

ROOFING & RAINWATER GOODS

- 10.7.1 Strip off all existing slate roof coverings and laths and cart away to skip. Detail rafters and brush down to receive new roof gutters.
- 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 Edgemore" or similar laid with recommended headlap at approximately 40 degrees to new rear extension and existing roof area all in accordance with manufacturer's instructions on 25mm x 50mm treated battens on Tyeek 'Nil Vent' breather felt or similar approved. Supply and fix new ridge and hip tiles with Marley dry vent ridge system of 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 painted. Allow for dressing down over profile of tiles etc. and applying paintation oil.

PLASTER & INSULATION

- 10.9.1 Insulate new sloping ceiling areas to attic bedroom / landing areas with 100mm Kingspan TPI0 rigid insulation boards neatly cut and fitted between bottom rafters ensuring minimum 50mm free air space over. Under draw battens with 42.5mm thick Kingspan K118 insulated plasterboards secured with 80mm dry lining screws. All board joints to be covered with self-adhesive scrim to prevent cracking and ceiling finish to be thistle board finish. Allow for all cutting and fitting of insulation boards around Velux window openings and providing 25mm thick Kingspan to reveals.
- 10.9.2 Insulate new bulkhead wall to attic bedroom / landing areas with 75mm Kingspan TPI0 neatly cut & fitted between timber studs.
Apply 42.5mm Kingspan Kooltherm K118 insulated plasterboards to inside face of wall secured with 90mm drywall screws. Apply self adhesive scrim to all board joints and apply skim coat of thistle board finish to all walls / ceilings.
- 10.9.3 Insulate first floor flat ceilings to voids over bedrooms, bathroom etc. with 2No layers of 150mm thick Rockwool insulation laid between ceiling joists with 2nd layer laid over in opposite direction.
Under draw new first floor ceiling joists with 15mm Sound-Bloc boards & skim finish with 15mm thick fire line boards centred below structural steel work to provide minimum 1 hour fire protection once skim & skim coat is applied.
- 10.9.4 Provide and fix 15mm Gyproc Fire-line boards to boxing detail around sections of new steel box frame and centre 1 row of 1200mm wide boards below frame to ceiling to provide 1 hour fire protection.
- 10.9.5 Provide 2No layers of 150mm thick Rockwool loft insulation to ceiling void below mono-pitched roof area and under draw joists with 15mm Sound-Bloc boards with all joints staggered & taped with self adhesive scrim prior to application of skim coat of thistle board finish.
Insulate between new James Jones joist with 150mm thick acoustic insulation and under draw new ground floor ceilings with 15mm SE Sound-Bloc boards all joints covered with self-adhesive scrim cloth and 1 coat thistle board finish. Boards to be secured with 50mm dry wall fixings.
- 10.9.6 All new internal block work surfaces to first floor extension area to be finished with 9.5mm Gypsum wall boards on adhesive dabs with scrim and skim finish.
All plastering works to be plumb and true free from hollows, rough patches, frowed marks or obvious chippings / loss.
- 10.9.7 Apply 12.5mm plaster board and thistle board finish to each side of new stud work forming bedrooms, bathroom & En-suite.
Allow for galvanised thin skim angles to all corners and scrim to ceiling and board joints. Provide 50mm isowool acoustic partition quilt suspended between studs in partition prior to securing boards.
- 10.9.8 Make good existing plaster finishes within kitchen / dining area, lounge, entrance hall & cloak with 2 coats cement based renovating plaster & skim finish. Allow for pre-bonding existing walls and applying skim finish.
- 10.9.9 Include generally for working on existing plastered walls to provide smooth level finish, for wall opening, reveals, openings, returns and perimeters etc. to be made out in complete accordance with BS EN 12518 Gypsum White Box.
- 10.9.10 Allow for making good to all plaster chases, ceilings etc. following electrical and plumbing installations.
- 10.9.11 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 joints 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 12.5mm Gypsum wall boards etc. and apply 60mm thick high performance render system consisting of basecoat applied in 2 passes with a reinforcement mesh applied between giving a total thickness of 60mm and Silicone enhanced finish. EWI to achieve U Value of 0.28W/m²K.



