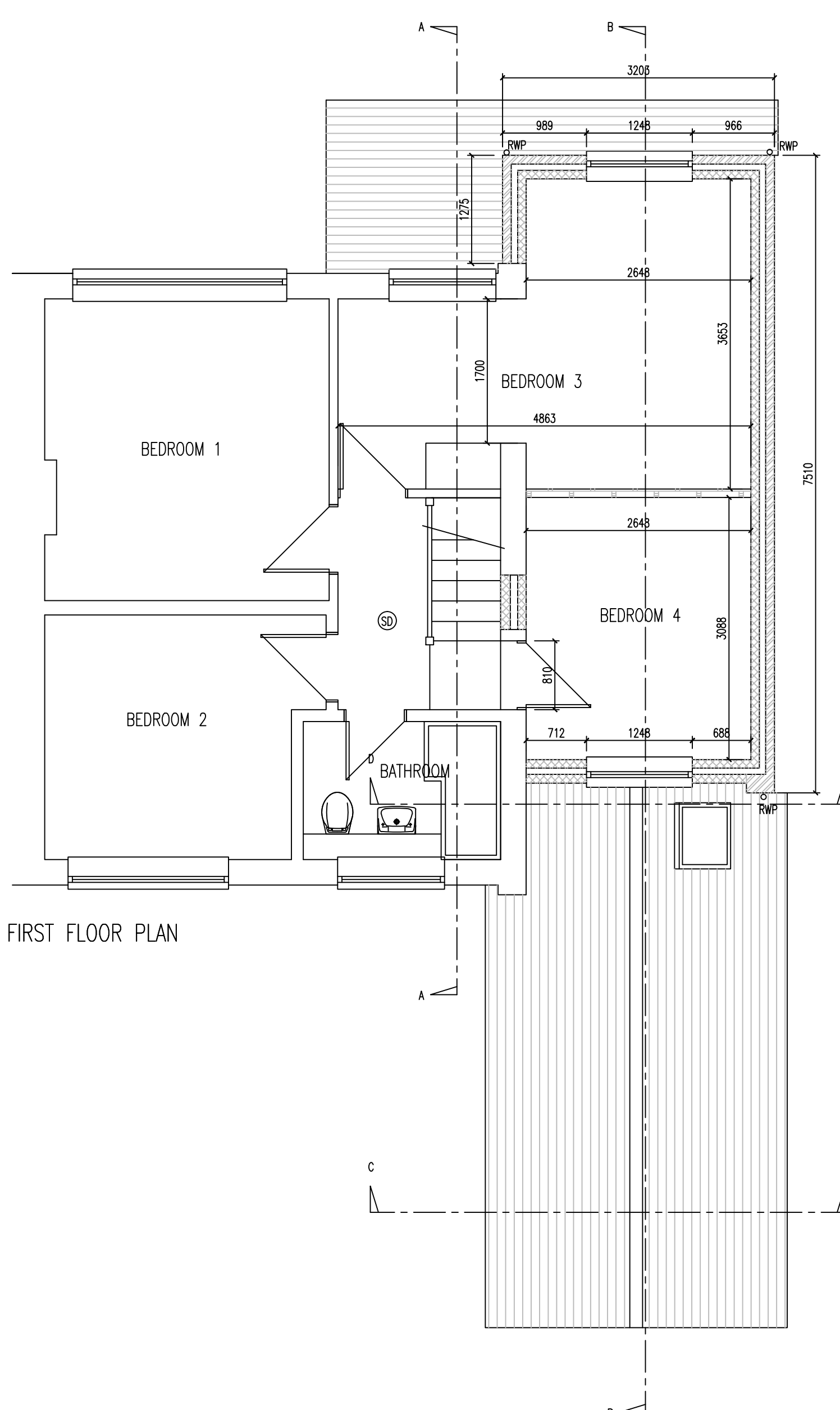
ALL LARGE DIAMETER WASTE PIPES PASSING THROUGH WALLS ARE TO HAVE PRE-STRESSED CONCRETE LINTELS OVER PROVIDED OVER OPENING AROUND THE PIPE IS TO GIVE 50mm SPACE ALL AROUND. MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF FILL OR VERMIN

IF PVC DRAIN PIPES ARE SHALLOW, LESS THAN 600mm BELOW GROUND PROVIDE PROTECTION TO DRAINS BY COVERING WITH 150mm LAYER OF PEA SHINGLE WITH 50mm THICK LAYER OF CONCRETE (OR PAVING SLABS) THEN COVER WITH TOP SOIL AND TURF.

WITH THIS SCHEME THE EXISTING ROOF IS DRAINED THROUGH EXISTING RAINWATER DOWN PIPE AND ADDITIONAL ONES AS SHOWN

THE EXISTING OUTFALL TO THE SURFACE WATER DRAINAGE IS NOT KNOWN UNTIL THE CONTRACTORS ARE ON SITE. IF IT IS FOUND THAT THE OUTFALLS ARE WITHIN 5M OF THE BUILDING NEW SOAKAWAYS OF A MINIMUM OF 1 CUBIC METRE ARE TO BE PROVIDED.

WATER SUPPLY
WHOLESALE WATER IS TO BE PROVIDED TO ANY PLACE WHERE DRINKING WATER IS DRAWN OFF, TO ANY SINK PROVIDED IN ANY AREA WHERE FOOD IS PREPARED AND PROVISION OF WHOLESOME WATER OR SOFTENED WHOLESOME WATER TO WASHBASIN.



FIRST FLOOR PLAN

STAIRCASES

THE STAIRCASES ARE TO BE FORMED FROM TIMBER WITH RISERS OF 205mm AND TREADS OF 220mm WHICH WILL FORM A PITCH ANGLE OF 42 DEGREES. A MINIMUM CONTINUAL CLEAR HEADROOM OF 2000mm IS TO BE PROVIDED OVER THE STAIRS MEASURED FROM THE PITCH LINE. THE CLEAR WIDTH OF STAIRCASE IS 850mm.

THE HANDRAILES TO THE STAIRS AND LANDING ARE TO BE 900mm MINIMUM HEIGHT ABOVE PITCHLINE FOR STAIRS AND 900mm ABOVE FLOOR FOR THE LANDINGS. ON THE LOWER STAIRS A HANDRAIL IS TO BE PROVIDED ON BOTH SIDES. BALUSTERING TO STAIRS TO BE FORMED USING VERTICAL SPINDLES SPACED SO AS TO PREVENT THE PASSAGE OF A 100mm DIAMETER SPHERE BETWEEN THEM. HANDRAIL FIXED TO WALL TO HAVE A 50mm WIDE CLEARANCE GAP BEHIND TO ALLOW EASY GRIP.

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PROJECT
TWO STOREY SIDE, SINGLE STOREY FRONT AND REAR EXTENSIONS
33 FELD WAY, ALDERSHOT HAMPSHIRE, GU12 4UL

DRAWING TITLE
PROPOSED PLANS

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REV. A

