

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 gutters 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 as in accordance manufacturer's instructions on 25mm x 50mm treated battens on Tyvek 'NI' 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.

10.5.0 BRICK & BLOCK WORK

- 10.5.1 Provide new galvanised & insulated lintels for appropriate cavity width 63 LH80 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 of existing 250mm thick cavity walls, new structural lintels and steel box frame to form new first floor external walls of extension with 100mm Plaster 'Fibrolite' block work, 75mm full fill Ditherm 32 insulated cavity and 100mm Plaster Fibrolite block work internally all as per Detailed Section A-A. Note: New block work to be tied to existing with 'Catic' Stainless Steel wall starter profiles. Provide new PVC cavity tray over new box frame detail to drain above lead flashing detail to lower lean-to roof with PVC weep vents to perpendicular mortar joints at 675mm c/s. All new openings in structural cavity wall to have I.G. L1/S75 Galvanised & insulated proflated lintels over with minimum 150mm bearing each end. Provide PVC Cavity tray detail & weep vents over all new openings. New cavity walls to have 200mm stainless steel safety ties at 750 vertical and 450mm vertical c/s and within 300mm of all openings within wall. Provide 'Dacador' or similar PVC insulated cavity closers to all openings.

STRUCTURAL STEEL WORK

- 10.5.2 Supply & install new steel box frame to Structural Engineers details of new concrete strip foundation - Approx. 5.7m wide x 3.34M high. New frame to have plate connection details with M20 (grade 8.8) bolts 8mm thick S275 to plate to support cavity construction over and 2No 200 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 solid 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 & install new Beams 'E' & 'F' approx 5.5M in length spanning between dense concrete padstones and supporting beams 'H & I' spanning approx 5.64 M over ceiling timbers to support new roof joists and existing roof structure - 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 roof joists and existing roof structure - See Engineers Calculations for section sizes & bearing details.

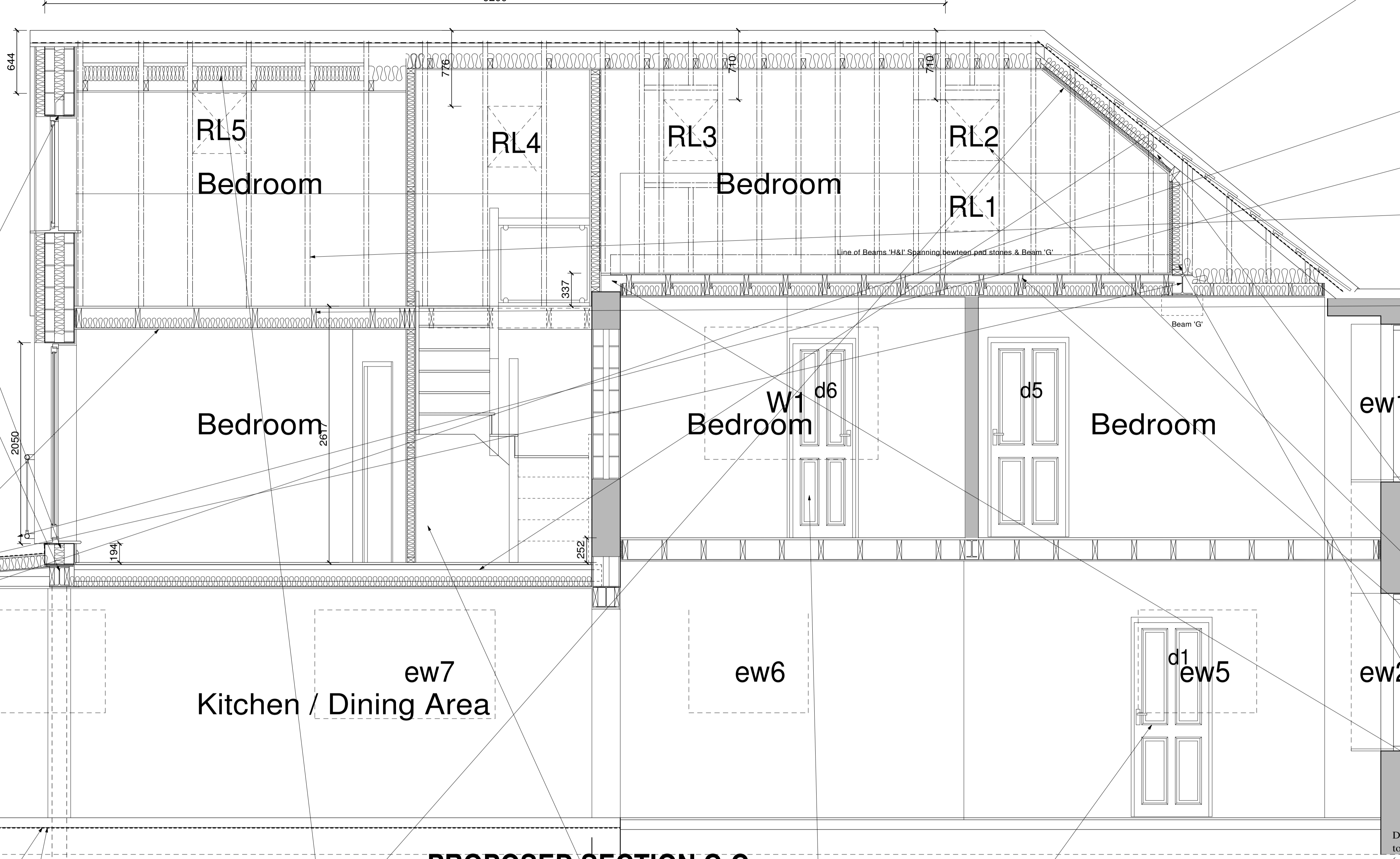
10.3.0 EXCAVATIONS.

