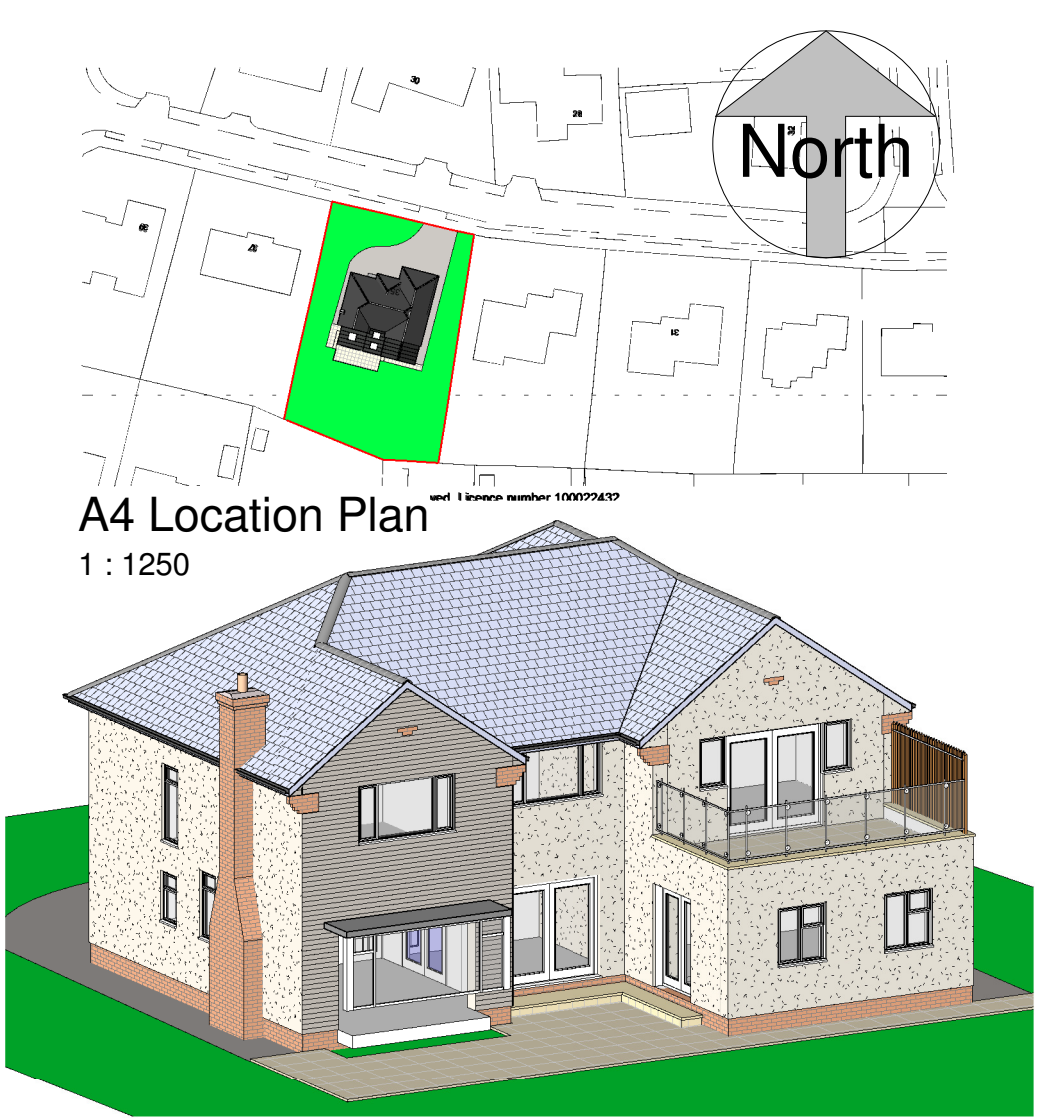
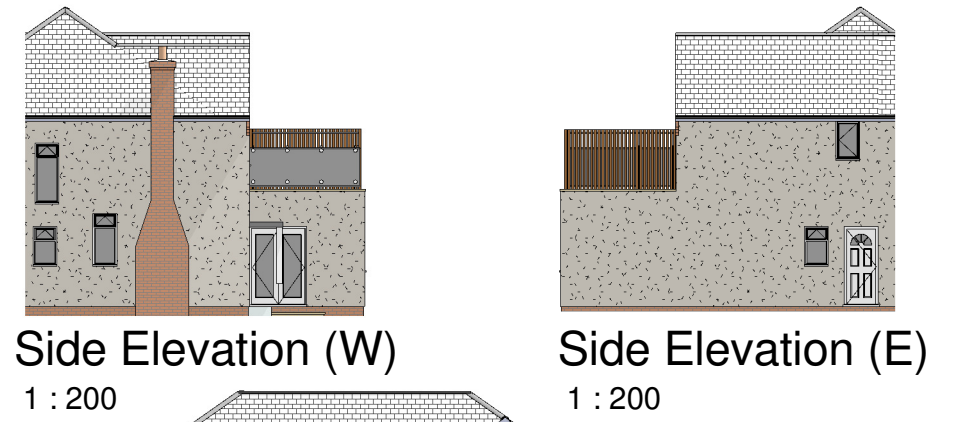


