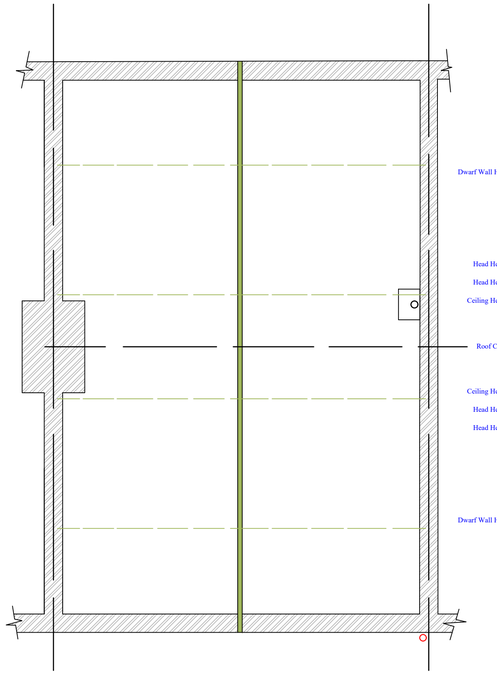
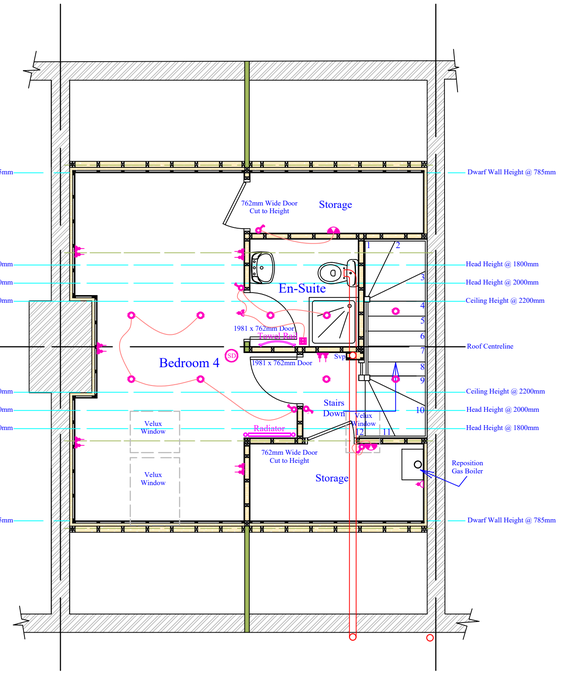
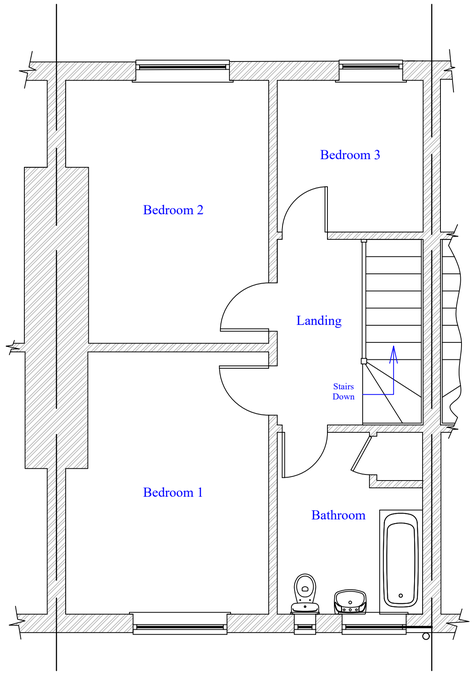


