

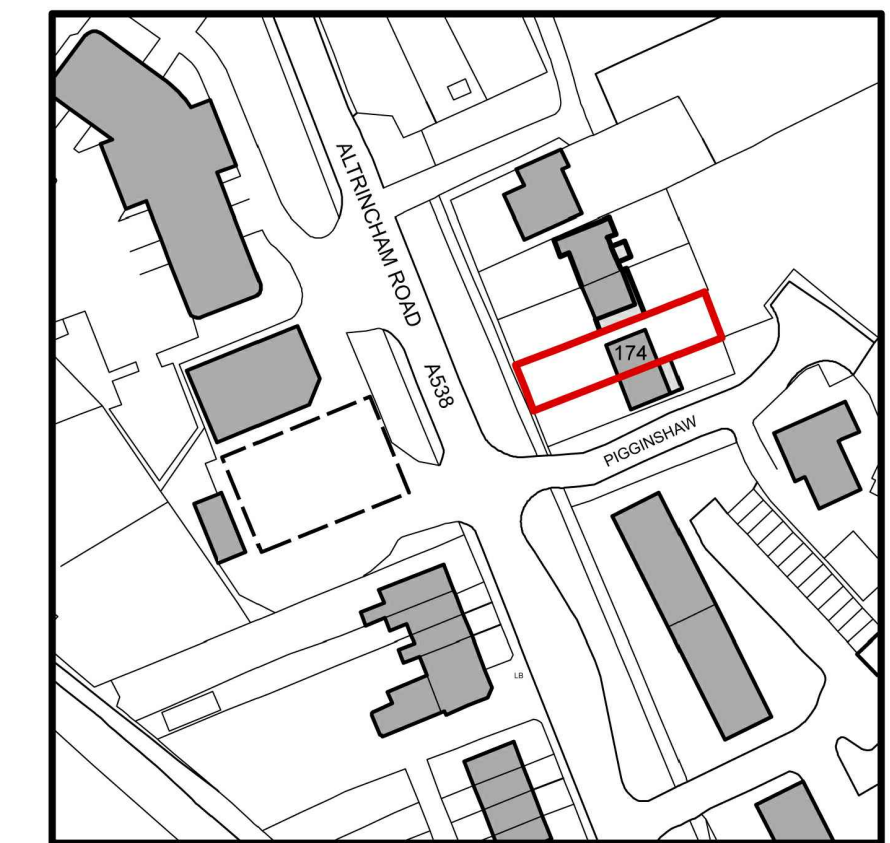
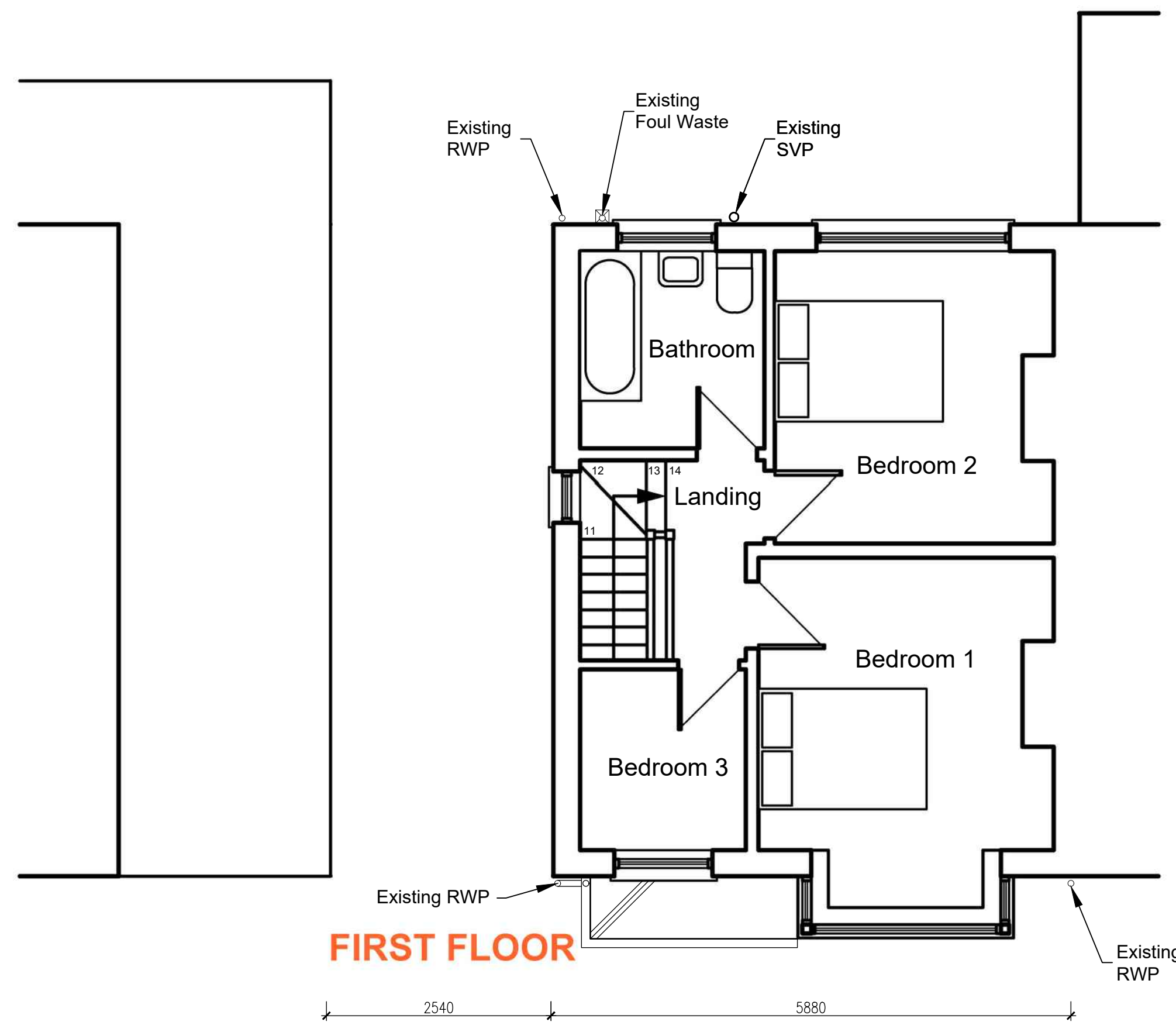
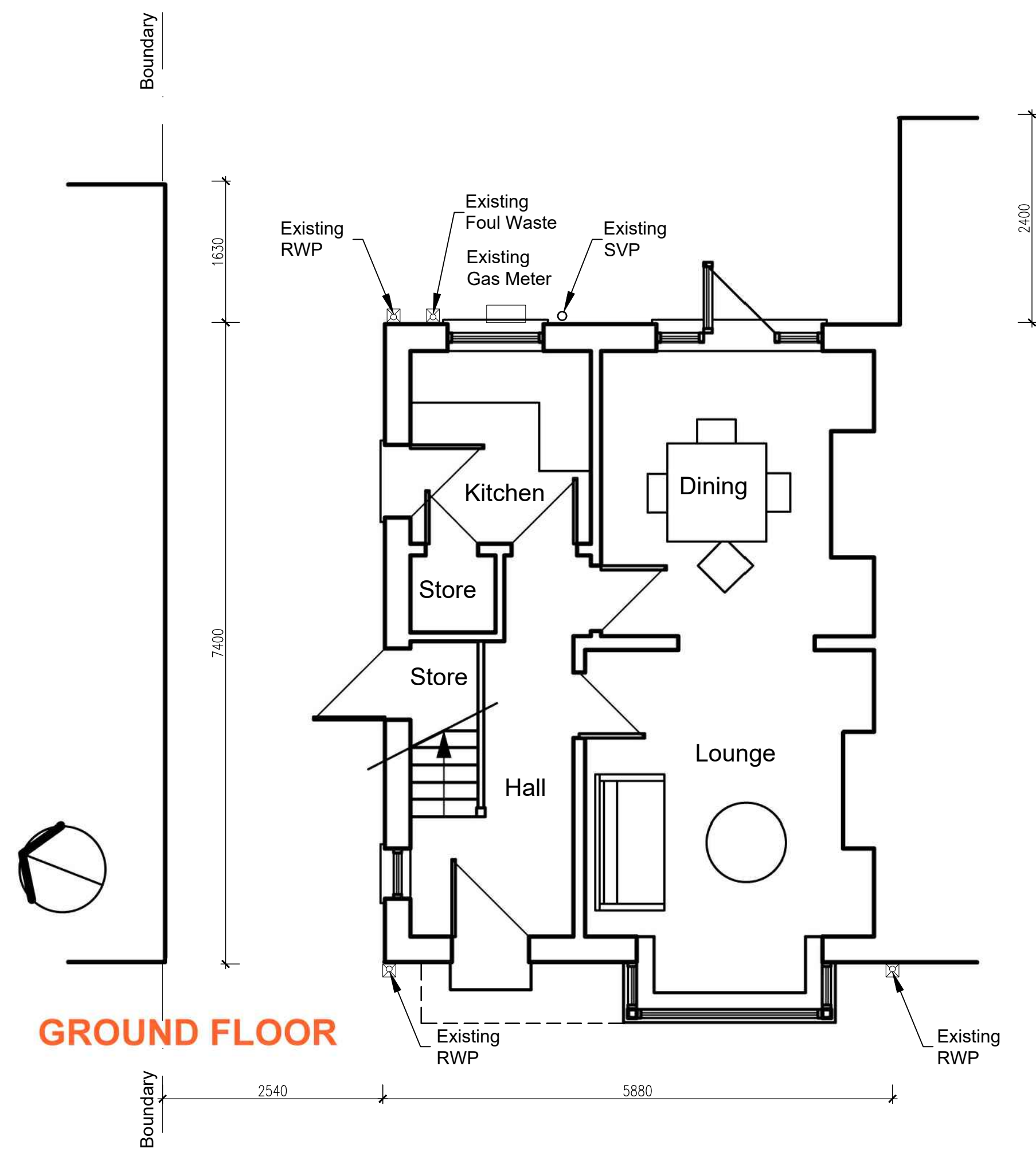
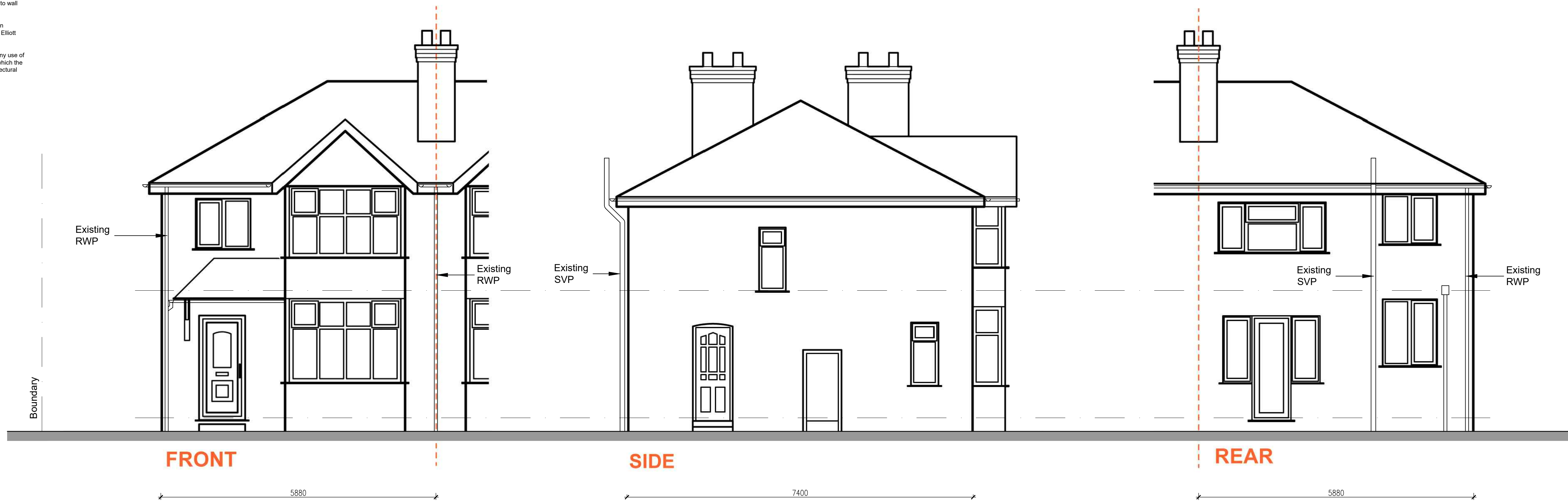
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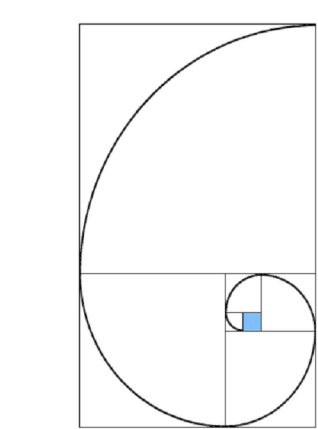
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Rev. C 2017/10/07 Building control submission  
 Rev. B 05/10/2017 Existing drainage added  
 Rev. A 27/09/2017 Room Names added