- 10.3.1 Mark out and saw cut through existing concrete floor slab for new 600mm wide concrete strip foundation to steel box frame. Excavate through hardcore and subsoil to an invert level of 900mm below external G.L. - To be approved on site by Building Control Officer (B.C.O.).
- 10.3.2 Provisional Item- Cut back existing concrete floor as required and excavate for new 900mm x 900mm concrete pad foundation with 900mm invert level below new internal blockwork pillar. To be agreed on site with B.C.O.
- 10.3.3 Excavate around existing rodging eye point to North side of dwelling to expose existing mixed drainage system and for new 350mm diameter mini inspection chamber and branch connections as per Dwg No 272/4/B.

10.4.0 CONCRETE WORKS

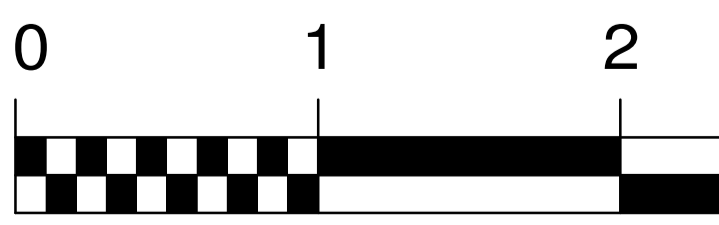
- 10.4.1 Supply and lay new C30 grade concrete strip foundation 6.0M x 0.6M x 0.3M thick under line of new steel box frame. Provide concrete surround to base member of box frame with minimum 50mm cover. Note- Use vibrating poker to ensure steel work fully encapsulated.
- 10.4.2 Provisional Item Supply & lay new 900mm x 900mm x 300mm thick pad foundation below new internal pillar.
- 10.4.3 Make good to existing solid floor within kitchen / dining following installation of new box frame, pad foundation and removal of existing internal wall. Ensure existing DPM is continuous with any joints overlapped and taped prior to laying concrete.
- 10.4.4 Provisional Sum to prepare existing surfaces and lay new latex screed throughout kitchen / dining area to remove existing undulations and level up existing solid floors previously divided by internal wall. Prov Sum £500.00
- 10.4.5 Provide weak mix concrete bed / surround to new mini inspection chamber L.C.1 & concrete surround to all new drainage runs with less than 300mm cover.