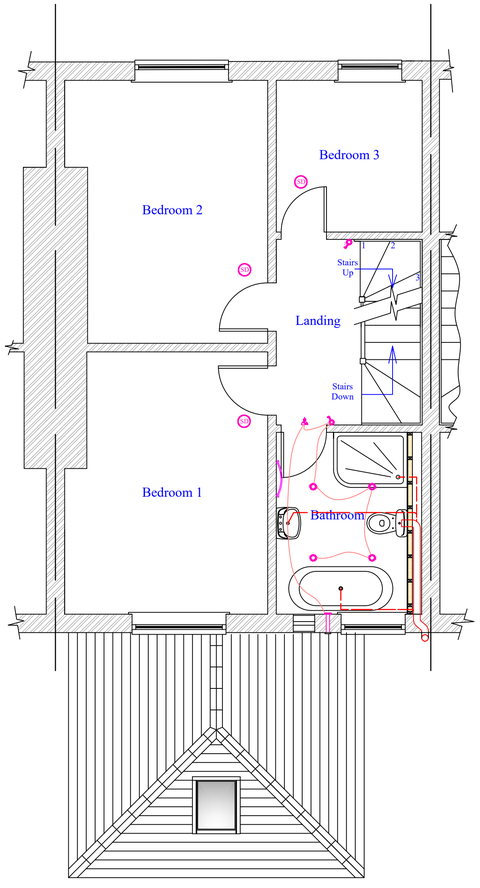
Second Floor Layout As Existing




Second Floor Layout As Proposed




First Floor Layout As Existing




First Floor Layout As Proposed

**Roof Structure and Attic Floor;**
Roof currently formed as a traditional Cut Roof with central King Post Truss.
Structural Work required to facilitate the Attic Conversion, as per Structural Engineers Design;
Upgrade floor joists to height of King Post Truss base joist to ensure proposed floor runs level
Double Trim joists to facilitate Stair aperture.
Lay 100mm Mineral Fibre between floor joist to achieve noise suppression.
Lay over 22mm V313 moisture resistant chipboard flooring, fixed to joists with foam glue and chipboard flooring screws, leave 15mm expansion gap around perimeters.

**Roof Windows;**
Double trim roof trusses to form apertures for Velux Roof Windows.
Fix 1No x 1400 x 780mm MK06 GGU 0070 with 1No 980 x 780mm MK04 GGU 0070 fitted above purlin with combination flashing to Bedroom 4.
Fix 1No x 780 x 550mm CK02 GGU 0070
All Velux Windows to be fitted with flashing kit to suit profiled tiles, installed in full accordance with manufacturers instruction.

**Stairflight;**
Fix Double Winder Stairflight with closed risers, overall width between stringers 996mm.
Floor To Floor Height = 2638mm - Contractor to Check On-Site prior to order.
Stair Pitch 42 Degrees
12No Risers @ 219.83mm
Treads @ 244mm
Hand Rail and Guarding @ 900mm High
Vertical Balusters fitted at centres not exceeding 99mm

**Roof Alterations, Internal Partitions and Framing to Second Floor Level;**
Form Dwarf Walls in attic area in 100 x 45mm tanalised timber battens @ 400mm centres on double runner, Insulate between uprights in 100mm Kingspan Koolthern K7 Wall Insulation, fitted tightly between uprights, fix 50mm Kingspan Koolthern Insulation K7 Wall Insulation in front of uprights with foil taped joints, to prevent possible cold-bridging.
Fix 50 x 25mm tanalised timber battens in front of insulation, corresponding with uprights to form service void.
Clad face of service void with 12.5mm Plasterboard, finish with plaster skim or drywall with sealer coat.
Fix additional timber battens to existing intermediate rafters to form an overall rafter depth of 150mm.
Insulate Rafters to ridge with 100mm Kingspan Koolthern K7 Wall Insulation, fitted tightly between rafters, fix 62.5mm Kingspan Koolthern Insulation K18 Wall Insulated Plasterboard to rafters, finish with plaster skim or drywall with sealer coat.
Fix 100 x 45mm tanalised timber battens @ 2012mm high and clad with 12.5mm plasterboard to provide void for recessed lighting.
Ceiling space to eaves at Attic Floor level to be insulated between joists with 150mm mineral fibre insulation with 150mm mineral fibre laid over (cross bonded) Overall Insulation Depth 300mm Thick.
Fabricate Internal Partitions to form En-Suite and Cupboards to Attic Area in 75 x 45mm Battens @ 400mm centres, with runner at base and head and mid-row of dwangs, partition to be insulated with Mineral Fibre and clad each side with 12.5mm Plasterboard.
Plasterboard to be finished with plaster skim or drywall with sealer coat.
Form Access Door to Bedroom and En-Suite with 1981 x 762mm Door in redwood frame and stops, fitted with required ironmmongery.
Form Doors to Storage Cupboards with 1981 x 762mm Doors (cut to size) in redwood frame and stops, fitted with required ironmongery.
Fix shelving to cupboards to client requirements.

**Roof Insulation @ Rafter Level and Dwarf Walls;**
Dwarf Walls; *U Value 0.17 W/m2.K* [See BRE U Value Calculation Sheet]
Rafters; *U Value 0.16 W/m2.K* [See BRE U Value Calculation Sheet]

**Rafters;**
Fix 100mm Kingspan Koolthern K7 rigid insulation between rafters, a minimum of 50mm air space above insulation must be maintained to achieve the maximum thermal resistance in the cavity
Fix Kingspan Koolthern K18 Insulated Plasterboard 62.5mm thick to underside of rafters to restrict possible cold bridging.
Finish plasterboard with skim coat of plaster or dryline finish, left ready for decoration.