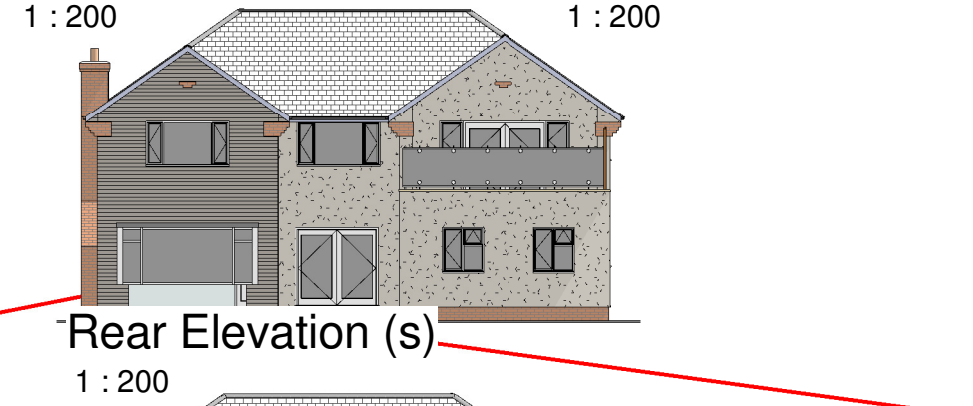


A4 Location Plan
1 : 1250

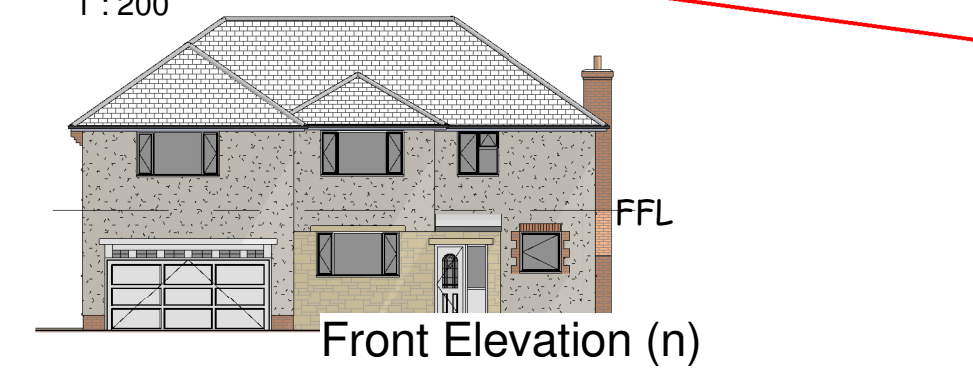


Side Elevation (W)
1 : 200

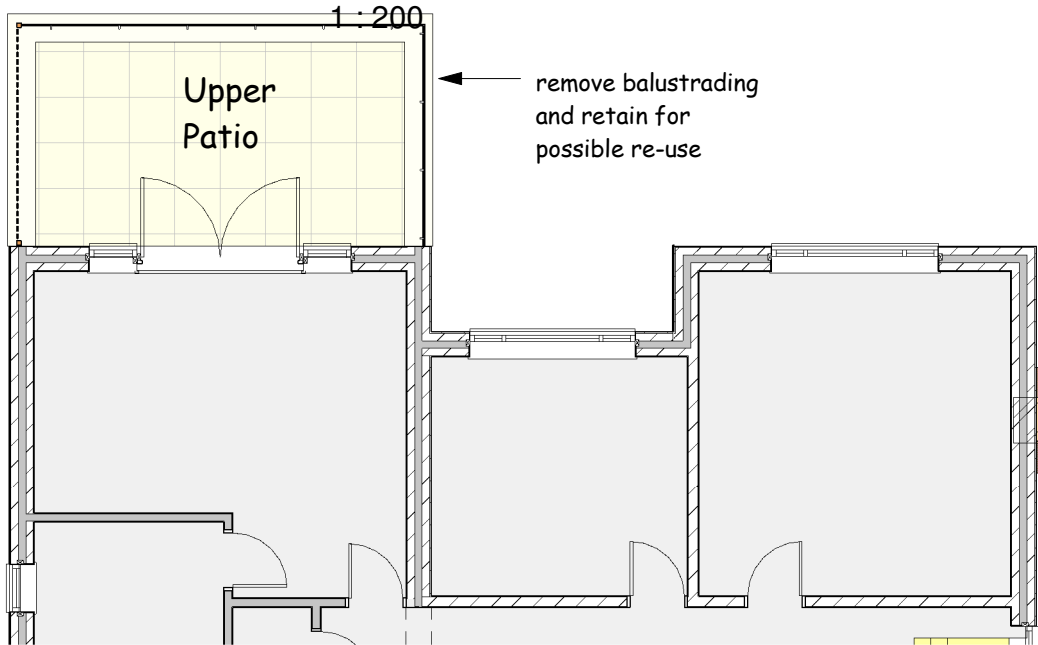
Side Elevation (E)
1 : 200