9200



PROPOSED SECTION C-C

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CARPENTRY & JOINERY

- 10.6.1 Build as in works progress new 220mm x 97mm James Jones timber floor joists at maximum 400mm centres spanning 5.54M between Timber hangers fully nailed to timber bearers with web of box frame and pockets within rear wall of dwelling. Joists to be built in but not project into cavity and installed in accordance with manufacturers instructions complete with all roggins & Catic or similar approved 30mm x 5mm x 1.2M long stainless steel restraint straps built into internal block work at maximum 2.0M c/s. Lay new 22mm Weyco 'Protect T' G chipboard flooring across and stuck to new joists allowing 15mm expansion to perimeter with all joints sealed with recommended adhesive. Allow for setting out new joists to match board centres where possible. Should end joints not meet over joists then allow for 100 x 50mm SC3 timber roggins to support joints as required. Note: Once structure is weather tight, excess adhesive is to be cleared from joints and boards are to be secured fixed to joists with 65mm gauge 10 screws. New floor height to be set 257mm below existing first floor level - See Sections A-A & B-B.
- 10.6.2 Bed on new 100mm x 50mm SC3 treated wall plates to rear ground floor elevation and first floor elevations. Allow for 30mm x 5mm x 1.2m long galvanised holding down straps at max 2M c/s.
- 10.6.3 Supply & fix new 100mm x 50mm C16 treated timber bearer to blockwork with M12 Rawl anchors or resin bolts at maximum 750mm centres to support new mono-pitched rafters.
- 10.6.4 Construct new mono pitched roof with 100mm x 50mm C16 treated rafters at maximum 600mm centres spanning approx 1.15M between and birds mouthed over new beams 'H & I' wall plate at 40 degree pitch. Provide new 100mm x 50mm C16 treated ceiling joists at 600mm centres secured to wall plate / rafters and galvanised timber to timber connectors fully nailed to 200mm x 50mm bearer bolted through web of steel box frame.
- 10.6.5 Form new pitched roof / attic room to extension rear extension with 150mm x 50mm C16 Vac-Vac treated rafters at maximum 600mm centres spanning maximum 2.6M @ 40 deg pitch between new wall plates, braced slooting walls and plumbed out to 200mm x 50mm ridge board - See Section A-A. Allow for doubling up rafters each side of Velux roof windows RL1 & RL5 and provide double trimmers above and below opening to support intermediate rafters. All connections to be made with galvanised timber to timber connectors and be fully nailed. Provide 100 x 50mm treated & reg'd ceiling joists / ties set 2.2M above new floor level. Construct gable staircase opening with double trimmers supported with Catic timber to timber connectors to support intermediate floor joists. - See Section A & Attic Floor plan for setting out details. New attic floor within extension to be formed with 200mm x 50mm C16 treated & reg'd joists at maximum 600mm centres spanning 3.45M between galvanised timber to timber connectors all fully nailed to 200 x 50mm treated timber bearers bolted through web of beams E & F - See Structural Engineers details. Provide triple trimmer consisting of 2No joists bolted with 175mm long M10 bolts at max 900mm c/s with Catic galvanised double sided toothed plate connector between each located to side of staircase opening with double trimmers supported with Catic timber to timber connectors to support intermediate floor joists. - See Section A & Attic Floor plan for setting out details. Provide and fix 100 x 50mm treated & reg'd first floor ceiling joists at maximum 600mm centres spanning from timber to timber connectors all fully nailed to 200 x 50mm treated timber bearers bolted through web of beams E & F and 100 x 50mm timber bearers anchored to internal blockwork with M12 resin anchors at maximum 750mm centres. Construct new 'bulkhead' stud walls to attic room of 100 x 50mm treated & reg'd C16 timbers at maximum 800mm centres with double base plate bolted to top flange of Beams E & F and 100 x 50mm top member supporting new rafters at midspan. Provide 100 x 50mm Tie members at 600mm centres bolted through vertical studs within bulkhead walls spanning over new wall plates and secured to rafters ends to prevent spread - See Section A-A.
- 10.6.6 Cut out rear hipped roof section including hip & diminishing rafters and cart to skip. Continue existing ridge line to meet new extension section of roof with 200 x 50mm treated & reg'd ridge board. Provide new 150mm x 50mm C16 treated & reg'd rafter rafters at maximum 400mm centres to correspond with existing ceiling timbers plumbed out to ridge and birds mouthed over existing wall plate. Rafter's to be supported at midspan by bulkhead stud walls. Extend depth of retained 100mm x 50mm rafters within new landing area with 50mm x 50mm treated & reg'd timber glued and screw fixed to underside of same to level with new rafters and accommodate Kingspan insulation boards - measured elsewhere. Provide 100 x 50mm treated & reg'd ceiling joists / ties set 2090mm above landing floor level. Trim out new & existing rafters to roof light openings RL1, RL2 & RL3 doubling up rafters each side of Velux roof windows and provided double trimmers above and below openings to support intermediate rafters. All connections to be made with galvanised timber to timber connectors and be fully nailed. Form new attic floor to area of existing dwelling set 382mm above adjacent attic room to extension area (See Section Details) of 200 x 50mm treated and reg'd C16 joists at max 400mm centres packed up on 12mm plywood packers & spanning 5.73M between existing timber wall plates and suspended from new beams H & I with galvanised timber to timber connectors fully nailed to 200 x 50mm bearers bolted through web of beams. New floor joists to be suspended between existing 125mm x38mm ceiling joists at maximum 400mm centres with a maximum unsupported span of 2.5M and be bolt connected to new existing rafters at wall plate junction to prevent spread. Note: Prior to removal of first floor walls existing ceiling joists may need securing to new 200mm x 50mm floor joists via 100 x 500mm solid roggins. Construct new 'bulkhead' stud walls to landing area of 100 x 50mm treated & reg'd C16 timbers at maximum 800mm centres with double base plate bolted to top flange of Beams G, H & I and 100 x 50mm top member supporting new existing rafters at midspan. Construct full width step detail consisting of 2No equal risers with 22mm bull nosed mdf treads from rear attic floor level to 'raised landing' area over existing first floor bedrooms.

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.

<b>SECTION C-C</b>		<b>NOTES:</b>
<b>SCALE:</b>	1:25 @ A1; 1:50 @ A3	Rev 'A' Pitched roof omitted over kitchen for
<b>DATE:</b>	APRIL 2021	Draft & French doors/ Juliet balcony added
<b>DRG No:</b>	272-7-A	to rear first floor elevation 18-01-24.
<b>Michael Bamforth BA Hons Architecture Limited.</b>		The Old Loft Cherry Blossom Barn Harland Way Cottingham East Yorkshire HU16 5TA Tel: (01482) 332270
<b>Architectural Design Land &amp; Property Survey Project Management</b>		