**Dwarf Walls;**
Fix 100mm Kingspan Koolthern K7 rigid insulation between uprights.
Fix Kingspan Koolthern K7 rigid insulation 50mm thick with foil taped joints to face of uprights / insulation, to restrict possible cold bridging.
Fix 50 x 25mm tanalised timber battens in front of insulation, corresponding with uprights to form service void.
Clad face of service void with 12.5mm Duplex Plasterboard, finish with plaster skim or drywall with sealer coat.

**Plasterboard Works;**
All walls and ceilings to be dwanged between joists to fully support plasterboard.
Clad walls and ceilings in 12.5mm Duplex Plasterboard, internal partitions to be fitted with standard 12.5mm plasterboard, all fixed with drywall screws, ensure boards are fully supported around perimeters and fixed direct to battens, branders or dwangs.
All plasterboard joints to be fully taped in accordance with manufacturers instruction.
Plasterboard to be finished in either plasterboard skim or drywall with sealer coat.

**Joinery Finishes;**
Fix redwood or MDF moulded skirtings and facings to match those used throughout the existing Dwelling.
Form Dressed Timber Handrail to both sides of new stairflight, fitted on chrome wall brackets.
Form shelving to cupboards to client requirements.

**Plumbing;**
Extend existing Hot & Cold Water supplies to En-Suite, connect all designated sanitary fitments
Any service pipework outwith the Building Insulation Envelope to be insulated in accordance with BS 5422: 2001.
Alter and extend existing 110mm Diameter, Soil Vent Pipework from position shown connect Sanitary Fitments and terminating to external air.
Connect close coupled W/C suite c/w seat in position shown
Fix 50mm Waste pipe for waste pipe runs connecting two or more fitments.
Fix Bath / Shower with 42mm Waste Pipe.
Wash Basin to be fitted with 35mm Waste Pipe.
All fitments to have accessible 76mm deep seal traps.
Check waste pipe installation at completion of works by testing discharges from fitments, should any air be drawn through any of the traps installation of an Air Admittance Valve may be required
All service pipework and wastes to be securely clipped throughout installation.

**Water Efficiency Measures;**
All Sanitary fitments to be selected from a range which offers the latest water efficiency products
Dual Flush W/C to be fitted with average flush volume of 4.5 litres.
Taps serving Washbasin to have a flow rate limited to a maximum of 6 litres per minute.

**Heating Installation;**
Existing Central Heating Boiler to be repositioned and assessed by Heating Engineer to ensure existing boiler retains the capacity and output for the extended heating system.
If the Boiler does not facilitate the required output, then a new Boiler will be required.
Radiators to new Rooms to be sized by the Heating Engineer to ensure the correct heat output for the individual rooms is achieved.
Bedroom and En-Suite - 18 Degrees Centigrade.
Fix Flow and Return Heating pipework to facilitate Radiators, all pipework to be fully supported along its entire length.
Any service pipework outwith the Building Insulation Envelope to be insulated in accordance with BS 5422: 2001.
Fix Radiators in positions shown, all radiators to be fitted with thermostatic and lockshield valves.

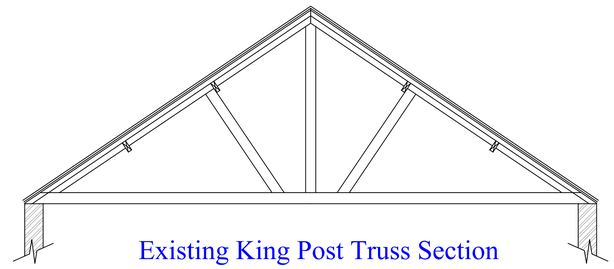
**Mechanical Ventilation to En-Suite;**
Provide Ventilation through mechanical fan with capacity of at least 15 litres/second, ducted direct to external air and fitted with manufacturers termination grill, wired through lighting circuit and fitted with timed overrun.

