ROOFING & RAINWATER GOODS

10.7.1 Strip off all existing slate roof coverings and laths and cart away to skip, de-nail rafters and brush down to receive new roof coverings.

10.7.2 Supply and fix new graphite grey (RAL 7016) half round gutters to new extension and existing dwelling complete with all stop ends, union connections, brackets and running outlet to new fall pipe complete with offsets and pipe clips etc. On completion of roofing works, all rainwater goods to be clear of debris / obstructions and falls to be correct.

10.7.3 Provide & fix new PVC eaves trays to prevent felt from sagging behind new fascia boards and to discharge into new gutter sections.

10.7.4 Provide and fix new plain grey concrete interlocking tiles 'Marley Edgemere' or similar laid with recommended headlap at approximately 40 degrees to new rear extension and existing roof area all in accordance manufacturer's instructions on 25mm x 50mm treated battens on Tyvek 'Nil Vent' breather felt or similar approved. Supply and fix new ridge and hip tiles with Marley 'dry vent' ridge system or similar approved.
Note: Allow for incorporating vent tile terminals for extraction ducts from bathroom and en-suite extraction fans.

10.7.5 Provide code 5 flashings to abutments with rear first floor elevation and existing chimney stack, wedged into open jointed brick work and pointed. Allow for dressing down over profile of tiles etc. and applying patination oil.

10.8.1 Supply & Install 70mm ReHau section or similar approved PVCu window frames in RAL 7016 'Anthracite grey' externally on to white fixed into prepared openings W1 & W5 all complete with 8000 mm/Sq Trickle vents, rapid ventilation equivalent to 20% of the internal floor area of each room / space with multi point locking system & 28mm 'Planitherm' Argon filled double glazed units to BS6206 safety glazing as required providing overall U Value of 1.1W/M2K.
Allow for low modulus silicone seal to perimeter and any jointing trims required etc.- See Window Schedule for sizes / details & elevations for window styles.
Note – Windows W1, W2 & W5 to have escape sashes providing an unobstructed opening size minimum 450mm wide x 750mm high with a cill height between 800mm -1100mm above the internal floor level.

10.8.2 Replace existing white PVC windows ew1 to ew17 with 70mm ReHau section or similar approved PVCu window frames in RAL 7016 'Anthracite grey' externally on to white all complete with 8000 mm/Sq Trickle vents, rapid ventilation equivalent to 20% of the internal floor area of each room / space with multi point locking system & 28mm 'Planitherm' Argon filled double glazed units to BS6206 safety glazing as required providing overall U Value of 1.1W/M2K. Allow for low modulus silicone seal to perimeter and any jointing trims required etc.- See Window Schedule for sizes / details & elevations for window styles.
Note – Window ew12 to have escape sash providing an unobstructed opening size minimum 450mm wide x 750mm high with a cill height between 800mm -1100mm above the internal floor level.

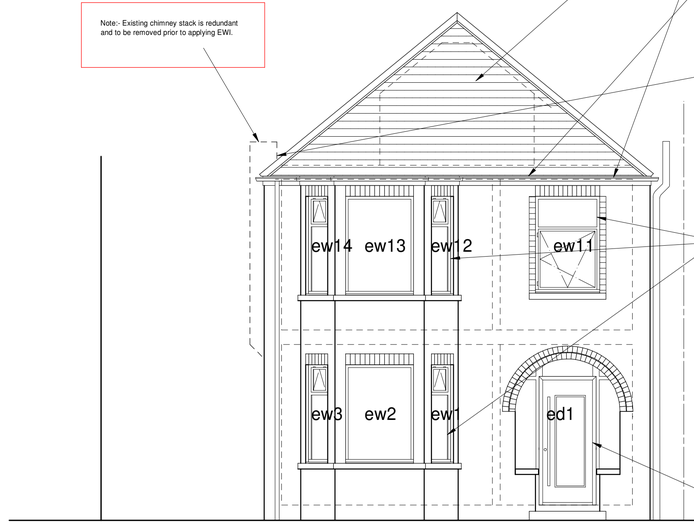
10.8.3 Supply bespoke 70mm ReHau section or similar approved PVCu French doors and full height side lights to rear bedroom opening ED3 complete with trickle vents, multi point locking system, 28mm 'Planitherm' Argon filled double glazed units to BS6206 safety glazing as required providing overall U Value of 1.1W/M2K. Doors to open inwards with thumb turn locking mechanism to internal face and blanking plates externally.

