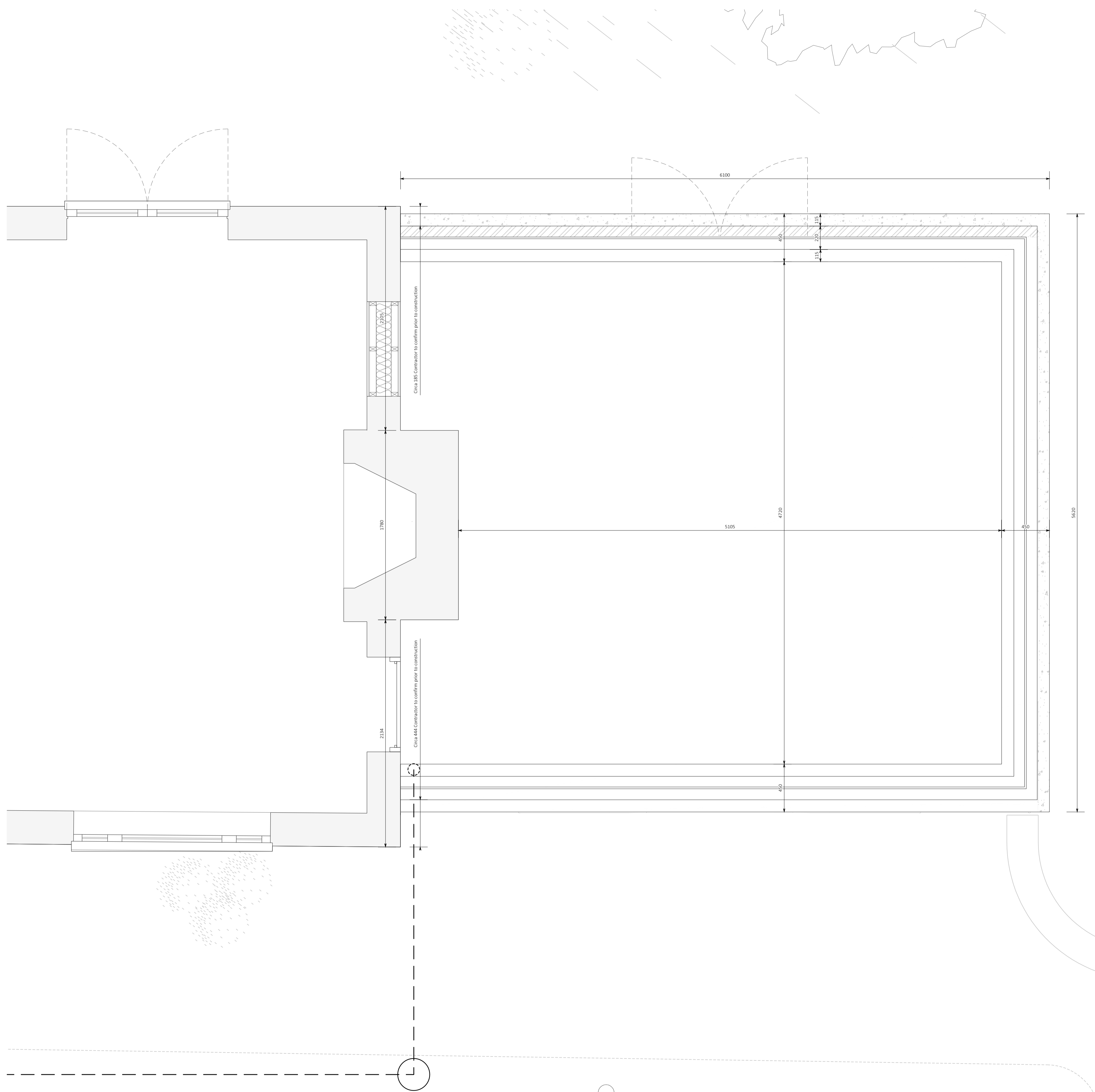


Please Note:

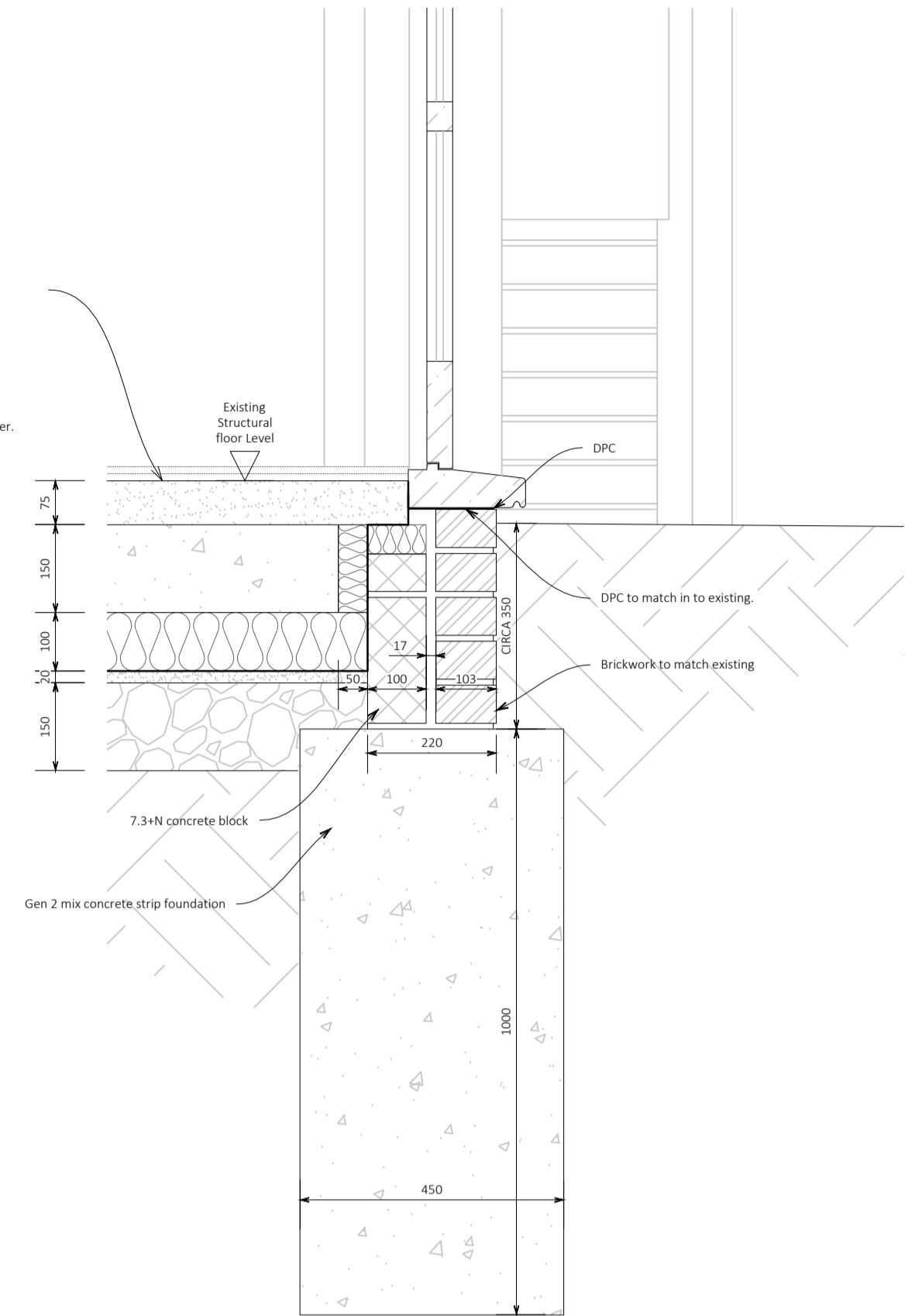
- Do not scale directly from these drawings.
- All dimensions should be checked on site by the contractor prior to the commencement of any works.
- Any discrepancy should be reported to CWL immediately.
- Contractors should carry out their own assessment before commencing any works.
- All works are to 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.



Foundation Arrangement
1:20

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.



Foundation & Lower Wall Build Up
1:10

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 0 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.
- 47x45mm 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 noggin.
- 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 - R81 - 105x405 Glulam.
- 50x195 C16 rafters @400 centres.
- 50x195 C16 noggin @600 centres.
- Circa 55mm ventilation gap.
- 140mm Celotex GA4000 between rafters.
- 45x12.5mm Celotex PL4045.
- Soffit vent to provide a minimum of 2500mm2/m run.
- 5mm air gap to be maintained over ridge beams.
- Ventilated ridge. Providing 5mm air gap.
- 50x295 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 is 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 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/retused 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:

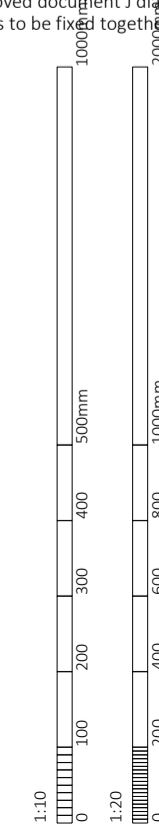
- The existing smoke detection system to be upgraded to ensure a mains operated battery back-up system is provided with detector heads positioned within the following areas as a minimum requirement - GF hallway, FF landing and the proposed GF inner room (proposed room which is located directly off the 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 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.



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



36 Colneford Hill
White Coline
Colchester
CO6 2PQ
01787 221 486
Studio@clockworktime.com
www.clockworktime.com

Project Details: The Baffly
Clare Lake Park
Stoke Road
CO10 9HJ

Drawing No: 949/S1/03/B
Drawing Title: Foundation Construction
Scale: 1:100 @ISO A1

Date: 07/08/2017
Checked: SS

