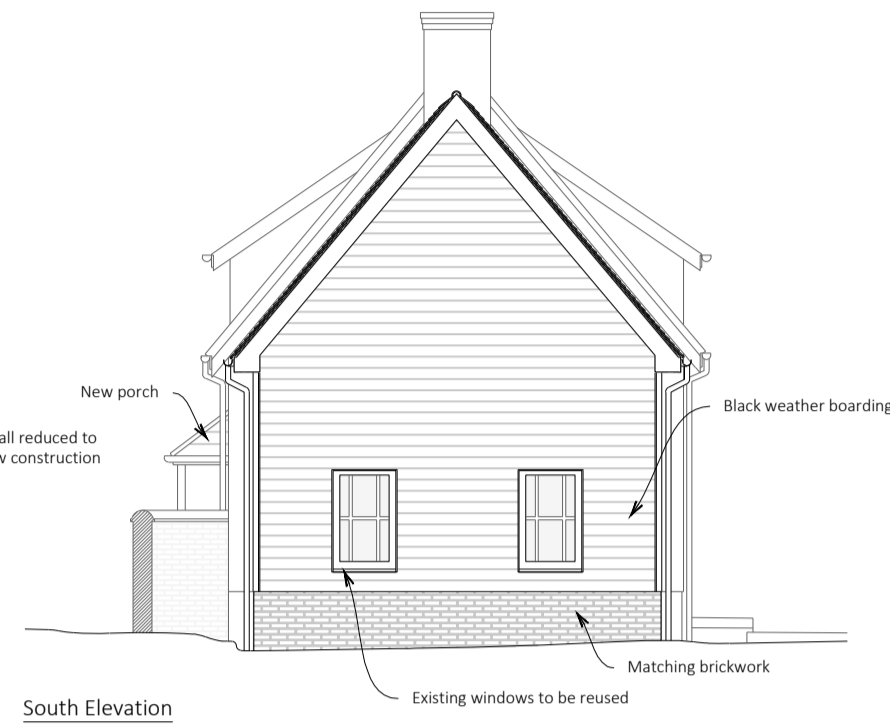


Please Note:

- Do not scale directly from these drawings.
- All dimensions should be checked on site by the contractor prior to the commencement of any works.
- Any discrepancy should be reported to CWL immediately.
- Contractors should carry out their own assessment before commencing any works.
- All works are to be carried out in accordance with relevant Approved Documents & British/Scottish Standard where applicable.
- CWL does not take any responsibility for information provided by third parties.