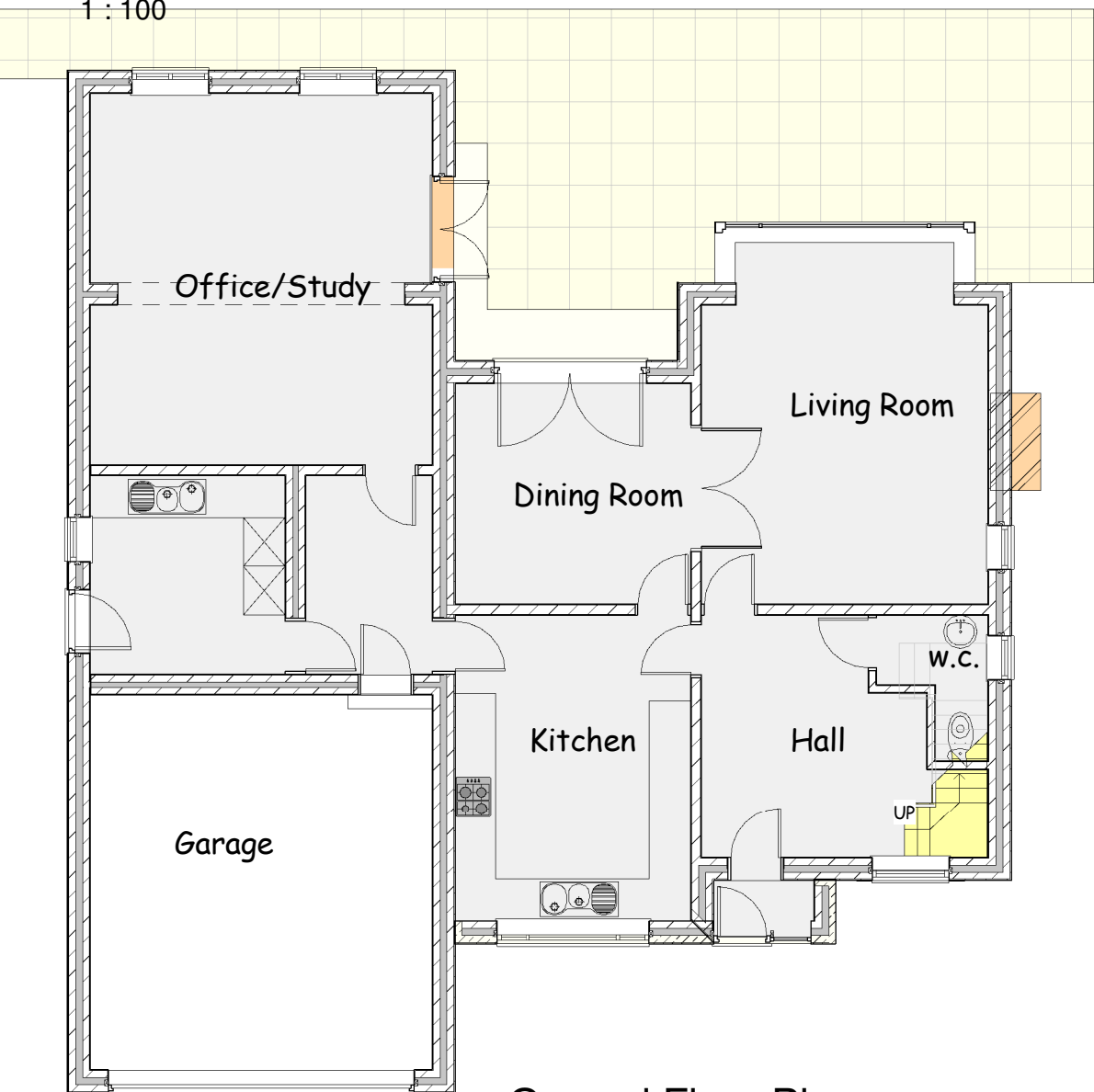
Rear Elevation (s)
1 : 200



Front Elevation (n)
1 : 200



First Floor Plan
1 : 100



Ground Floor Plan
1 : 100



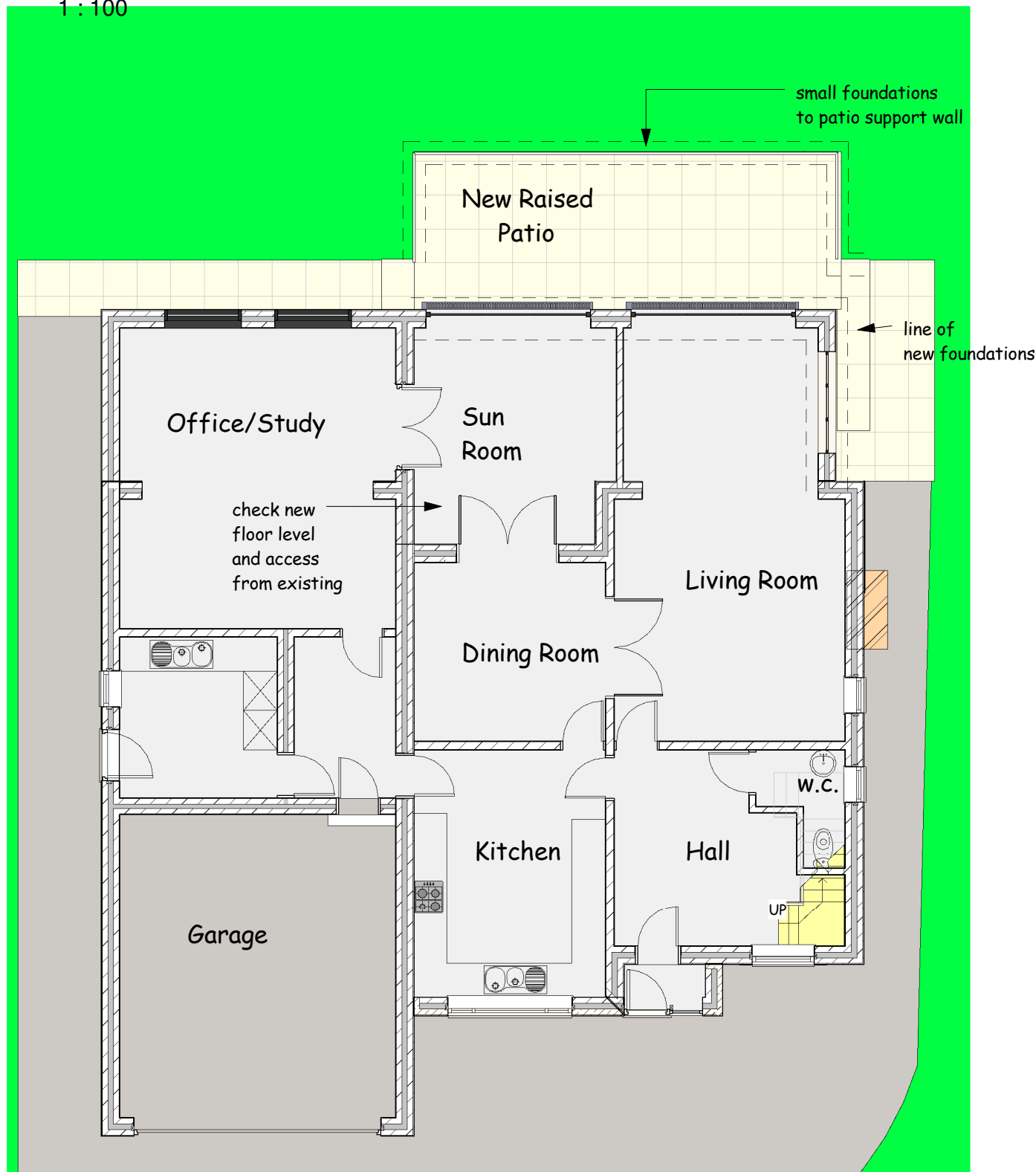