Supply & Install bespoke Juliet balcony fabricated of 50mm diameter tubing to provide a framework / hand rail and support 10mm thick toughened glazed balustrade system secured with S/S glass clamps. Frame to be powder coated in RAL 7016 and be resin anchored to masonry. Juliet Balcony & glazing system is to be designed to prevent a 100mm dia sphere from passing through at any point below 1100mm measured from internal floor level.

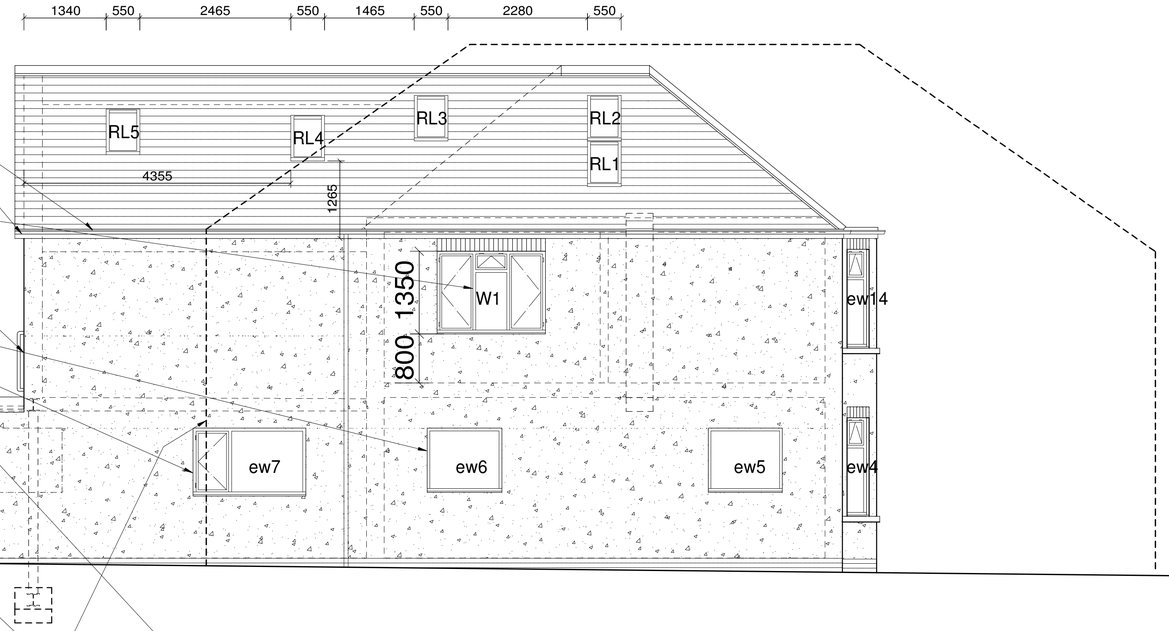
10.8.4 Supply bespoke powder coated 'Thermal Break' Aluminium entrance door ED1 & frame complete with full height glazed side lights manufactured and installed by Express Bi Folding Doors Leeds (www.expressbifolds.co.uk <http://www.expressbifolds.co.uk/>) or similar approved in colour RAL 7016 'Anthracite grey' both internally and externally complete with 5 point locking system, anti-snap cylinder & 28mm 'Planitherm' Argon filled DG units to BS6206 safety glazing as required providing overall U Value of 1.1W/M2K.

10.8.5 Supply bespoke powder coated 'Thermal Break' aluminium section sliding doors and frame ED2 from 'XP Glide S' range manufactured and installed by Express Bi Folding Doors Leeds (www.expressbifolds.co.uk <http://www.expressbifolds.co.uk/>) or similar in RAL 7016 'Anthracite grey' both internally and externally fixed into prepared opening complete with 5 point locking system, anti-snap cylinders and 28mm 'Planitherm' Argon filled DG units to BS6206 safety glazing as required providing overall U Value of 1.1W/M2K.