West Elevation



South Elevation



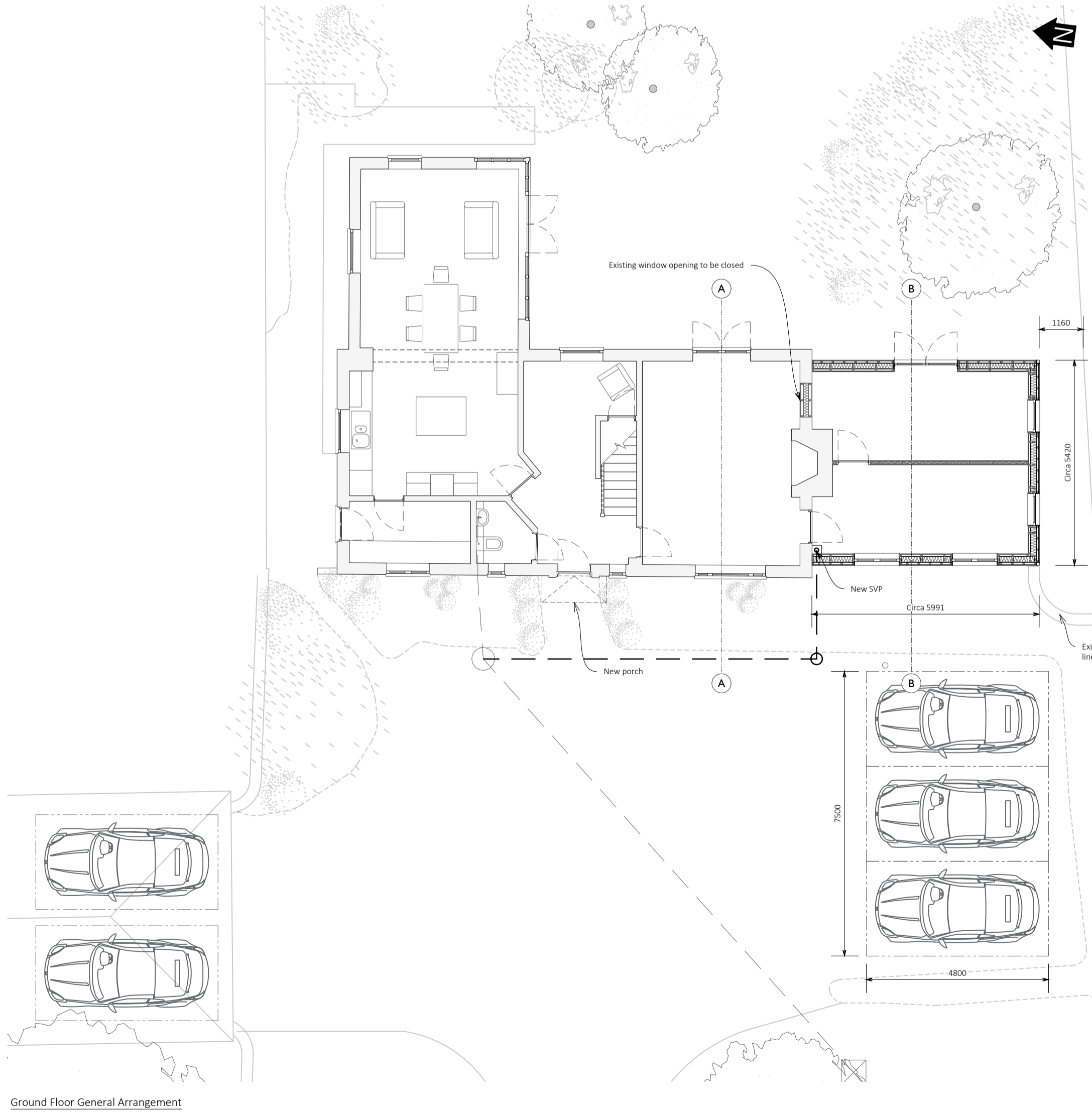
North Elevation



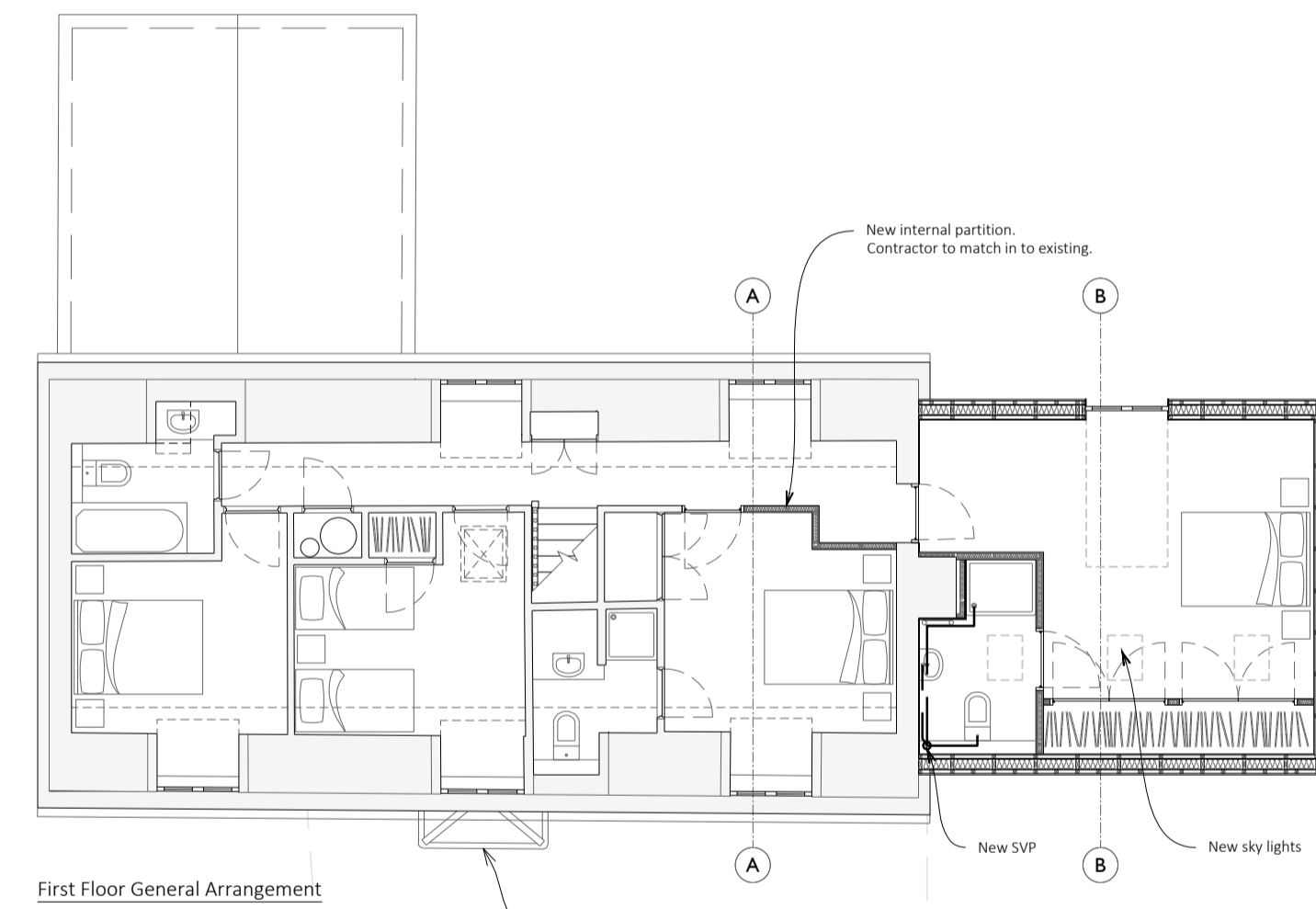
East Elevation - 1

- Existing foundations:**
- Existing foundations to be exposed and inspected as required
- Proposed foundations:**
- 450mm wide x 1000mm deep (Gen 2) concrete slip trench.
 - Contractor to ensure compliance with Building Control via inspection.
- Ground Floor Build Up:**
- Contractor to ensure internal finished floor levels match between existing and proposed.
 - 75mm screed.
 - 150mm concrete slab (Gen2 mix).
 - 100mm Celotex GA4000 insulation.
 - 1200 gauge DPM.
 - 20mm binding sand.
 - 150mm compacted hardcore.
 - 50mm Celotex TB4000 insulation to bearing slab perimeter.
- External wall construction:**
- Black synthetic timber style cladding (Contractor to ensure material provides Class O rating).