Side Elevation (W).
1 : 100



Rear Elevation
1 : 100



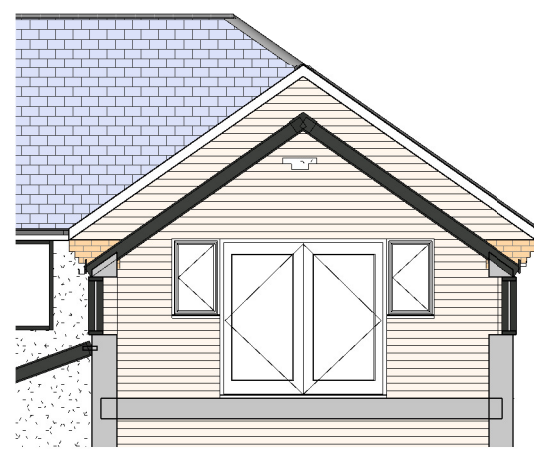
Front Elevation
1 : 100



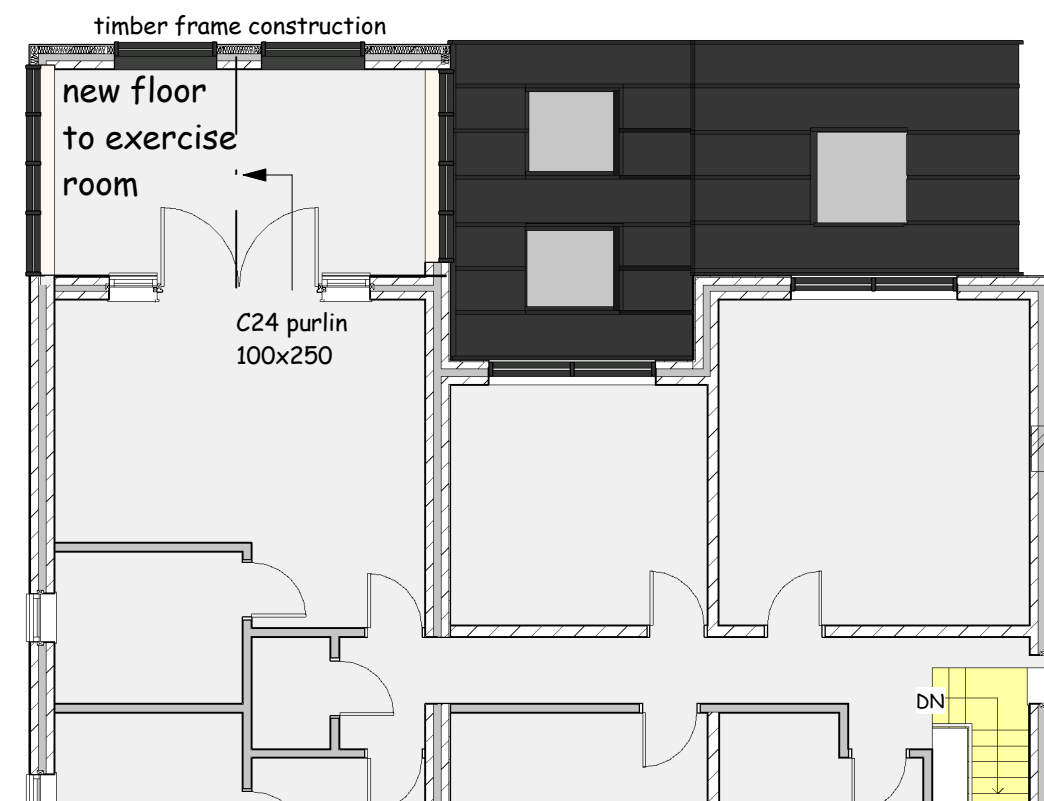
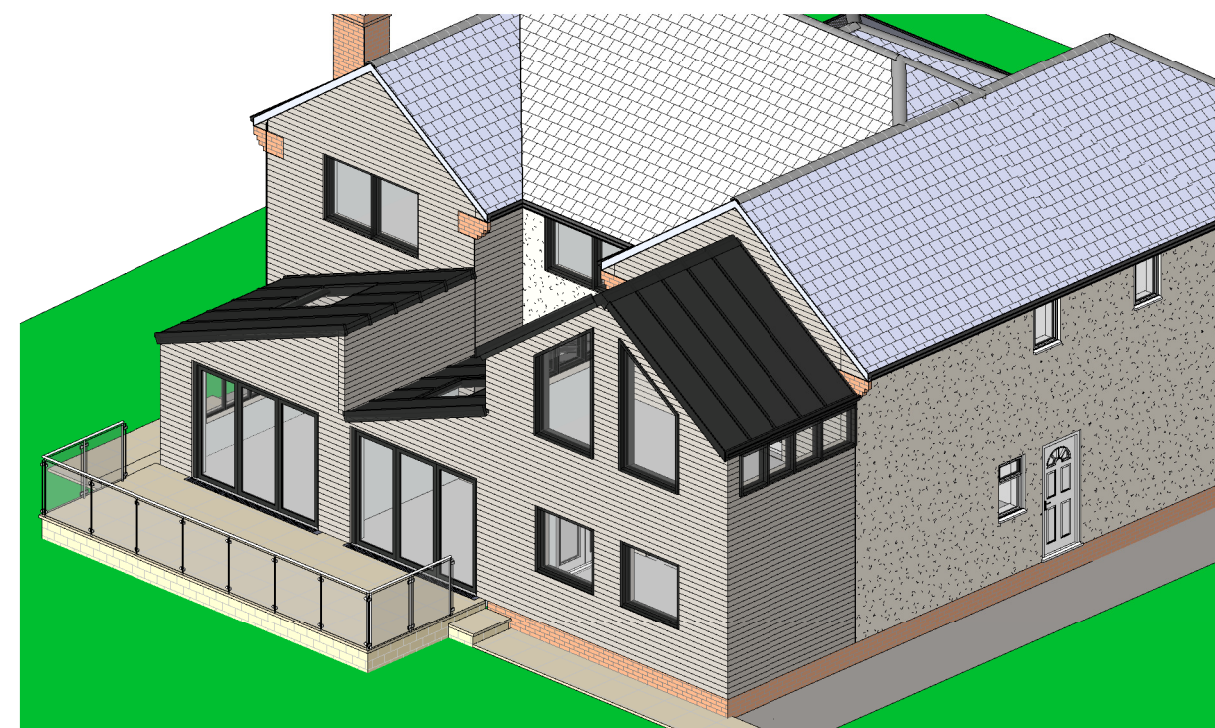
Ground Floor Plan
1 : 100



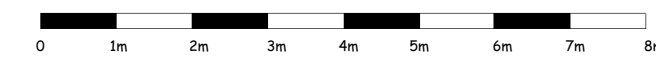
Side Elevation (E).
1 : 100



Section through new exercise room
1 : 100



First Floor Plan
1 : 100



scale 1 : 100 @ sheet size A1

OUTLINE SPECIFICATION and SCHEDULE of WORKS

This drawing, Outline Specification and Schedule of Works is for approval under the current Building Regulations and for the guidance of Building Contractors undertaking the project.