Note:- Existing chimney stack is redundant and to be removed prior to applying EWI.



Front Elevation



Side Elevation

NOTE:- ELEMENTS OF EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS & LINTELS THAT ARE SUBJECT TO INCREASED LOADING ARE TO BE EXPOSED & INSPECTED PRIOR TO COMMENCEMENT OF THE WORK.

10.5.0 BRICK & BLOCK WORK

10.5.1 Provide new galvanised & Insulated lintels for appropriate cavity width IG L1/HD 50 or similar approved with minimum 150mm bearing each end over existing window opening ew6, ew8 & ew9 all with PVC cavity trays to weep vents set at 450mm centres with perpendicular joints.

Brush off existing brick / block work and dampen down, build up off existing 250mm thick cavity walls, new structural lintels and steel box frame to form new first floor external walls of extension with 215mm Plasmor 'Fibolite' all as per Detailed Section A-A.

Note: New block work to be tied to existing with 'Catnic' Stainless Steel wall starter profiles.

All new openings in external walls to have I.G. Box lintel 200's Galvanised & insulated profiled lintels over with minimum 150mm bearing each end.

New walls to have 100mm stainless steel safety ties at 750 vertical and 450mm vertical c/s and within 300mm of all openings within wall.

STRUCTURAL STEEL WORK

10.5.2 Supply & Install new steel box frame to Structural Engineers details off new concrete strip foundation – Approx 5.7M wide x 3.34M high.
New frame to have plate connection details with M20 9grade 8.8) bolts 8mm thick S275 top plate to support cavity construction over and 3No 280 x 60 x 10mm MS plates welded to back of columns pre-drilled slotted holes for Ancon M12 resin anchors to tie into existing external masonry.

10.5.3 Provide new bespoke Steel lintel to ED2 opening 3815mm long made up of 150 x 100 x RHS with 8mm plate welded to bottom to form boot style lintel.
Provide 2No 80 x 80 x 6.3mm SHS wind posts anchored to cold floor built into internal blockwork with s/s anchors at 450mm vertical centres and fixed to timber wall plate – See Structural Engineers Details.

10.5.4 Provide new Beams 'C' & 'D' to Structural Engineer design each with 8mm plate tack welded to top flange to support existing masonry over.

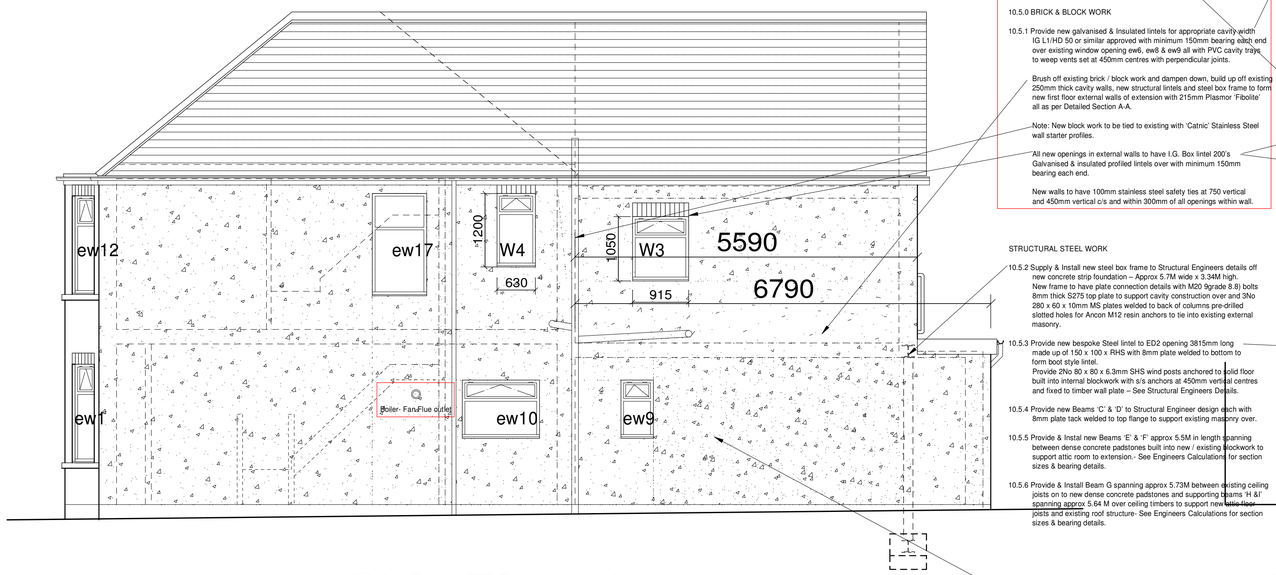
10.5.5 Provide & Instal new Beams 'E' & 'F' approx 5.5M in length spanning between dense concrete padstones built into new / existing blockwork to support attic room to extension.- See Engineers Calculations for section sizes & bearing details.