PROJECT: Wilmslow  
 DRAWING: Existing Plans and Elevations  
 John Elliott Architectural Services  
 148 King Street  
 Dukinfield  
 Cheshire  
 SK16 4TH

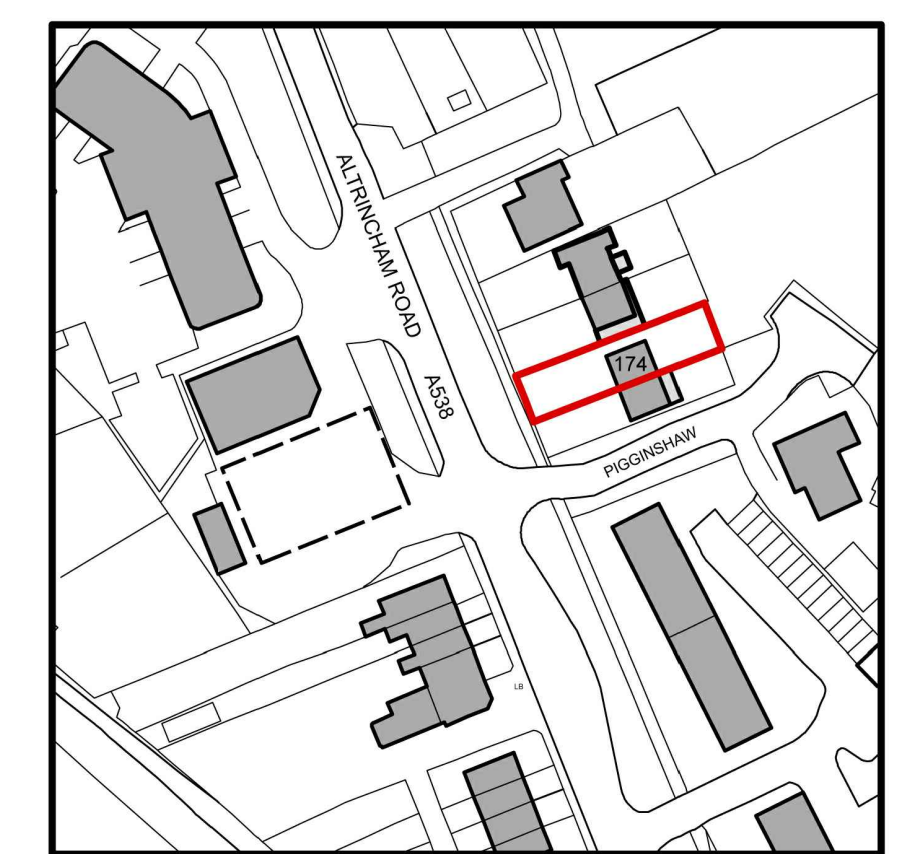
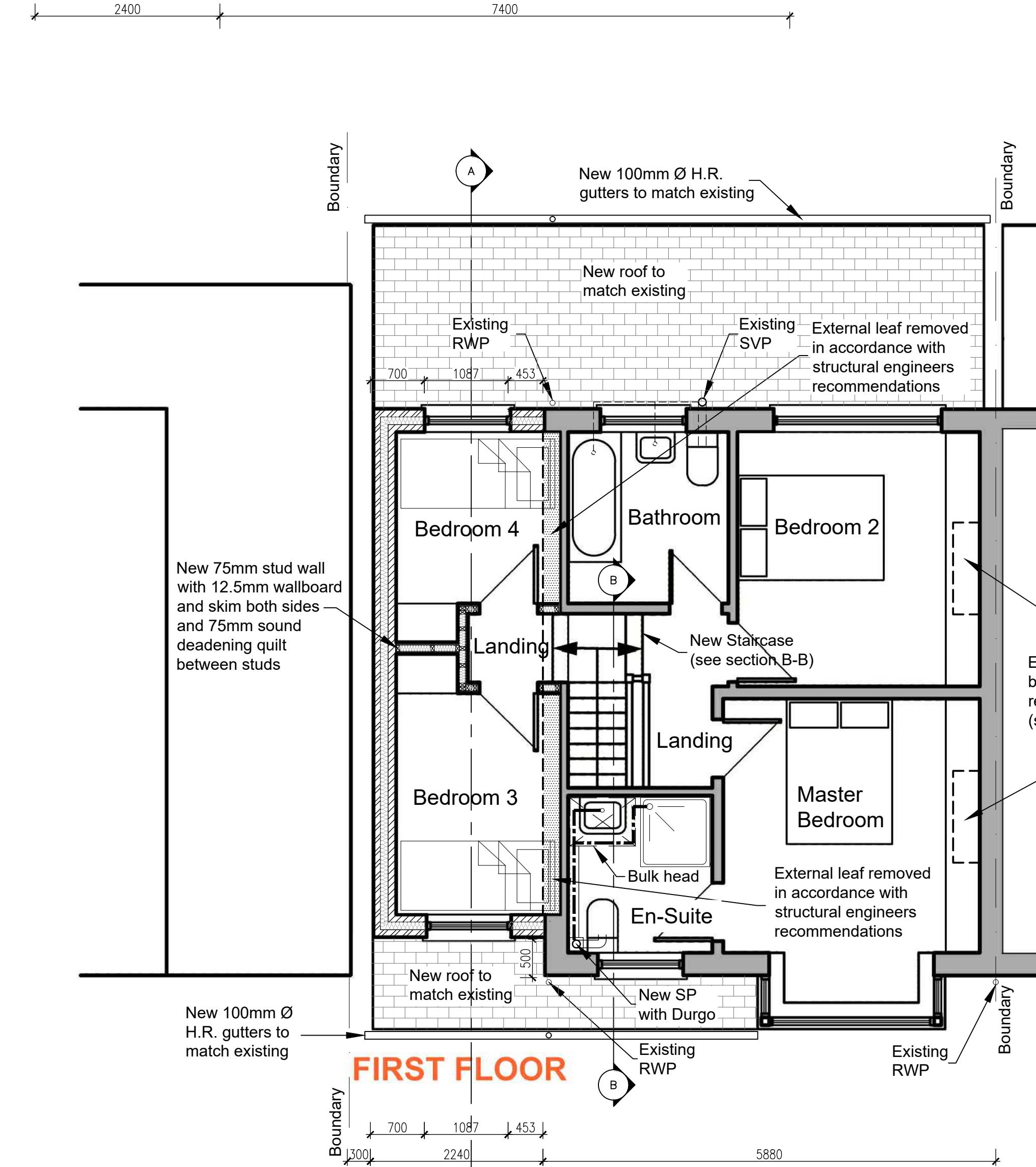
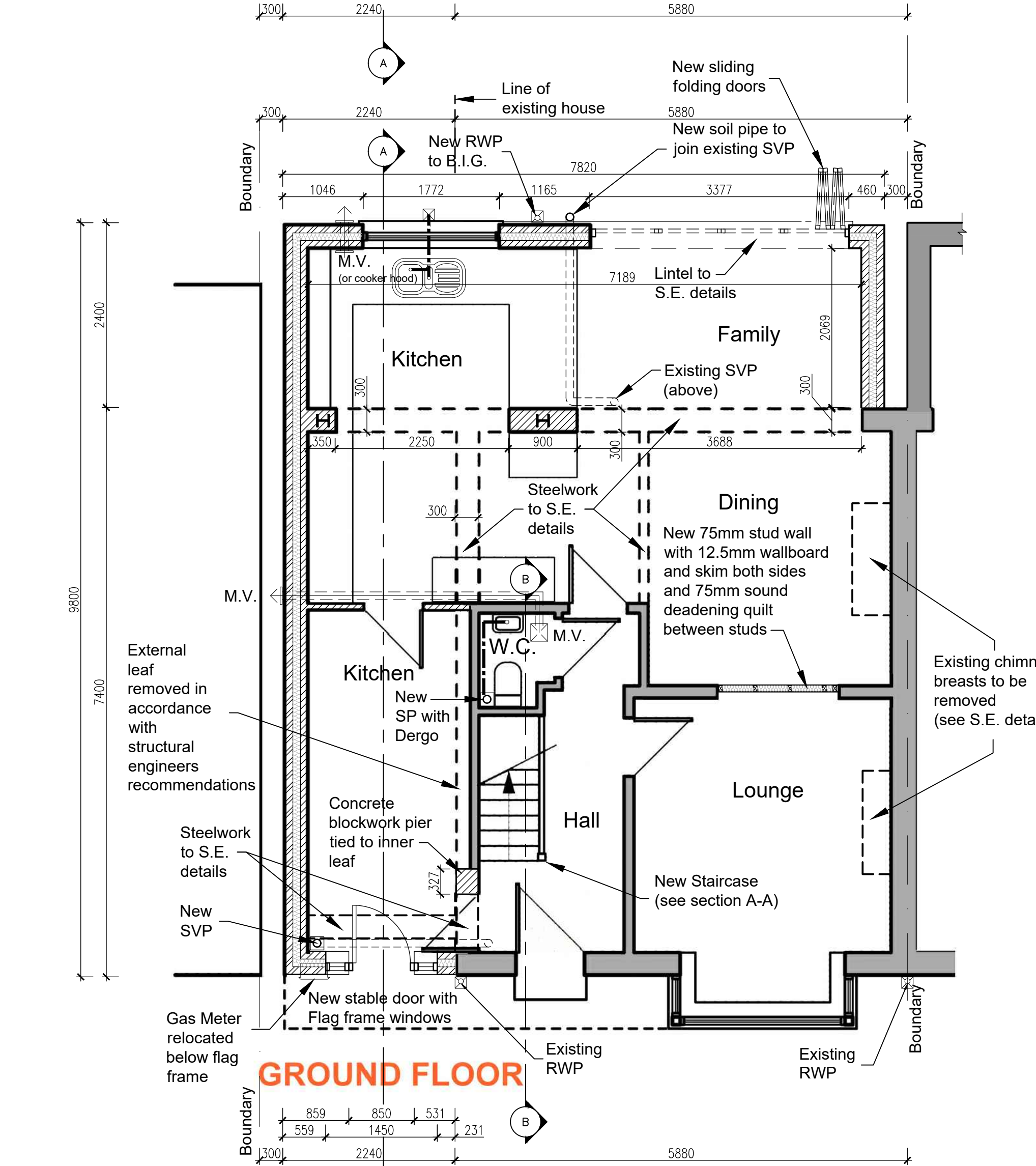
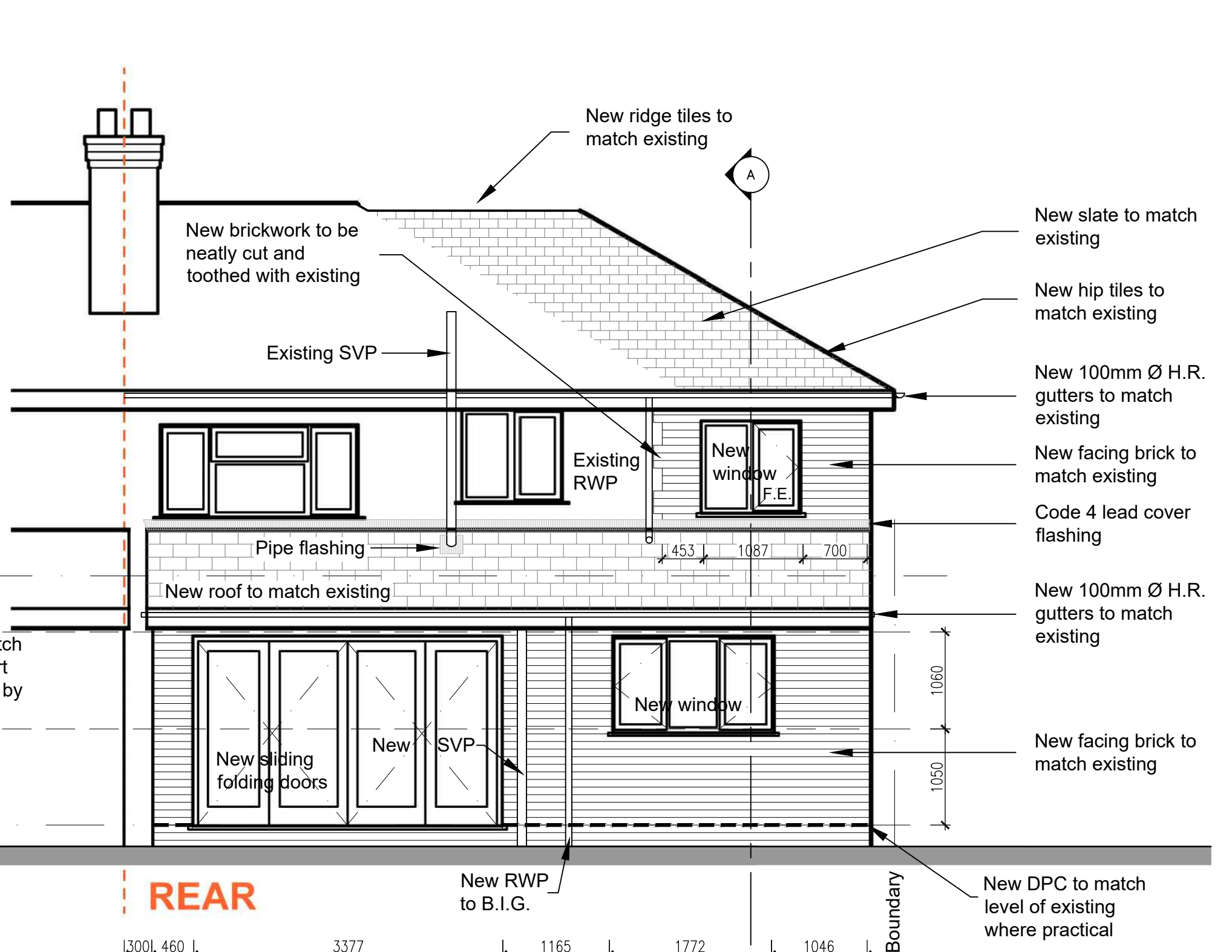
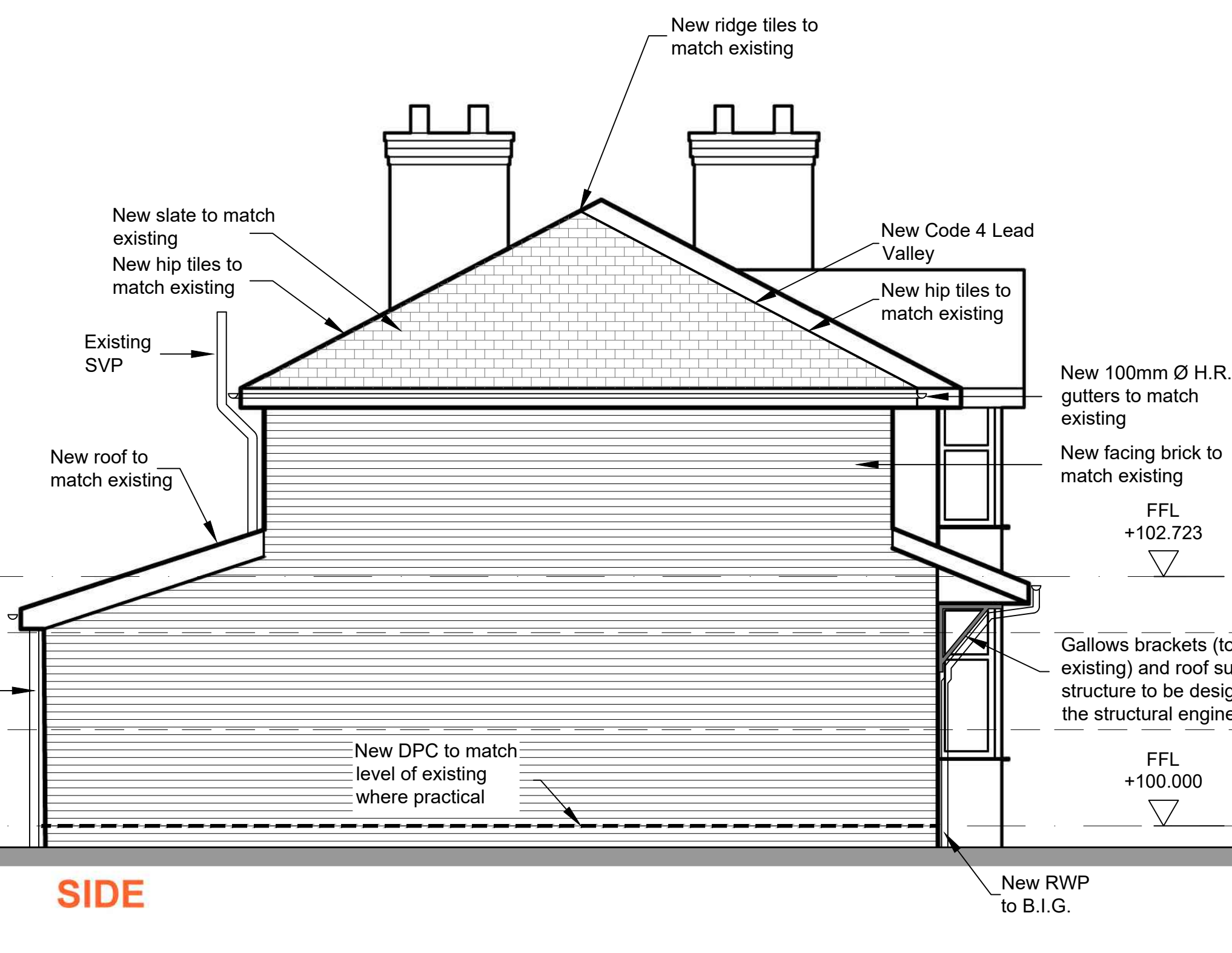
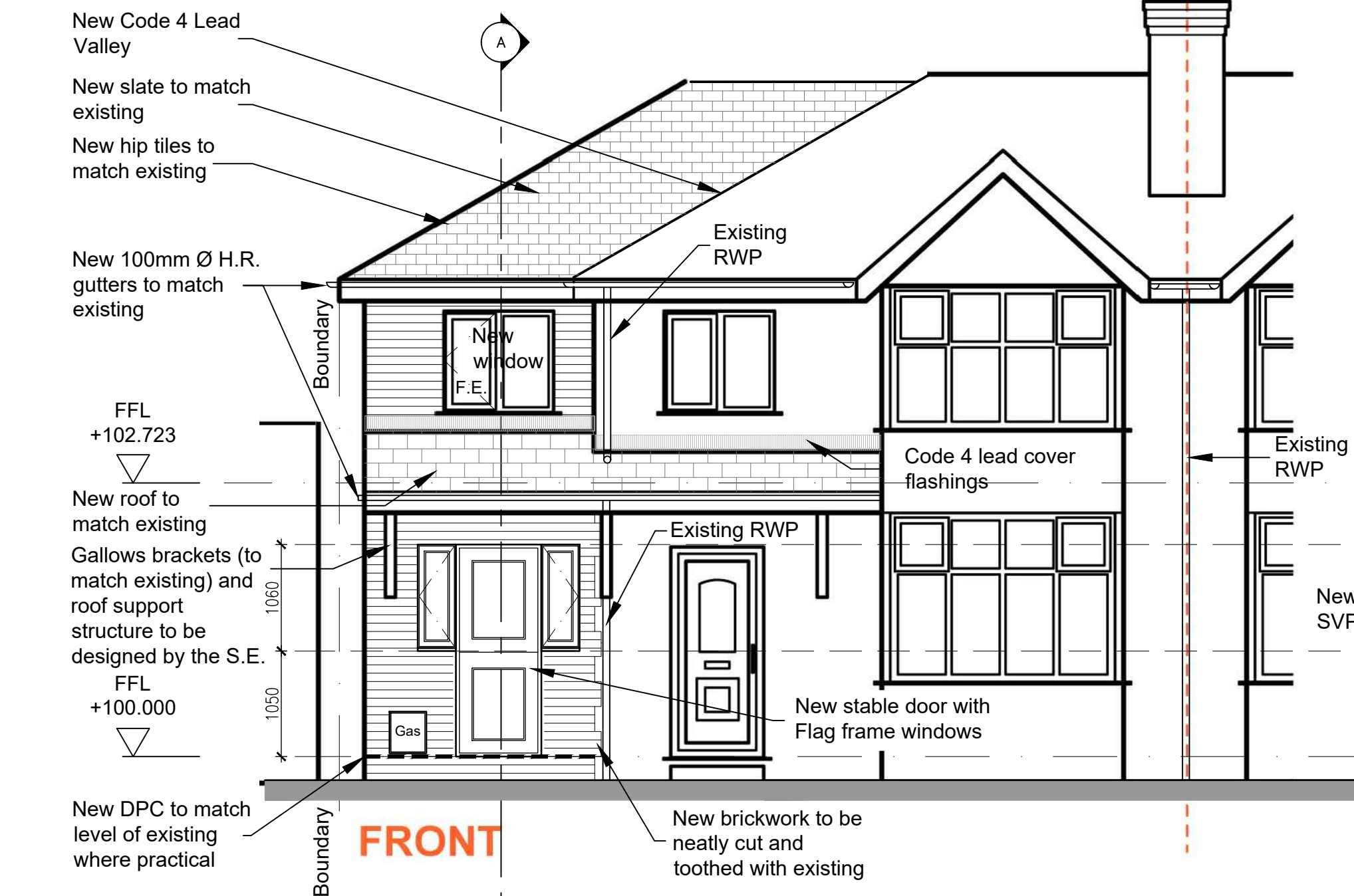
SCALE: 1:50 @ A1	DATE: 04.09.17.	DRAWING NO: 1705-01	REVISION: C	Mobile: 07821938400 <a href="mailto:johnelliott@architecturalservices.org.uk">johnelliott@architecturalservices.org.uk</a>
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- Rev. G 10/05/2018 Roof amended to include lower ridge and step in front roof plane keeping all wallplates at the same height. New lead valley to front roof plane.
- Rev. F 09/03/2018 Concrete pier added in Kitchen to receive double beams over (hall to kitchen doorway) to support external cavity wall above. Sink position shown and external gully added. Mechanical vents shown to W.C. and kitchen.
- Rev. E 28/02/2018 Front window amended to flag frame stable door and existing outer leaf removed in new kitchen
- Rev. D 07/10/2017 Building control submission
- Rev. C 05/10/2017 Proposed drainage added
- Rev. B 02/10/2017 Side elevation existing external leaf removed at first floor level (to increase room width of Bedroom 3 & 4)
- Rev. A 27/09/2017 Room Names added and wall between Living room and lounge infilled in studwork in original location

