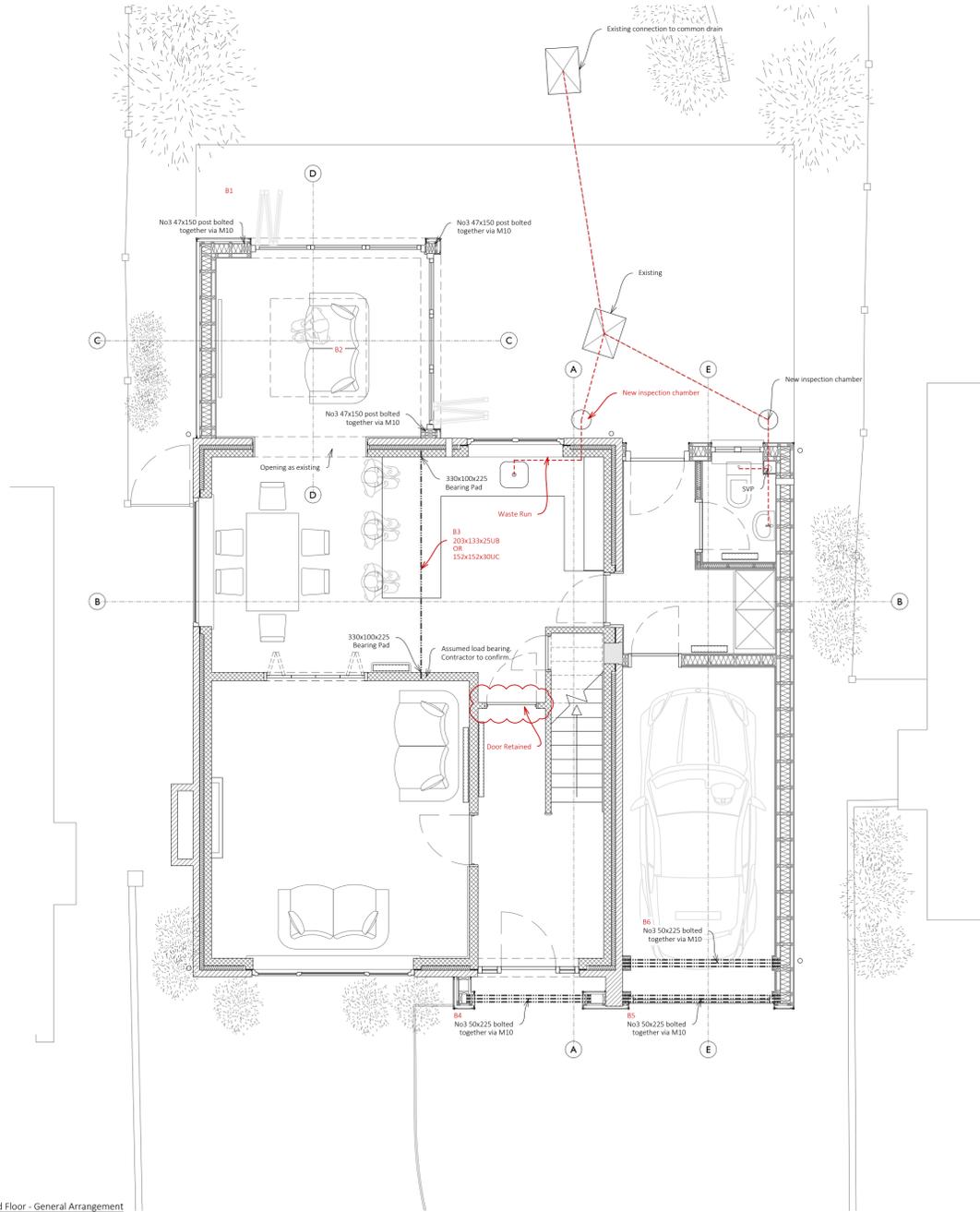
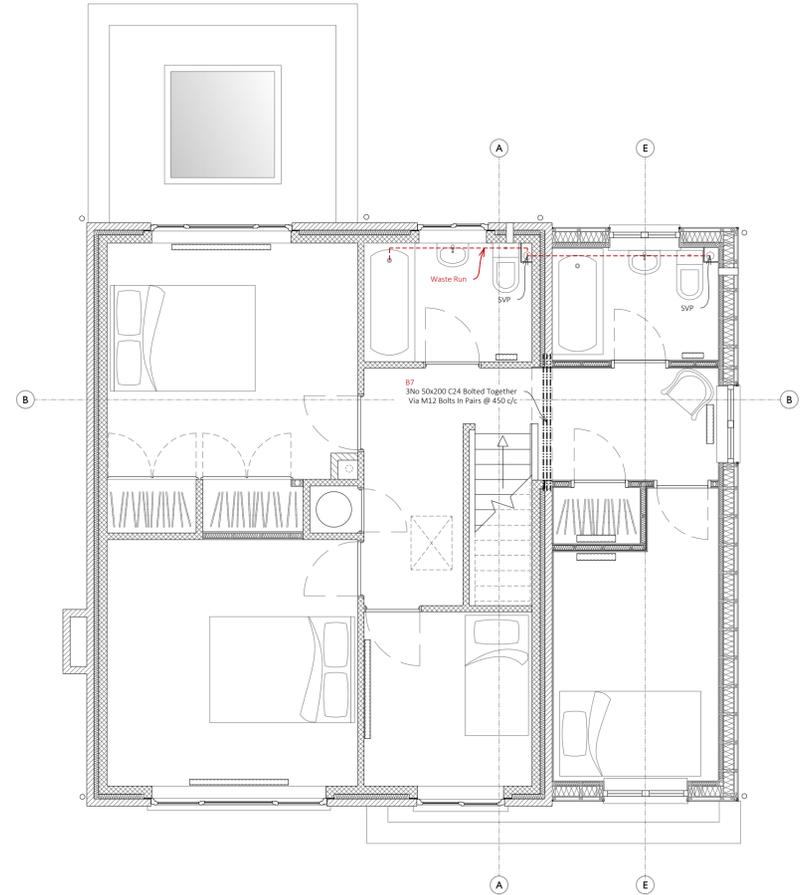


