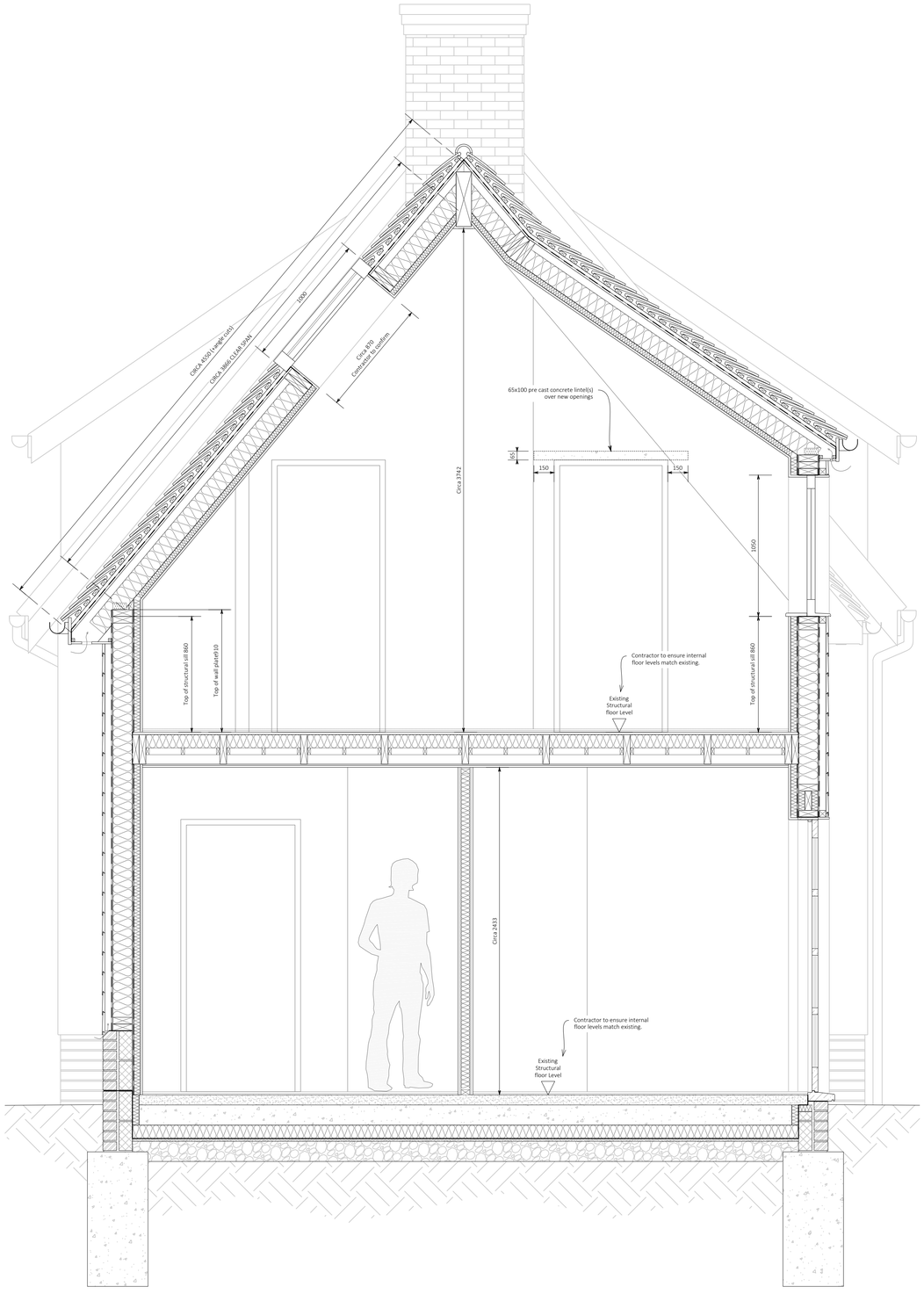
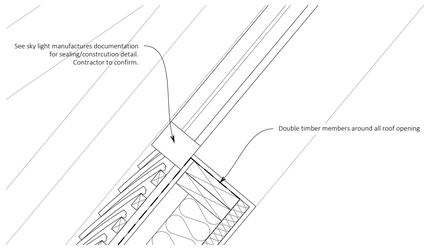
Please Note:

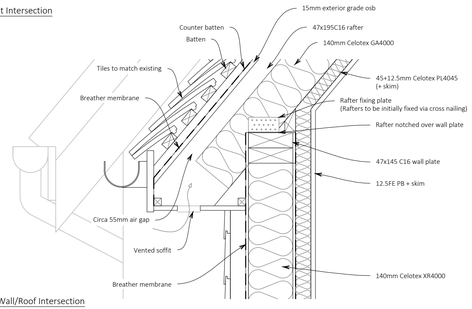
- Do not scale directly from these drawings.
- All dimension should be checked on site by the contractor prior to the commencement of any works.
- Any discrepancy should be reported to CWL immediately.
- Contractors should carry out their own assessment before commencing any works.
- All works are to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



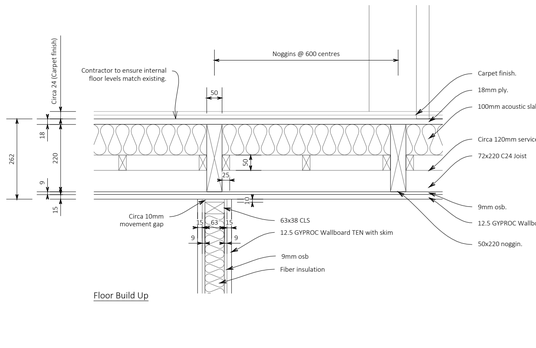
Section - B



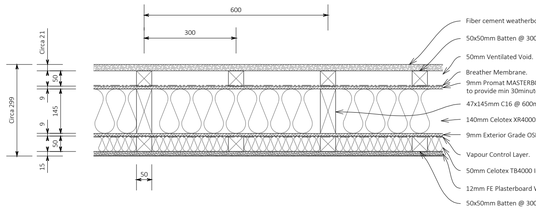
Roof Light Intersection



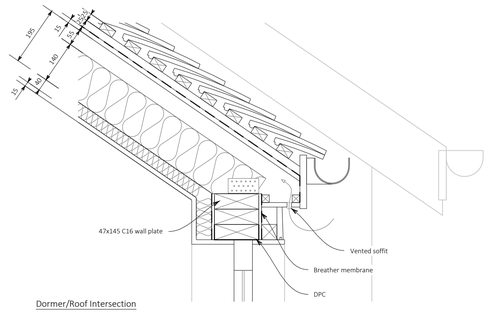
Generic Wall/Roof Intersection



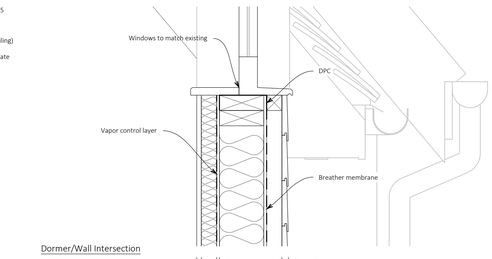
Floor Build Up



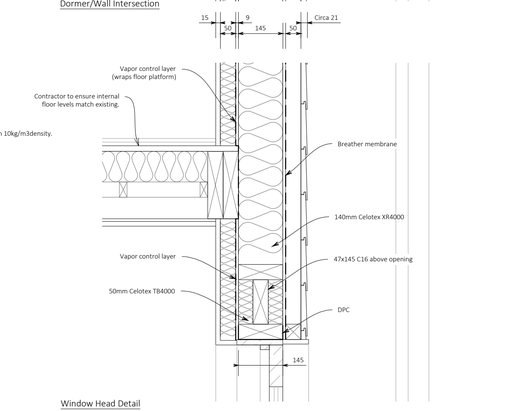
Wall Build Up



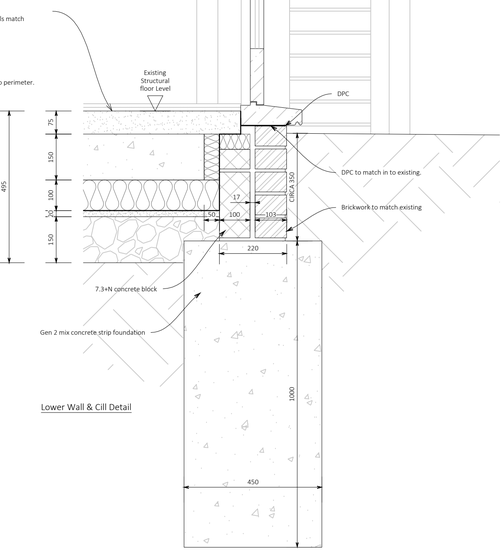
Dormer/Roof Intersection



Dormer/Wall Intersection

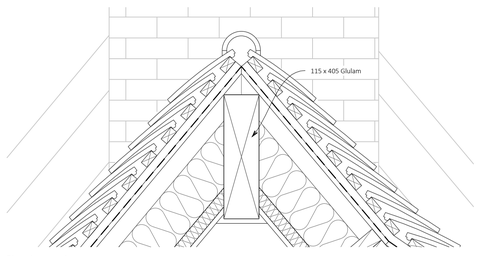


Window Head Detail



Lower Wall & Cill Detail

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 guage DPM.
- 20mm binding sand.
- 150mm compacted hardcore.
- 50mm Celotex TB4000 Insulation to bearing slab perimeter.



Ridge Intersection

Existing foundations:

Existing foundations to be exposed and inspected as required

Proposed foundations:

- 450mm wide x 1000m 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 guage 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.
- 50x220 C16 noggins.
- 100mm Acoustic Insulation Slab with min 10kg/m3 density.
- Circa 120mm service zone.
- 9mm OSB
- 12.5 GYPROC 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 Trada 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)*.
- 38x89mm CLS studwork @ 600mm centres.
- 75mm mineral wool insulation.

Roof construction:

- Tiles to match existing.
- 25x50mm batten and counter batten,
- Breathable roofing underlay.
- 15mm OSB.
- Ridge beams - RB1 - 105x405 Glulam.
- 50x195 C16 rafters @400 centres.
- 50x195 C16 noggins @600 centres.
- Circa 55mm ventilation gap .
- 140mm Celotex GA4000 between rafters.
- 45+12.5mm Celotex PL4045.
- 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.
- 50x195 C16 trimmers to be run around chimney and existing external wall in accordance with approved document J diagram 21.

Windows:

- All new windows to be of a similar style to the existing, as indicated on elevations.