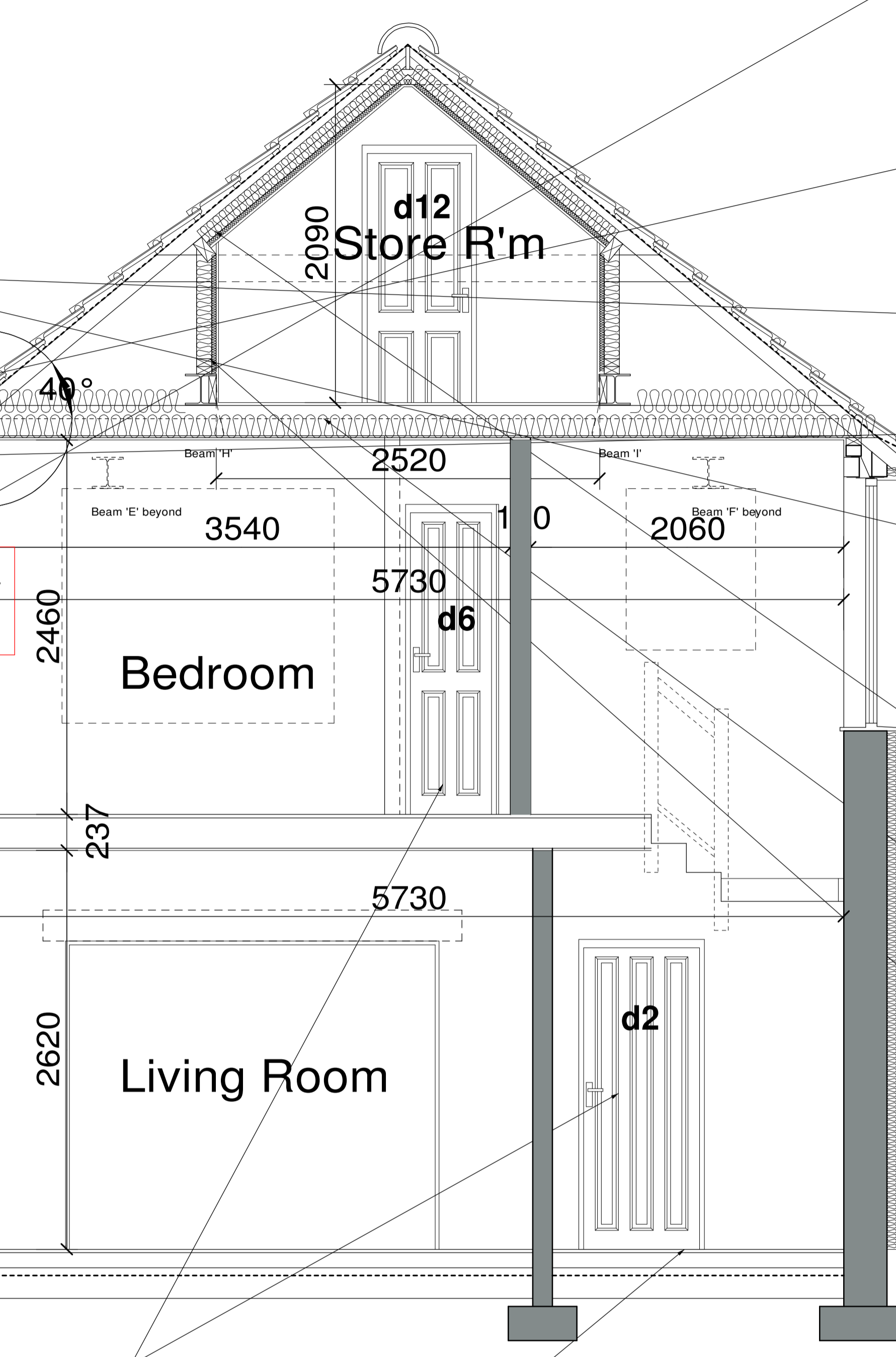
CARPENTRY & JOINERY

- 10.6.1 Build as in works progress new 220mm x 97mm James Jones timber floor joists at maximum 900mm centres spanning 1700mm between Timber hangers fully nailed to timber bearer within 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 noggins & Catico or similar approved 50mm x 5mm x 1.2 degree stainless steel restraint strips built into internal block work at maximum 2.0M c/s.
Lay new 22mm Weyco "Protec" C11 or C12 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 and joints not meet over joists then allow for 100 x 50mm SCS timber noggins to support joints as required.
Note: Once structure is weather tight, excess adhesive is to be cleaned from joints and all boards are to be screw 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 SCS treated wall plates to rear ground floor elevation and first floor side 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 1.5M between and birds mouthed over new bearer / 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 plumb out to 200mm x 50mm ridge board - See Section A-A.
Allow for doubling up rafters each side of Velux roof windows RL4 & 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 ladders to rear elevation to create 150mm overhang with 150 x 50mm treated timbers and build into new gable blockwork.
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 3No joists bolted with 175mm long M10 tie at max 900mm c/s with Catico galvanised double sided toothed plate connector between each located to side of staircase opening with double trimmers supported with Catico timber to timber connectors to support intermediate floor joists. - See Section A-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 M10 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 600mm 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 infill rafters at maximum 400mm centres to correspond with existing ceiling timbers plumb cut 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 through 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 362mm above adjacent attic to extension area (See Section Details) of 200 x 50mm treated & reg'd C16 joists at max 400mm centres packed up on 12mm plywood packers & spanning 1.73M between existing timber wall plates and suspended from new beams E & F 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 150mm x 50mm 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 50mm solid noggins.
Construct new bulkhead stud walls to landing area of 100 x 50mm treated & reg'd C16 timbers at maximum 600mm 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.
- 10.6.7 Supply and fix 5No Velux GGL Cx04 2070 Roof Windows 550mm wide x 980mm high complete with EDZ flashing kits to suit and combination flashing kit for windows RL1 & RL2 installation.
Allow for working with roofing contractor for correct positioning of Velux windows to suit tile courses and for trimmer etc.
- 10.6.8 Plumb cut new rafters and provide & fix new 200mm deep PVC structural barge boards & soffit and fascia boards in graphite grey (RAL 7016) to all new elevations of extensions and existing dwelling complete with all jointing strips, corners and fixings etc.

