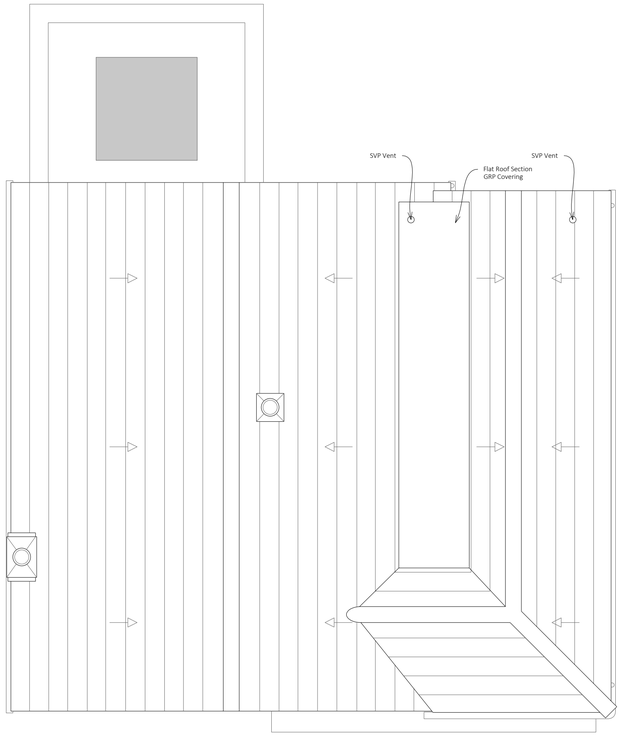
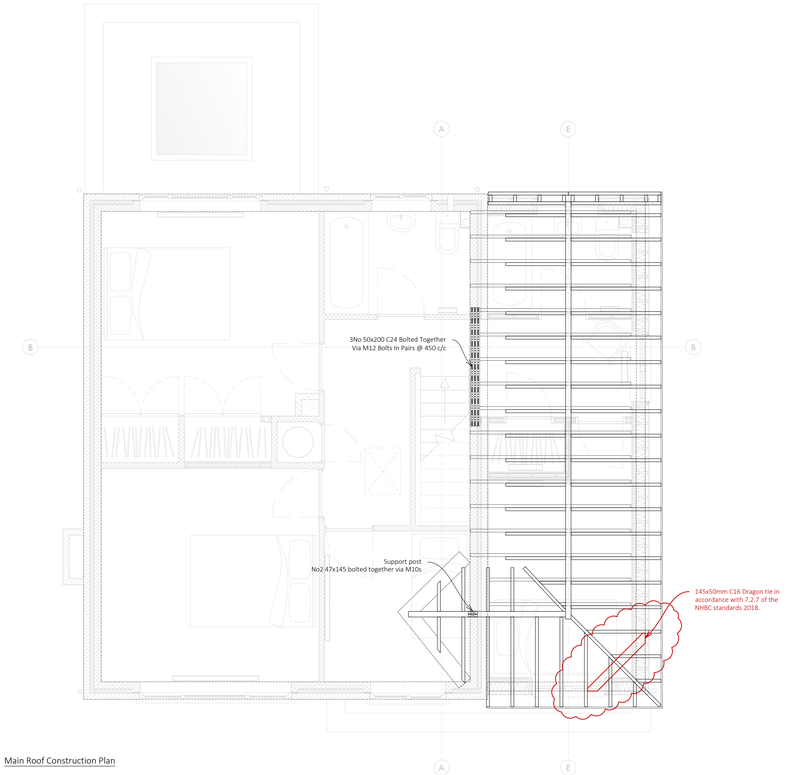
Please Note:

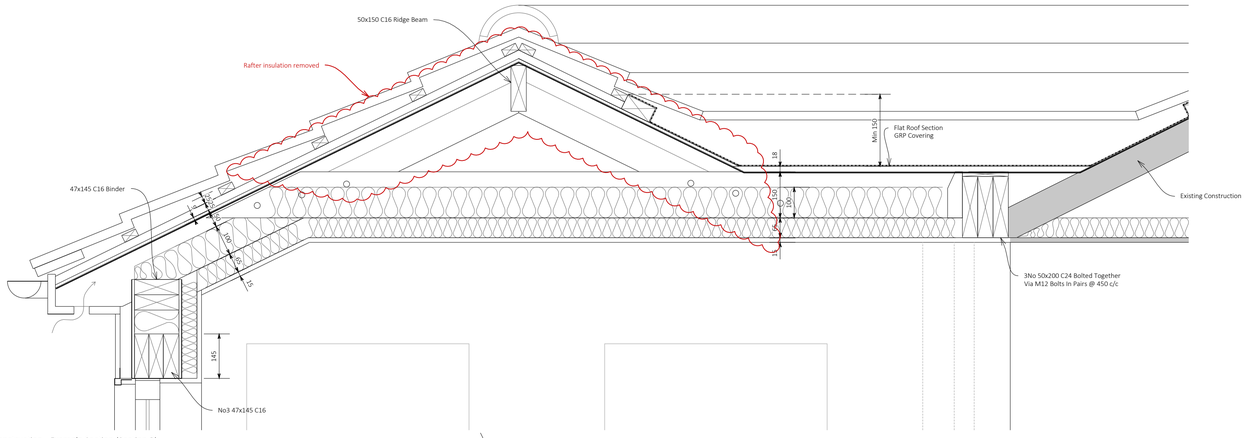
- Do not scale directly from these drawings.
- All dimension should be checked on site by the contractor prior to the commencement of any works.
- Any discrepancy should be reported to CWL immediately.
- Contractors should carry out their own assessment before commencing any works.
- All works are to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