PROJECT: Wilmslow  
 DRAWING NO: Proposed Plans and Elevations  
 SCALE: 1:50 @ A1  
 DATE: 04.09.17  
 DRAWING NO: 1705-02  
 REVISION: G  
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NEW DRAINAGE TO CONNECT TO EXISTING COMBINED DRAINS ON SITE TO THE SATISFACTION OF THE LOCAL BUILDING CONTROL INSPECTOR



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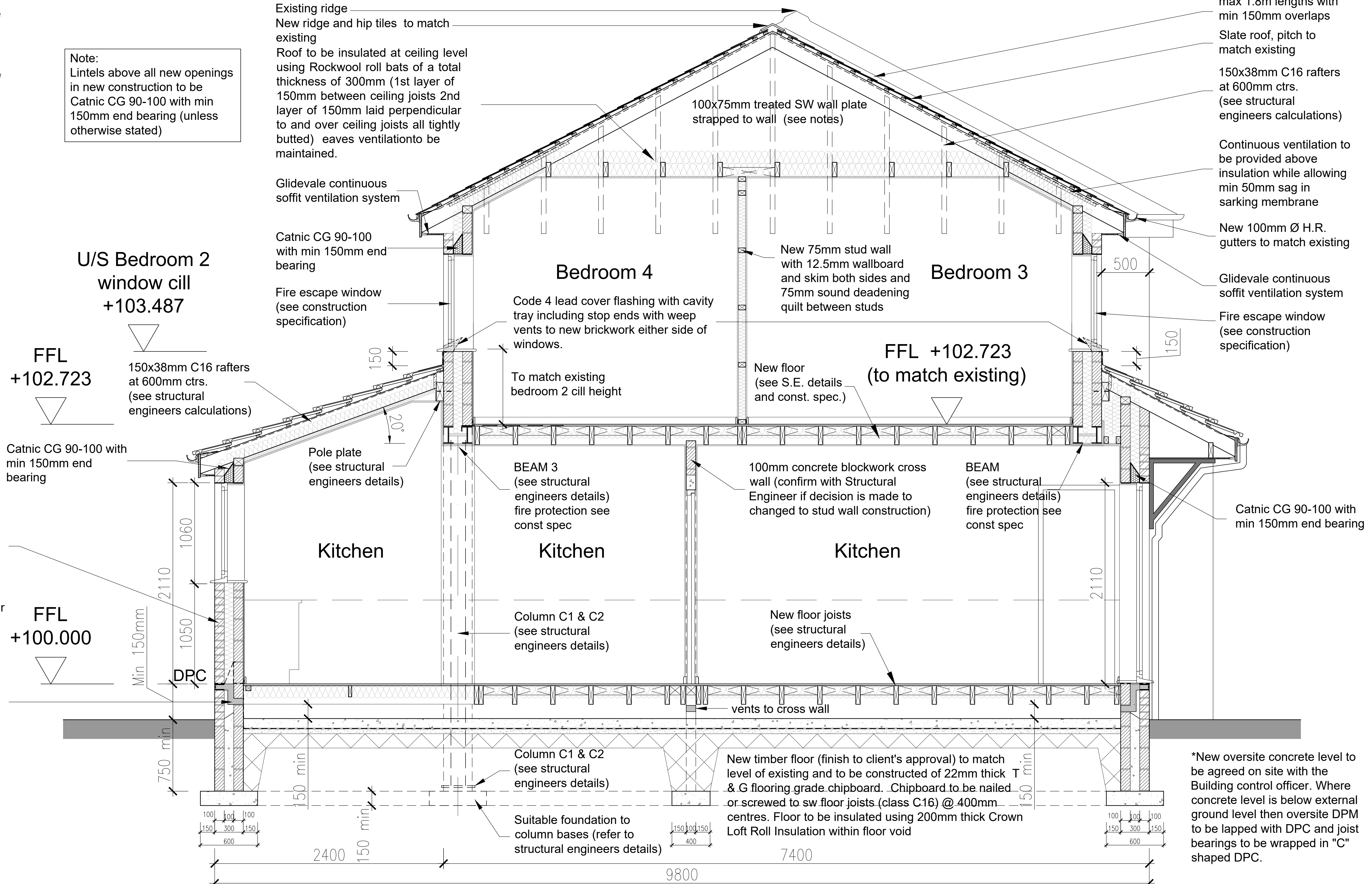
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**Note:**  
Lintels above all new openings in new construction to be Catnic CG 90-100 with min 150mm end bearing (unless otherwise stated)