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.



SECTION DETAIL A-A



SECTION DETAIL B-B

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 rodding 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 Drg 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 I.C.1 & concrete surround to all drainage runs with less than 300mm cover.

INTERNAL JOINERY

- 10.12.1 Supply, fit & hang new Pre-finished Oak internal doors to clients choice (Allow PC Sum £150.00 Each) to door openings D2, in new Ex 138mm x 38mm softwood door casings (measured elsewhere) each on 1 1/2 pairs 3" brushed steel hinges & complete with furniture (P.C. Sum £20.00 per set).
- 10.12.2 Supply fit & hang new 30 minute Fire Rated Pre-finished Oak internal doors to clients choice (Allow PC Sum £200.00 Each) in new Ex 138mm x 50mm softwood fire check casings to openings D1 & D3 each on 1 1/2 pairs brushed Steel Fire Proof hinges & complete with infumescant strips, latch pack & furniture. (P.C. Sum £20.00 per set).
- 10.12.3 Supply fit & hang new 30 minute Fire Rated Howdens Colonial 6 panel grained doors in new Ex 138mm x 50mm softwood firecheck casings to openings D6, D8, D11 & D12 each on 1 1/2 pairs brushed Steel Fire Proof hinges & complete with infumescant strips, perco type door closers, latch pack & furniture. (P.C. Sum £20.00 per set).
- 10.12.4 Supply fit & hang new 35mm 30 minute Fire Rated Howdens Colonial 6 panel grained doors in existing casings to openings D4 & D5 each on 1 1/2 pairs brushed Steel Fire Proof hinges & complete with latch pack & furniture. (P.C. Sum £20.00 per set).
- 10.12.5 Supply, fit & hang new Howdens Colonial 6 Panel grained internal doors to openings D7, D9 & D10, in new Ex 125mm x 38mm softwood door casings (measured elsewhere) each on 1 1/2 pairs 3" brushed steel hinges complete with furniture (P.C. Sum £15.00 per set).
- 10.12.6 Over lay existing floorboards throughout entrance hall & G.F. W.C with 10mm thick insulated Jackboards secured with screws and 36mm fixing washers at 100mm centres in all directions.

10.6.9 CONSTRUCT NEW INTERNAL TIMBER PARTITIONS TO FIRST FLOOR TO RECONFIGURE BATHROOM AND PFD BEDROOM.

- 10.6.9 Construct new internal timber partitions to first floor to reconfigure bathroom and pfd bedroom. Form new cupboard, stairwell & En-suite and to attic floor to create bedroom / landing partition of 100 x 50mm CLS timbers with noggins 900mm centres between double sole plate and shaped head sections with noggins at maximum 1.2M vertical centres to suit plaster board sizes.
Provide 18mm plywood diaphragms screw fixed to 25mm x 50mm timbers set within studwork to correspond with all fixing points for plumbing goods, radiator positions, Wardrobe fixings or TV brackets etc.
- 10.6.10 Supply & fix 3No new Ex 125 x 38mm softwood internal door casings to new openings to first floor bathroom, bedroom cupboard & new En-suite.
- 10.6.11 Supply & fix 3No new Ex 138 x 50mm softwood Fire check casings to new bedroom door ways.
- 10.6.12 Provide & fix 25mm pre-primed moisture resistant bullnosed MDF sill boards to new window openings W1, W2 & W3.
- 10.6.13 Form 3No access doors into new attic voids of Ex 100 x 25mm PSE with planted 50mm x 25mm rebates and hang new 18mm MDF doors with 100mm thick Kingspan insulation bonded to the reverse side. Approx 550mm wide x 750mm high.
- 10.6.14 Construct raised landing area at bottom of new attic staircase with 2No equal risers down to first floor level within new extension with 100 x 50mm joists / studwork and 22mm bull nosed shaped treads to match new staircase.
Supply & install new bespoke staircase consisting of 11No equal risers not exceeding 220mm each with minimum going of 355mm and maximum 42 degree pitch line complete with half landings. Stairs to have vertical 35mm x 35mm stop chamfered spindles set so as to prevent a 100mm dia sphere from passing through forming balustrades to handrail with overall 900mm high to staircase (measured from pitch line) and to landing areas. Staircases to have 755mm clear width with 50mm x 90mm softwood newel posts and wrap around bottom treads - See Stair Details.
Risers & treads (non visible elements) to be constructed with MDF & plywood.

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

SECTIONS A-A & B-B.

SCALE:	1:25 @ A1; 1:50 @ A3.	NOTES:	Tender Issue 26-04-21 Building Reg Submission June 2022 Rev 'B' JJJ Floor joist centres amended EWI added to existing & proposed walls D12 added to landing 04-08-22
DATE:	July 2020		
DRG No:	272/6A		

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