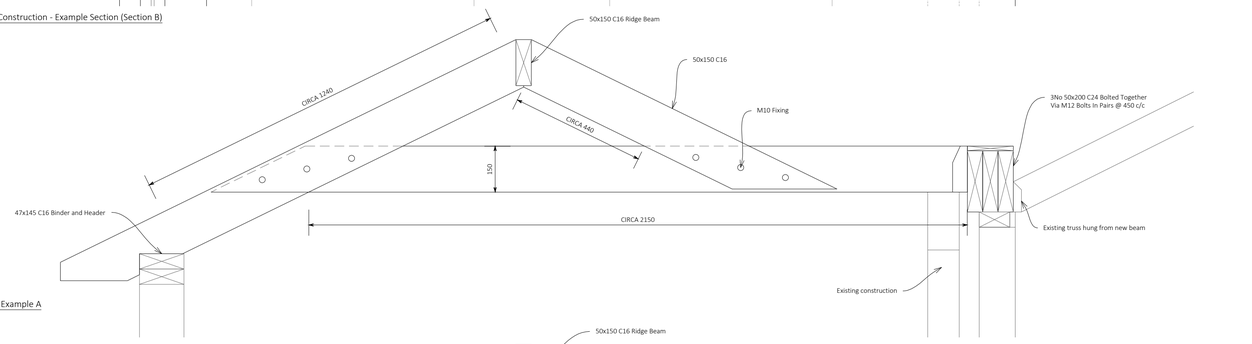
Roof Plan



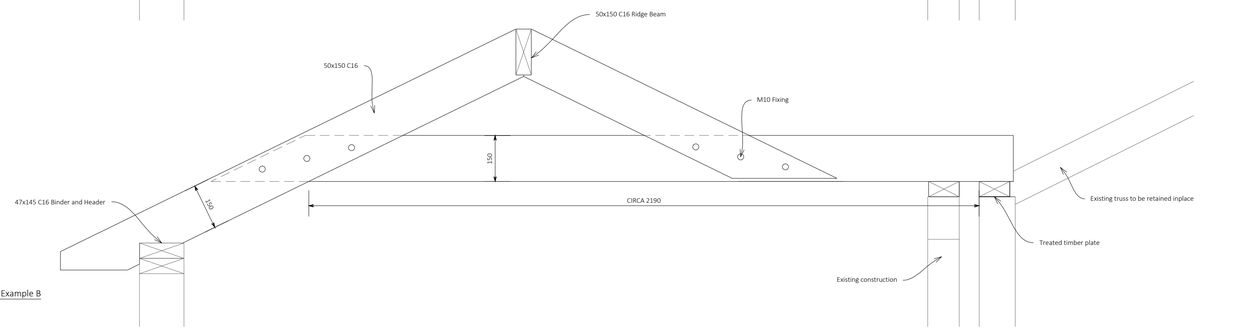
Main Roof Construction Plan



Roof Construction - Example Section (Section B)



Truss Example A



Truss Example B

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.
- 450mm 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 fireline plasterboard
- 12.5mm Wallboard TEN plasterboard with skim.

External wall construction:

- Marley Eternit 'Cerdral Click' cladding system (vertical and horizontal), including ventilated cavity. (installed in line with manufactures instructions, available at: www.marleyeternit.co.uk/Resources/CAD-Details/Facades
- Breather membrane.
- 9mm Promat MASTERBOARD (or similar) to provide min 30minute fire protection (external face).
- 47x145mm C16 @ 400mm Centers.
- 140mm Celotex XR4000.
- 9mm Exterior Grade OSB (internal face).
- Vapour Control Layer.
- 50x25mm Batten @ 300 Centers.
- 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)*.
- 63x38 CLS 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 (gargare side).
- 145x50mm C16 studwork.
- 140mm Celotex XR4000.

Main Roof Construction:

- Tiles to match existing.
- 25x50mm 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/ties.
- 65+12.5mm Celotex PL4065.
- 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.
- 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 tie 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 cieling joist/ties
- 100mm Celotex GA4000 between ceiling joists/ties.
- 65+12.5mm Celotex PL4065.

Single Storey Flat Roof Construction:

- Anthracite Grey RAL 7016 Aluminium Coping (302mm, contractor to confirm).
- GRP covering system, lapped up under coping.
- 12mm exterior grade ply.
- 50mm Celotex.
- breather membrane.
- 11mm OSB
- Firring.
- 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.
- 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 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 6180.

Sky Light:

- 1.5mx1.5m Flushglaze 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/rerouted 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 S-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 top 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. White internally, 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.
- 750min of new lighting to be of low energy/energy efficient type.

Means of warning and escape:

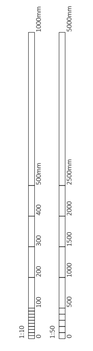
- Mains powered interlinked smoke detectors with battery backup to be provided in both hall and landing areas in accordance with BS5839-6 & BS5446-1/2.
- Bedrooms to be provided with windows of a minimum of 450x750mm and no more than 1100mm above floor level.

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 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.



Revision:
A - Initial Drawing - 12/07/2018
B - Building control amends - 08/08/2018
C - Building Control Amends - 27/09/2018

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

Project Details:

Drawing No: 920-2/S3/08/C
Drawing Title: ROOF PLAN
Scale: 1:10/50 @ISO A1
Date: 27/09/2018
Checked: SS

S3 CONSTRUCTION