New insulated cavity walls (see construction specification)

215x65 earthenware air bricks with cavity tray over (cranked ventilators where necessary) to provide sub floor ventilation to oversite concrete at 1500 mm<sup>2</sup> for each metre run of wall. Typically positioned at 1m maximum centres and not more than 450mm from corners.

U/S Bedroom 2 window cill +103.487

FFL +102.723

150x38mm C16 rafters at 600mm ctrs. (see structural engineers calculations)

FFL +100.000

Existing ridge  
New ridge and hip tiles to match existing  
Roof to be insulated at ceiling level using Rockwool roll bats of a total thickness of 300mm (1st layer of 150mm between ceiling joists 2nd layer of 150mm laid perpendicular to and over ceiling joists all tightly butted) eaves ventilation to be maintained.

Glidevale continuous soffit ventilation system

Catnic CG 90-100 with min 150mm end bearing

Fire escape window (see construction specification)

Code 4 lead cover flashing with cavity tray including stop ends with weep vents to new brickwork either side of windows.

To match existing bedroom 2 cill height

100x75mm treated SW wall plate strapped to wall (see notes)

New 75mm stud wall with 12.5mm wallboard and skim both sides and 75mm sound deadening quilt between studs

New floor (see S.E. details and const. spec.)

Code 4 Lead valley in max 1.8m lengths with min 150mm overlaps

Slate roof, pitch to match existing

150x38mm C16 rafters at 600mm ctrs. (see structural engineers calculations)

Continuous ventilation to be provided above insulation while allowing min 50mm sag in sarking membrane

New 100mm Ø H.R. gutters to match existing

Glidevale continuous soffit ventilation system

Fire escape window (see construction specification)

BEAM 3 (see structural engineers details) fire protection see const spec

100mm concrete blockwork cross wall (confirm with Structural Engineer if decision is made to changed to stud wall construction)

BEAM (see structural engineers details) fire protection see const spec

Column C1 & C2 (see structural engineers details)

New floor joists (see structural engineers details)

Column C1 & C2 (see structural engineers details)

New timber floor (finish to client's approval) to match level of existing and to be constructed of 22mm thick T & G flooring grade chipboard. Chipboard to be nailed or screwed to sw floor joists (class C16) @ 400mm centres. Floor to be insulated using 200mm thick Crown Loft Roll Insulation within floor void

Suitable foundation to column bases (refer to structural engineers details)

\*New oversite concrete level to be agreed on site with the Building control officer. Where concrete level is below external ground level then oversite DPM to be lapped with DPC and joist bearings to be wrapped in "C" shaped DPC.