The works are to be carried out competently, with proper materials and in a workmanlike manner in accordance with BS 8000 and shall comply in all respects with the latest Building Regulations, British Standards, B S Codes of Practice, Statutory Undertakings, the Local Authority Inspectorate and the Architect.

The Contractor should have a full knowledge of standard and safe working practices in the construction industry and in particular the need to ensure the structural stability of the existing house when forming openings and inserting steelwork.

The project comprises the extension and external treatment to the rear of the house to provide on the ground floor a Sun Room and at first floor an additional exercise space in place of the first floor balcony.

The extension is to be constructed in rendered block work at ground floor level and at first floor cedar clad timber frame construction and under a 'rheinzink' metal roof. Other walls are also to be re-rendered. The existing balustrading is to be re-used, if possible, for the new raised patio.

Demolitions, Excavations and Foundations
Provide protection and excavate over the site and cart away and form foundations to BS 8004 1986 Code of Practice for foundations, BS 8110 Structural Use of Concrete Pt 1, 1985 Code of Practice for Design and Construction and to the satisfaction of the Local Authority Inspector. Foundations shall be to a minimum depth to those of the existing house (min. 750mm deep) and contiguous with any adjacent foundations.

The Contractor shall be responsible for the overall design of the foundations and any soil investigations necessary.

If necessary form a small foundation to the walling at the edge of the raised patio.

Provide protection and remove first floor balustrading and retain on site for possible re-use and prepare existing parapet and floor to receive new structure.

Walls
Blockwork built from new foundations from prepared parapet wall and new foundations comprising 100mm concrete block, 50 residual cavity, 60 Kingspan K8 insulation board installed strictly in accordance with the manufacturers recommendations, 100 concrete block, stainless steel wall ties at 450c/s vert. 750c/s horiz in staggered rows with additional ties at all insulated dpm/closures. Catic above new openings and tray dips.

Install cavity trays to walling above proposed single storey roofs.
Course bond external leaf, maintain cavities (and insulation) and use proprietary bonding methods for inner leaf as necessary.

Timber frame to be constructed from the existing parapet walling which is to be suitably prepared to receive the sole plates which shall be secured by resin anchors fixed through to the masonry outer skin below.

The first floor construction comprises a 50 x 100 sw (C16) framework at 400 c/s from double sole plates to double wall plate, doubled up framing at corners and openings, with 18mm WBP ply facing, full fill Kingspan insulation, breathable membrane, vertical spacers, horizontal counter laths and 25 x 50 horizontal laths and horizontal grey boarding with corner fillers and trimmed detail to top (to be agreed).

Note that the laths supporting the boarding should continue in a plumb vertical plane across the joint between the existing masonry parapet and the sheeting to the timber frame.

The step in the inside from the existing parapet wall to the new timber frame construction shall incorporate a small cill board running around which shall be continuous with those of the adjacent window openings.

A similar timber frame construction may be provided above the slide/fold doors to the new Sun Room, in agreement.

Floors
The ground floor is to comprise 22mm flooring grade chipboard with glued joints on 80mm Kingspan ThermoFloor TF70 (P/A is 0.67) supported on plywood on battens fixed to the sides of 50mm x 170mm C16 joists (2.9m max span) at 400mm c/s on dpm.

Site concrete min 100mm thick on dpm on hardcore. (with thickenings for intermediate support walls if required) and provide air grates with fly screen and periscope sleeves at 1500c/s to minimum void space of 150mm. Radon barrier dpm and cavity trays below slab. Ensure continuity of ventilation to existing.

Make good to existing ground and first floors where walls altered. Ensure new floor level with existing.

Alternatively a solid floor would comprise a 65mm lightly reinforced screed (with 20mm perimeter insulation cut from main boards) on 500 gauge (125 micron) polythene separating membrane on 80mm Kingspan K3 Floorboard (P/A is 0.67) in break bond pattern on 500 gauge (125 micron) polythene sheeting lapped to cavity trays on 125mm concrete on slab reinforced with A252 mesh on sand blinding on 150mm well consolidated hardcore.

To the first floor in the present bedroom balcony provide 22 flooring grade chipboard, screw fixed, with glued joints, on 50 X 150 C16 joists at 400c/s (max. span 2.7m) supported on suitable end and side bearers and infilled with 100mm mineral wool insulation (min density 10kg/m³) tightly fitted between. New floors to be level with the existing.