 - 50x50mm batten @ 400mm vertical centres, providing a 50mm ventilated and drained cavity.
 - Breather membrane.
 - 9mm Promat MASTERBOARD (or similar) to provide min 30minute fire protection.
 - 47x145mm C16 Framework @ 600mm centres.
 - 140mm Celotex XR4000 between studs.
 - 9mm OSB.
 - Vapour control layer.
 - 50x50mm batten @ 300mm vertical centres.
 - 12.5mm plaster board with skim coat.
- First Floor Construction:**
- 18mm ply.
 - 72x220 C24 joists @ 400mm centres.
 - 50x20 C16 noggins.
 - 100mm Acoustic Insulation Slab with min 10kg/m3 density.
 - Circa 120mm service zone.
 - 9mm OSB.
 - 12.5 GYP/ROC Wallboard Ten with skim coat.
 - All double timber elements to be fixed together using M10 bolts at 400mm centres in accordance with fig 4.4 of the Trade span tables.
 - 72x200 C24 trimmers to be run around chimney and existing external wall in accordance with approved document J diagram 21.
- Internal wall construction:**
- 12.5mm FE Wallboard Ten with skim (each side).
 - 9mm OSB (each side).
 - 38x50mm C15 studwork @ 600mm centres.
 - 75mm mineral wool insulation.
- Roof construction:**
- Tiles to match existing.
 - 18x50mm batten and counter batten.
 - Breathable roofing underlay.
 - 15mm OSB.
 - Ridge beams - R81 - 105x405 Glulam.
 - 50x195 C16 rafters @ 400 centres.
 - 50x195 C16 noggins @ 600 centres.
 - Circa 55mm ventilation gap.
 - 140mm Celotex GA4000 between rafters.
 - 45x12.5mm Celotex PU4045.
 - Soffit vent to provide a minimum of 25000mm2/m run.
 - 5mm air gap to be maintained over ridge beams.
 - Ventilated ridge. Providing 5mm air gap.
 - 72x200 C24 trimmers to be run around chimney and existing external wall in accordance with approved document J diagram 21.