- Please Note:
- Do not scale directly from these drawings.
 - All dimensions should be checked on site by the contractor prior to the commencement of any works.
 - Any discrepancy should be reported to CWL immediately.
 - Contractors should carry out their own assessment before commencing any works.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



Ground Floor - General Arrangement



First Floor - General Arrangement

Foundation & Floor Construction:

- Contractor to ensure internal finished floor levels match between existing and proposed.
- 75mm screed.
- 500 gauge DPM.
- 100mm Celotex GA4000 insulation.
- 1200 gauge DPM.
- 150mm concrete slab (Gen2 mix).
- 20mm binding sand.
- 150mm compacted hardcore.
- 50mm Celotex TB4000 insulation to bearing slab perimeter.
- 400mm in width concrete filled trench (Gen2 mix).
- Concrete Depth: 800mm in single storey areas, 1000mm in two storey areas.
- Brick/Block bearing.
- Weathered/chamfered facing brick to top course.
- DPC.
- Treated C16 timber plate.

First Floor Construction:

- 18mm ply
- 47x170 C16 joists @ 600mm centres
- 100mm Celotex suspended between joists.
- 9mm OSB
- 12.5mm Wallboard TEN plasterboard with skim.

First Floor Construction Over Garage Area:

- 18mm ply
- 47x170 C16 joists @ 600mm centres
- 100mm Celotex suspended between joists.
- 9mm OSB
- 12.5mm Finsline plasterboard
- 12.5mm Wallboard TEN plasterboard with skim.

External wall construction:

- Marley Eternit 'Certral Click' cladding system (vertical and horizontal), including ventilated cavity, (installed in line with manufacturers instructions, available at: www.marleyeternit.co.uk/Resources/C&AD/Details/Facades)
- Breather membrane.
- 9mm Promat MATE1802480 (or similar) to provide min 30minute fire protection (external face).
- 47x145mm C16 @ 400mm Centres.
- 140mm Celotex BR4000.
- 9mm Exterior Grade OSB (Internal face).
- Vapour Control Layer.
- 50x25mm Battens @ 300 Centres.
- 50mm Celotex TB4000 Insulated Service Zone.
- 12.5mm Wallboard Ten with skim (Class 0).