Roof
The new pitched roof comprises 'Rheinzink' Angled Standing Seam roof sheets fixed to 18mm roofing grade plywood on laths on sarking felt on 50 x 150 C16 rafters at 400c/s spanning between a 100mm x 250mm C24 ridge purlin built into the existing gable end with suitable end bearing and spanning to the timber framework with doubled up vertical members each side of the window openings as indicated.

The new single pitch roof comprises 'Rheinzink' Angled Standing Seam roof sheets fixed to 18mm roofing grade plywood on laths on sarking felt on 50 x 150 C16 rafters at 400c/s spanning between resin anchored lath on existing walls birdmouthed to 50 x 100 wall plates (fixed to blockwork at 900c/s with 900 long galvanised mild steel straps).

Provide and fit Code 4 lead flashings.

Note the pitched roof above the existing bay window which may be added in agreement with the client. Provide suitable timber framework support.

The eaves shall have a plastic reinforced continuous tray, set under the 'tyvek' and rheinzink covering. 300mm wide to discharge into the new matching guttering fixed to matching fascias and soffits as required.

Insulation to comprise full fit Kingspan tightly packed between the rafters.

Trim out for velux roof windows and use manufacturers flashing kits on installation.

Timber Treatment
All structural and external timbers shall be tanalised to a net dry salt retention of 4.3kgs/m³ either by the double vacuum process using organic solvent to BS5707 or vacuum/pressure process with water borne preservative to BS4072 and all cut ends of timbers to be re-treated as recommended by the preservative manufacturer.

Windows and Doors

Windows and doors shall be matching mPVC and of the pattern indicated on the drawings (and as agreed with the client). Note replacement of other windows and in agreement with the client.

Windows shall have 10K trickle vents and low 'K' double glazing and side hung casements.

Glass and glazing to comply with BS 6206 and BS 6262 and safety glass (Part K4)

Provide and install slide/fold door to client choice.

Joinery and Internal Finishes

Provide and fit and to client choice and as indicated on the drawings and including skirtings, architraves, cill boards, boxings and all necessary joinery (noggins, solid blockings, etc.) to complete the works. Plaster finishes are, to new blockwork, skim finish on 12.5mm boards on adhesive dabs, to existing walls the same finish after a parging coat has been applied, to timber frame skim finish on 12.5mm boards and to sloping ceilings skim finish on 12.5mm pre-insulated boards (TW56).

Make good to all openings and reveals.

External Finishes

To the new ground floor walling a pre-mixed proprietary self-coloured render system.

To the rear of the existing house, following removal or treatment of the existing pebble dash finish and as shown on the drawings a pre-mixed proprietary self-coloured render system.

This new rendering is to be agreed with the client prior to the works being executed.

To the first floor walling and the corner return as indicated on the drawing, proprietary horizontal grey boards on laths on sarking felt on the new and existing (pebble dashed finish to be suitably treated prior to lathing).

Plumbing, Heating and Electrical

The electrical layout for power and lighting shall be provided subject to client layout and to the latest edition of the IEE codes and switches and sockets to be between 450 and 1200 from floor level and low energy discharge lamps shall be installed throughout the new works.

Electrical layout to be by a competent Part P qualified person.

Extend the heating to new radiators as necessary.

Drainage

Any drains and watercourses to be diverted to the satisfaction of the Local Authority so as not to pass under the proposed building.

Provide new down pipes and connections into the existing drains to the rear.

External Works

Provide a new raised patio area in agreement with the client to include steps, dwarf wall and glazed balustrading. Include Aco style drain in front of doors.

Make good to paths as necessary and leave the site clean and tidy.

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Do not scale - Use figured dimensions only

Project	Proposed Rear Extension at 35 Cumberland Avenue, Fixby, Huddersfield HD2 2JJ		
Client	Mr and Mrs Cooper		
Dwg Title	Plans, Elevations and Views as Existing and Proposed with Outline Specification and Schedule of Works		
Dwg No.	1604 - 02	Scale	As Indicated
		Date	11/04/2019
		31 Moor View, Meltham, Holmfirth, HD9 5RT	
		t:01484 850579 e: david.dbarchitects@virginmedia.com	

DB | ARCHITECTS