10.5.6 Provide & Install Beam G spanning approx 5.73M between existing ceiling joists on to new dense concrete padstones and supporting beams 'H &I' spanning approx 5.64 M over ceiling timbers to support new attic floor joists and existing roof structure- See Engineers Calculations for section sizes & bearing details.

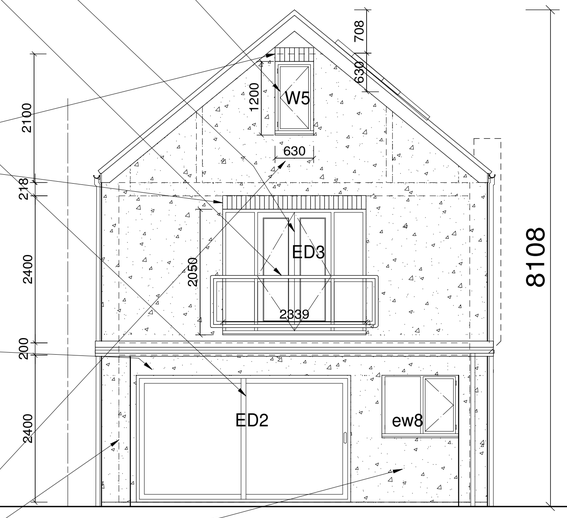
10.9.10 Chop off existing sand / cement render back to brick / blockwork from all existing elevations and cart to skip.
Over haul existing masonry raking out and repointing open jointed or cracked joints as required. (PC Sum £500).

EXTERNAL WALL INSULATION & RENDERING

10.9.11 Apply 60mm thick Kingspan Kooltherm K5 insulation boards all mechanically to external brickwork of front & side kitchen elevations, provide and fix all PVC trims and angle beads to reveals etc. and apply matching Johnston's high performance render system consisting of basecoat applied in 2 passes with a reinforcement mesh applied between giving a total thickness of 6mm and Silicone enhanced finish. EWI to achieve U Value of 0.28W/m2K.



Side Elevation



Rear Elevation

0 1 2 3 4 5m

DO NOT scale from drawings - work to figured dimensions. Contractor to notify Architects of any discrepancies. It is the contractors (or sub-contractor as relevant) responsibility to verify the relevant dimensions on site BEFORE manufacturing or ordering items. Drawing to be read in conjunction with relevant clauses from the Specification / Schedule of Work and Engineers Structural Calculations and Details if applicable.

PROPOSED ALTERATIONS, EXTENSION & ATTIC CONVERSION AT 105 HARLAND WAY, COTTINGHAM, EAST RIDING OF YORKSHIRE, HU16 5PT FOR MR & MRS J. SLATER.

PROPOSED ELEVATIONS

SCALE:	**1:50 @ A1 & 1:100 @ A3**	**NOTES:**
DATE:	**February 2020**	REV 'A'-Jan 2021 - Projection of first floor not to exceed 5.59M. Tender Issue - 26-04-21
DRG No:	**272-5-C**	Rev 'B' Stack amended, boiler flue added EWI added to existing & proposed walls 04-08-22 Rev 'C' French doors / Juliet Balcony added to rear elevation 08-01-24

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Architectural Design
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