Internal wall construction:

- 12.5mm Wallboard Ten (each side).
- 9mm OSB (each side).
- 63x18 C15 timber studwork.
- 60mm Celotex insulation board.

Internal wall construction (between utility and garage):

- 12.5mm Wallboard Ten (each side).
- 9mm OSB (each side).
- 12.5 Fire line (garage side).
- 145x50mm C16 studwork.
- 140mm Celotex BR4000.

Main Roof Construction:

- Tiles to match existing.
- 25x200mm batten and counter batten.
- Breathable roofing underlay.
- 15mm Ply.
- 50x150 C16 Ridge Beam.
- 50x150 C16 rafters set at 400mm centres.
- 50mm ventilation gap.
- 100mm Celotex GA4000 between ceiling joists/Ries.
- 65x12.5mm Celotex PL4005.
- 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.
- Ventilation in valley intersection is to be maintained by removing a 50mm strip of the 15mm OSB across the rafters in line with the valley 100mm above the intersection.
- Dragon fix detail in accordance with 7.2.7 of NHBC standards 2018 to hipped corner.
- Roof construction to comply with 7.2 of NHBC standards 2018 where not otherwise specified.

Flat Roof Section (main roof):

- GRP covering system lapped under tiles by min 150mm vertically.
- 18mm exterior grade ply.
- 47x145 C16 ceiling joists/Ries.
- 100mm Celotex GA4000 between ceiling joists/Ries.
- 65x12.5mm Celotex PL4005.

Single Storey Flat Roof Construction:

- Antracite Grey RAL 7016 Aluminium Copping (302mm, contractor to confirm).
- GRP covering system, lapped up under coping.
- 12mm exterior grade ply.
- 50mm Celotex.
- breather membrane.
- 11mm OSB
- Firing.
- 50x225 C16 joists.
- 150mm Celotex suspended between joists.
- 12.5mm Wallboard TEN plasterboard with skim.

Windows:

- Windows to match client specification. Contractor to confirm style.
- Bedroom 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 skylight to achieve 1.6W/m² or better.
- 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 6380.

Sky Light:

- 1.5m x 1.5m Flush/Glaze Rooflight (or similar).
- Providing a U-Value of 1.6W/m²K or better.
- Available from: www.rooflights.com/product/rooflights/flushglaze-fixed-rooflight.
- Technical details and install guide available from: www.rooflights.com.

Waste Water:

- All new drainage to be in compliance with approved document H.
- Soil stacks and waste runs to be vented 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/routed soil pipes 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.

Rainwater:

- Surface water to drain in to existing system where practical/possible.
- 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 to confirm requirement of additional soak-away.
- Above ground pipe work is to be of ABS 40mm solvent weld type. Installed in accordance with approved document part H. While externally, black externally.
- All new drainage to comply with approved document H where not otherwise specified.

Heating:

- New radiators to be connected to the existing system.
- New radiators to be fitted with thermostatic radiator valves.

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.
- 750mm of new lighting to be of low energy/energy efficient type.

Means of warning and escape:

- Mains powered interlinked smoke detectors with battery backup to be provided in both hall and landing areas in accordance with BS5839 & 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.
 c) 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 30L/s minimum to be provided to bathrooms, kitchen and where specified.

Structural Elements:

- Contractor to confirm all structural elements prior to procurement and construction.

Area	Schedule	Notes	Size
Total Footprint	Existing		70.5sqm
Total Footprint	Proposed		90.5sqm
Plot	Existing		437.5sqm

Revision:
 A- Initial Drawing - 12/07/2018
 B - Change to rear opening - 18/07/2018
 C - Building Control Amends - 08/08/2018
 D - Building Control Amends - 27/09/2018



Project Details:

Drawing No: 920-2/53/02/D
 Drawing Title: GENERAL ARRANGEMENTS
 Scale: 1:50 @A1
 Date: 27/09/2018
 Checked: SS