Ceiling Mounted; 15 Litre Mechanical Fan with Timed Overrun

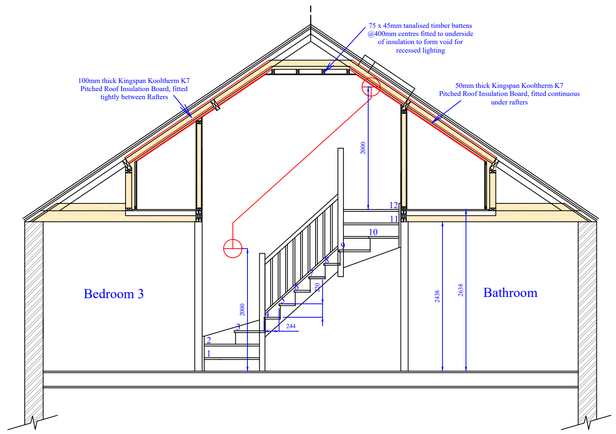
**Electrical Installation;**
Electrical installation only to be undertaken by suitably qualified personnel affiliated to NIC EIC or similar recognised regulatory body and in full compliance with BS 7671 2008 and I.E.E. Regulations current edition.
Undertake Electrical Installation with fitments in positions as indicated (subject to any changes requested by client's).
All new light switches to be fitted at a height from floor level of between 900 and 1100mm.
Sockets to be located 400mm above floor level.
Electrical fitments to be positioned at least 350mm from internal corners and obstructions.
Weatherproof fittings to be installed externally.
All Artificial and Display Lighting to be Low Energy type resulting that 75% of the fixed light fittings and lamps are low energy type throughout the new extension.
Recessed Light fittings to be Fire Rated or fitted with Fire Retardant Hoods.
Full inspection and certification for installation to be supplied at completion and submitted to Building Control.

**Electrical Legend**

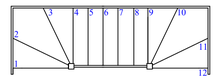
| | |
|---|---|
| | 13 Amp Switched Double Socket |
| | 1 Way Light Switch |
| | 2 Way Light Switch |
| | Recessed GU10 Downlight with LED Lamp |
| | LED External Light fitted with Passive Infra Red Detector |
| | Television / Satellite Ariel Point |
| | Extractor Fan Isolator @ High Level |
| | Fused Spur Isolator |
| | Wall Mounted Bulkhead LED Lamp |

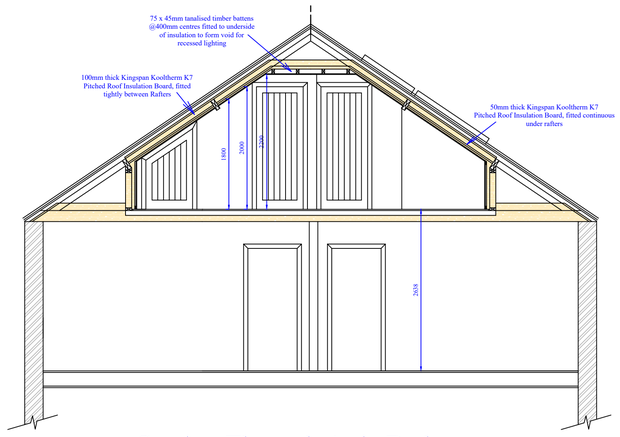


Existing King Post Truss Section




Section Through Stairflight




Section Through Attic Bedroom

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ALL DIMENSIONS MUST BE CHECKED ON-SITE AND NOT SCALED FORM THIS DRAWING
ANY DISCREPANCIES MUST BE REPORTED TO YEOMAN LIMITED
Whilst every effort has been made to ensure the accuracy of this plan and specification, Contractors should make their own full assessment of the site conditions therein, always prior to commencement of works on-site.

| No: | Revision / Amendment List: | Date: |
|---|---|---|
| | | |

**YEOMAN ARCHITECTURE LIMITED**
is a Registered Professional Practice with the Chartered Institute of Architectural Technologists

YEOMAN
Architecture
Suite 6
5 Kings Mount
Ramparts Business Park
Berwick Upon Tweed
Northumberland
TD15 1TQ
Telephone: 01289 303960
E-Mail: yeomandesign@aol.com
Yeoman Architecture Limited
Registered in England & Wales Company Number 10952498

Client:
Mr Simon Laidlaw & Ms Megan Bradley

Project Address:
11 Commercial Road
Spittal
Berwick Upon Tweed
Northumberland
TD15 1RQ

Project:
Proposed Single Storey
Rear Extension and Attic Conversion

Sheet Title:
First and Second Layout and Sectional Plan

Scale:
1.50mm @ A1 Size

Date:
3rd January 2021

Designed by:
James Cromarty MCIAT Eng Tech LCGI MCIPHE RP
Direct Mobile No; 0772 969 0520

Drawing No.:
A103

Plan Ref:
SL/1201/20