

MAIN ROOF GENERAL

In first floor bathroom strip plasterboard to pitched ceiling. Install 25mm Kingspan Kooltherm K107 Pitched Roof Board between rafters with 122.5mm K118 Kooltherm Insulated Plasterboard to underside. Maintain 50mm ventilation gap over insulation. Roof voids to have min. 25mm eaves ventilation with ridge tile vents. All roofs to achieve min. U-value of 0.15 W / m² K.

EXTENSION ROOF GENERAL

Roof tiles to be anthracite interlocking tiles or similar to match existing on site, on 38 x 25mm battens. All roofs to achieve min. U-value of 0.15 W / m² K. Maintain 50mm ventilation gap over insulation. Roof voids to have min. 25mm eaves ventilation with ridge tile vents. Ridge system should be a dry fix system or mechanically fixed and wet system. System to be installed in accordance with BS8612.

EXTENSION MAIN ROOF

New ridge board to structural engineers calculations. New purlins to structural engineers calculations. New valley boards to structural engineers calculation. Roof to be 47mm x 100mm C24 rafters @ 400mm centres to Structural Engineers approval (max. span 2.08m. Slope of roof 30° or more but less than 45°) Rafters to be supported at ridge and with birdsmouthed rafter fixings. Provide 100 x 50 SW wall plates fixed with MS galvanised straps 30 x 5 x 1200mm at 2000mm centres. Provide lateral restraint straps at maximum 2000mm centres. Ceiling joists to be C24 47mm x 220mm @ 400mm centres to structural engineers' approval (max. span 5.4m) Install 2 x 150mm Superglass Contract Mat 44 mineral insulation laid in 2 no. perpendicular layers of 150mm. Maintain 50mm ventilation gap over insulation. Roof to have minimum 25mm eaves ventilation with ridge ventilation. Provide insulated light wells around velux rooflights.



PROPOSED NORTH ELEVATION

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

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PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED GARAGE CONVERSION; FORMING BOOT ROOM / UTILITY. PROPOSED PITCHED ROOF TO EXISTING GARAGE. PROPOSED PORCH. PROPOSED INTERNAL ALTERATIONS; FORMING NEW FIRST FLOOR BATHROOM.

CLIENT DETAILS:
MR A DENNEHY-NEIL. 35 SCHOOL LANE, ADDINGHAM, ILKLEY. LS29 0JN.

DRAWING TITLE:
PROPOSED NORTH ELEVATION.

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