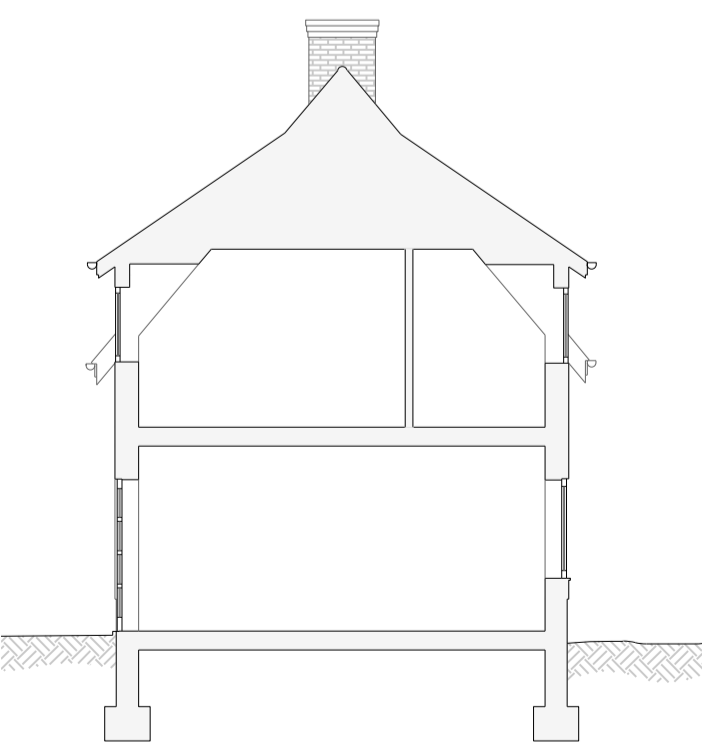
- Electrical Installation:**
- All electrical works to be carried out in compliance with Part P.
 - All electrical works to be designed, carried and tested out by a registered electrician.
 - 75% of new lighting to be of low energy/energy efficient type.
- Waste Water:**
- All new drainage to be in compliance with approved document H.
 - Drainage diagram is for location guidance only. Contractor to ensure compliance.
 - Soil pipes to be of 110mm black uPVC where above ground and suitable 110mm uPVC where below ground.
 - Soil pipe junctions of more than 45degrees are to incorporate rodding points where any lengths of pipe cannot be reached from any other part of the system.
 - New/reouted soil pipe and waste water runs to connect to existing drainage system.
 - Below ground pipe work to provide a minimum 150mm cover of gen2 mix concrete, bedded on a 5-10mm graded aggregate.
 - Contractor to ensure pipe work provides a minimum fall of 1:80.
 - Sink, bath and shower wastes to be fitted with suitable traps and anti siphon precautions where necessary in compliance with approved document H: Section 1.
 - Contractor is to expose the existing soakaway position and confirm suitable for re-use. Alternatively a new soakaway in a compliant position will be necessary, subject to Building Control approval.
- Rainwater:**
- Surface water to drain in to existing system.
 - New down pipes to connect to existing soak-away.
 - New down pipes to be of 68mm black plastic.
 - New guttering to be of 115x75mm black plastic.
- Heating:**
- New radiators to be connected to the existing system.
 - New radiators to be fitted with thermostatic radiator valves.
- Means of warning and escape:**
- The existing smoke detection system to be upgraded to ensure a mains operated battery back-up system is provided with detector heads positioned within the following areas as a minimum requirement - GF hallway, FF landing and the proposed GF inner room proposed room which is located directly off the existing living room and provides access to the proposed rear GF inner-room.
 - Smoke detectors to be provided in accordance with BS5839-6 & BS5446-1/2.
 - Bedrooms to be provided with windows of a minimum of 450x750mm and no more than 1100mm above floor level.
- Ventilation:**
- In accordance with regulation 42 of the Building Regulations 2010 the person carrying out the work shall for the purpose of ensuring compliance must:
 - ensure that testing of the mechanical ventilation air flow rate is carried out in accordance with a procedure approved by the secretary of state, and
 - give notice of the testing to the local authority.
 - The notice as referred to in b) above is to be given to the local authority not later than 5 days after the final test is carried out.
 - Mechanical ventilation of a 15L/s minimum to be provided to the proposed En-Suite.
- Structural Elements:**
- Wall Elements - 50x145 C16 @ 600 centres
 - Rafters - 47x195 C16 @ 400 centres
 - Floor joists - 72x220 C24 @ 400 centres
 - Ridge Beam: 115x405 - JJ Glulam. To be adequately suspended from the existing chimney stack, in accordance with approved document J diagram 21.
 - Multiple timber elements to be fixed together via M10 bolts @ 400mm centres