**Proposed Section A-A**  
(Scale 1:20)



Rev. B 2018/05/10 Roof amended to include lower ridge and step in front roof plane keeping all wallplates at the same height. New lead valley to front roof plane. Door to front elev

Rev. A 2017/10/07 Building control submission

PROJECT: Wilmslow

CLIENT: John Elliott Architectural Services  
148 King Street  
Dukinfield  
Cheshire  
SK16 4TH

DRAWING: Proposed Section A-A

SCALE: 1:20 @ A1

DATE: 06.10.17.

DRAWING NO: 1705-03

REVISION: B

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**Note:**  
Lintels above all new openings in new construction to be Catnic CG 90-100 with min 150mm end bearing (unless otherwise stated)

U/S Bedroom 2 window cill +103.487  
FFL +102.723

150x38mm C16 rafters at 600mm ctrs. (see structural engineers calculations)

Catnic CG 90-100 with min 150mm end bearing

Pole plate (see structural engineers details)

Bathroom  
Code 4 lead cover flashing with cavity tray including stop ends with weep vents to new brickwork either side of windows.

Existing FFL +102.723

Landing

En-Suite

Existing FFL +102.723

1/4 Land +102.296

BEAM 4 (see structural engineers details) fire protection see const spec

New insulated cavity walls (see construction specification)

215x65 earthenware air bricks with cavity tray over (cranked ventilators where necessary) to provide sub floor ventilation to oversite concrete at 1500 mm<sup>2</sup> for each metre run of wall. Typically positioned at 1m maximum centres and not more than 450mm mm from corners.

FFL +100.000

Kitchen

Kitchen

W.C.

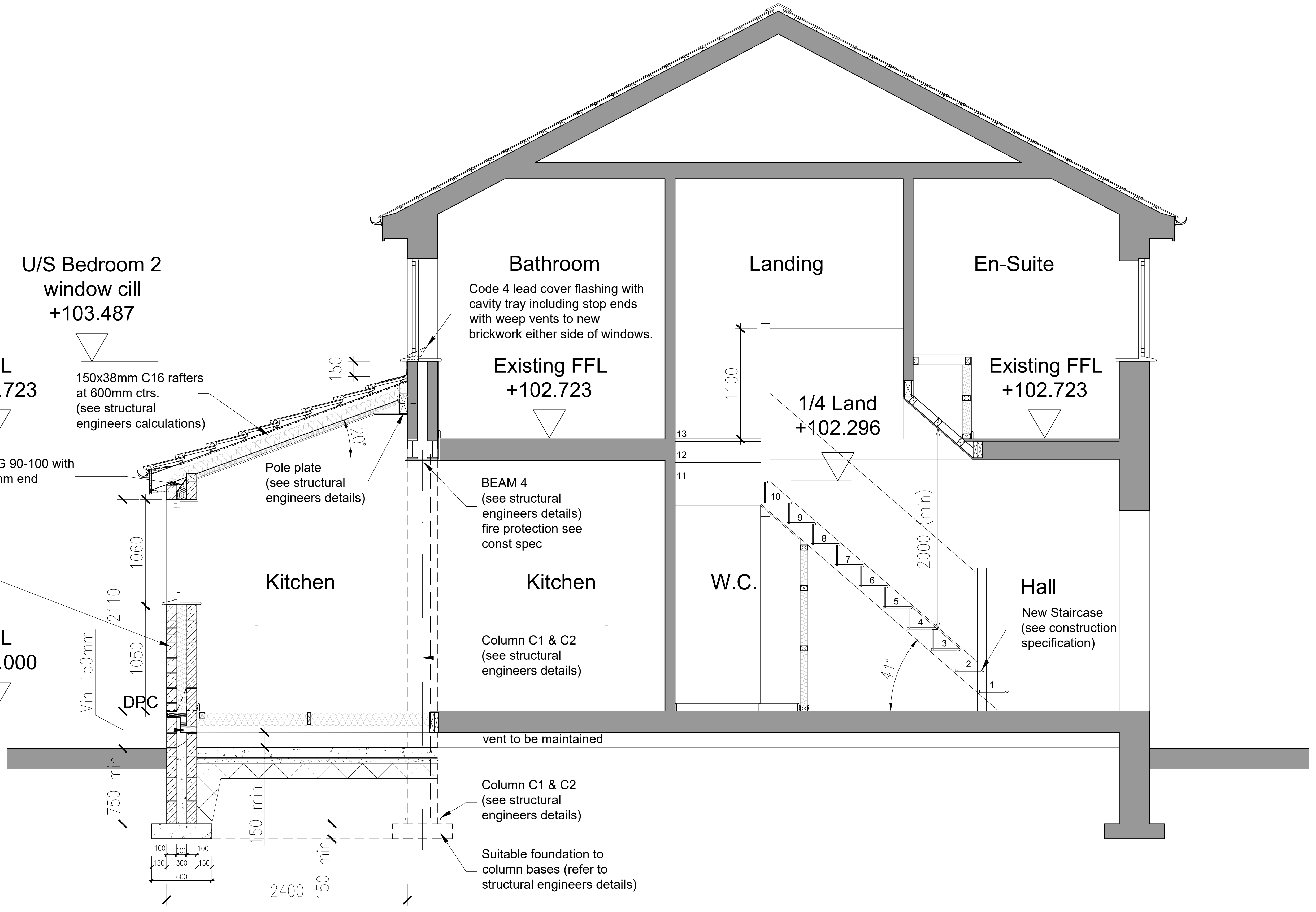
Hall

New Staircase (see construction specification)

Column C1 & C2 (see structural engineers details)

Column C1 & C2 (see structural engineers details)

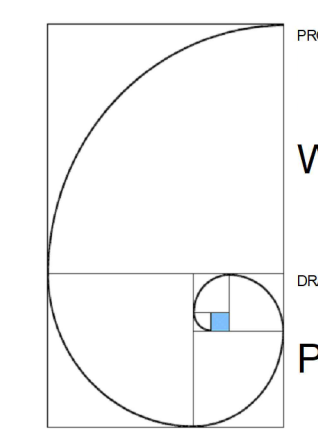
Suitable foundation to column bases (refer to structural engineers details)



**Proposed Section B-B**  
(Scale 1:20)



Rev. A 2017/10/07 Building control submission



PROJECT: Wilmslow  
DRAWING: Proposed Section B-B  
John Elliott Architectural Services  
148 King Street  
Dukinfield  
Cheshire  
SK16 4TH

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