- Bedrooms windows to provide suitable for means of escape. Giving openings of at least 450mm x 750mm not more than 1100mm above floor level.
- Windows and skylights to achieve 1.6W/m2 or better (new or reused).
- New windows and skylight are to provide adequate ventilation via 2500mm2 trickle vents where more than x1 are present, or 5000mm2 where only x1 are specified.
- New windows to conform to approved document K.
- Glazing to comply with BS6399 and/or BS 6180.

Sky Lights:

- Double rafters and trimmers to be provided to all roof openings.
- All double timber elements to be fixed together using M10 bolts at 400mm centres in accordance with fig 4.4 of the Trada span tables.

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 ground and suitable 110mm uPVC where below ground.
- Soil pipe junctions of more that 45degrees are to incorporate rodding points where any lengths of pipe cannot be reached from any other part of the system.
- New/rerouted 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.
- Air Admittance Valve to be provided to new soil stack within proposed en-suite. AAV to be enclosed within suitably ventilated boxing.

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.
- 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.

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-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:

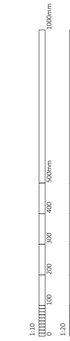
- In accordance with regulation 42 of the Building Regulations 2010 the person carrying out the work shall for the purpose of ensuring compliance much:-

a) 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
b) give notice of the testing to the local authority.
c) the notice as refereed 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 - J) 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.



IMPORTANT NOTE

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

Revision:
A - Initial Proposals - 01/06/2017
B - Engineers Amends - 07/08/2017

CLOCKWORKLIME
36 Colneford Hill
White Colne
Colchester
CO6 2PJ
01787 221 486
Studio@clockworklime.com
www.clockworklime.com

Project Details: The Baffy
Clare Lake Park
Stoke Road
CO10 8HG

Drawing No: 949/S1/02/B

Drawing Title: General Construction

Scale: 1:100 @ISO A1

Date: 07/08/2017

Checked: SS

S3 CONSTRUCTION