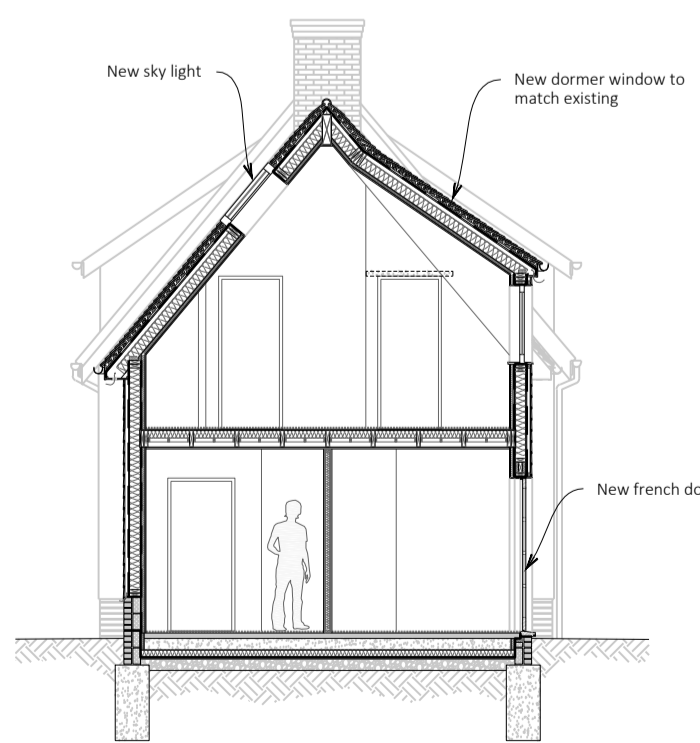
Ground Floor General Arrangement



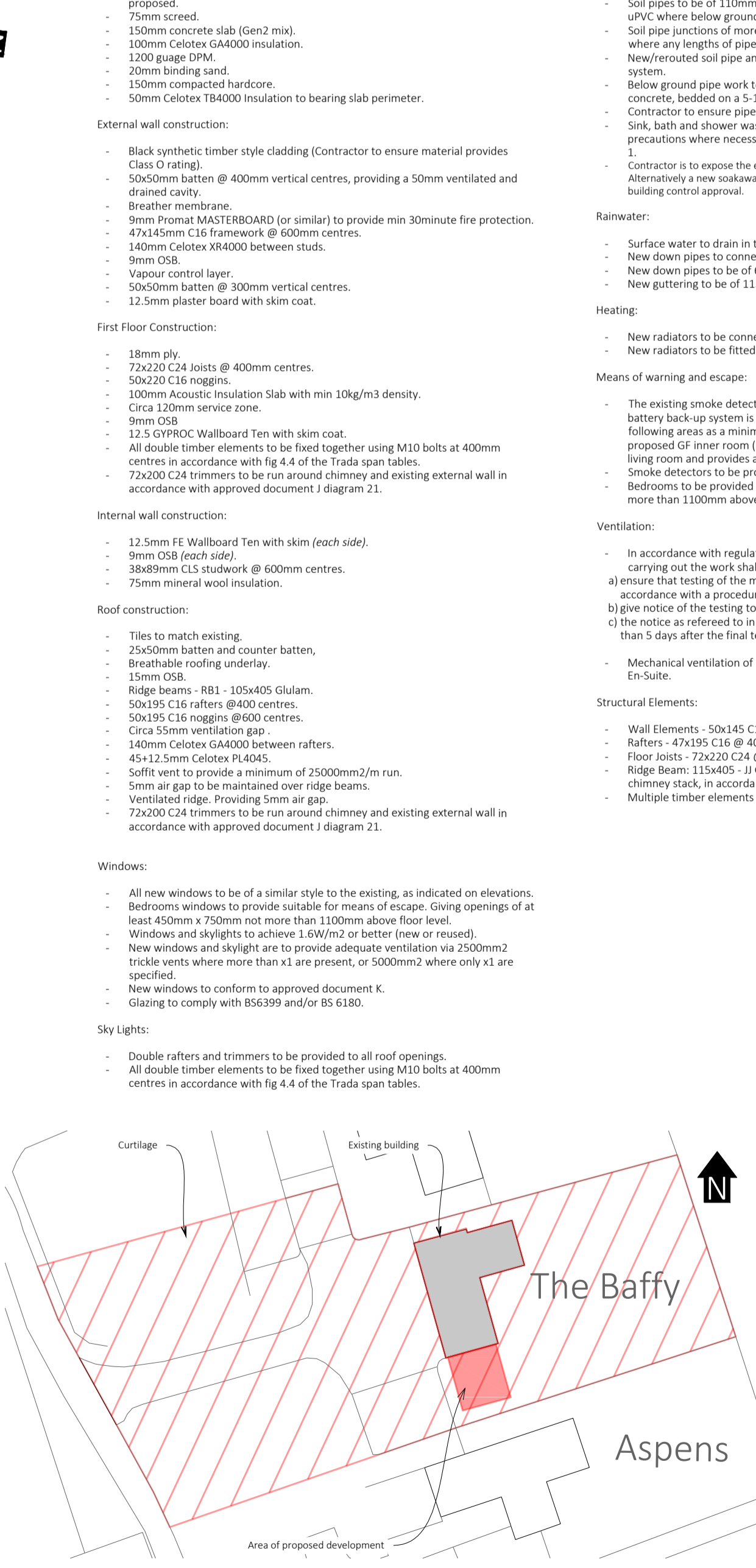
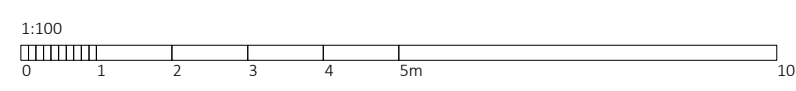
First Floor General Arrangement



Section - A



Section - B



Mapping 1:500 - Including Proposed Construction

IMPORTANT NOTE
Contractor to check and confirm all dimensions/client requirements prior to the acquisition of any materials or commencing construction.

Revision:
A - Proposals - 13/03/2017
B - Parking arrangements indicated - 04/04/2017
C - Construction details added - 01/06/2017
D - Engineers Amends - 07/08/2017



Project Details: The Baffy
Clare Lake Park
Stoke Road
C210 9HT

Drawing No: 949/S3/01/D
Drawing Title: Proposal Outline

Scale: 1:100 @ISO A1
Date: 07/08/2017

Checked: SS

