

FIRST FLOOR

New floor structure to comprise 21mm softwood T&G boards on minimum 47 x 195mm C24 SW floor joists at max. 400mm centres (max. span 3.78m), supported by internal blockwork walls on perimeter wall plates fixed on Catnic hangers.

Fit full depth noggins fixed at midspan.

Provide 30 x 5 x 1200mm galvanized ms gable restraint straps at 2000mm centres turned down inner leaf of cavity wall fixed to at least 3 joists with solid strutting between.

Double up joists below new stud walls (running parallel to floor joists) and bath.

New joists to be supported on existing masonry walls with 47 x 150mm timber wall plate, fixed to face of masonry with M10 resin anchors or thunderbolts at 450mm centres.

Floor to be insulated with min 100mm Rockwool sound insulation quilt between joists of 10/kg/m³ density finished with 12.5mm plasterboard with a skimmed finish to the underside.

CEILINGS

New flat ceilings to be 12.5mm Vapour check plasterboard fixed at 450mm centres with drywall screws to ceiling joists. To receive 3mm skim finish.

Fireline board garage ceiling to achieve necessary fire rating.

TILING

Two storey front extension roof - Marley Modern anthracite granular interlocking concrete tiles (installed inline with manufacturers guidance) to match existing in colour and texture.

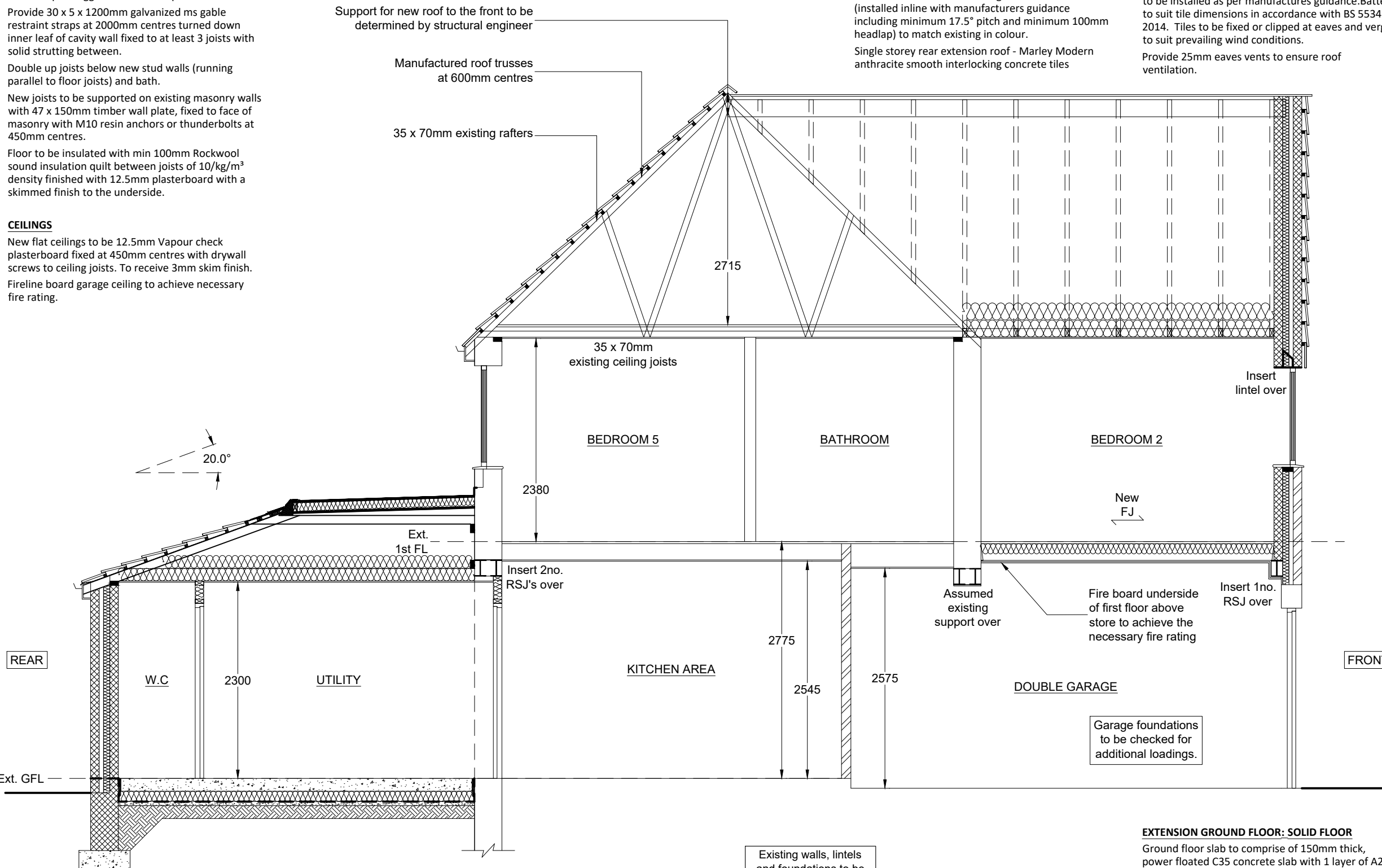
Single storey front extension roof - Marley Modern anthracite smooth interlocking concrete tiles (installed inline with manufacturers guidance including minimum 17.5° pitch and minimum 100mm headlap) to match existing in colour.

Single storey rear extension roof - Marley Modern anthracite smooth interlocking concrete tiles

(installed inline with manufacturers guidance including minimum 17.5° pitch and minimum 100mm headlap) to match existing in colour.

Fix with 10 gauge 65mm x 3.75mm flat headed aluminium alloy nails to 38 x 25 treated SW battens on Kingspan Nilvent Breathable membrane underlay laid to allow water to drain to B.S. 13707:2013. Tiles to be installed as per manufacturers guidance. Tiles to suit tile dimensions in accordance with BS 5534 2014. Tiles to be fixed or clipped at eaves and verge to suit prevailing wind conditions.

Provide 25mm eaves vents to ensure roof ventilation.



PROPOSED SECTION B-B

Existing walls, lintels and foundations to be exposed and checked for adequacy to support additional loads.

Garage foundations to be checked for additional loadings.

EXTENSION GROUND FLOOR: SOLID FLOOR
 Ground floor slab to comprise of 150mm thick, power floated C35 concrete slab with 1 layer of A252 mesh to the upper face with 50mm cover. Slab to be laid on 2000 gauge Visqueen membrane lapped to DPC. (Min. radon protection required in accordance with Part C Building Regulations) over 100mm thick Kingspan Kooltherm K103 Floorboard, 50mm sand blinding and min 100mm clean well compacted MOT type 1 sub-base.
 Minimum 35mm of Insulation board to be placed around perimeter of slab edge to prevent thermal bridging. If required provide duct channels to concrete screed.
 Allow depth of client specified floor finish.
All floor to achieve min. U-value of 0.18 W / m² K.

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.

REV

01943878398

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PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED SINGLE STOREY REAR EXTENSION; FORMING UTILITY AND OPEN PLAN KITCHEN / DINING / FAMILY AREA. PROPOSED FIRST FLOOR FRONT EXTENSION; FORMING BEDROOM. NEW ROOF OVER ENTRANCE. RENDER FINISH TO REAR ELEVATION.

CLIENT DETAILS:
MRS S DON.
14 ACORN WAY,
POOL IN WHARFEDALE, OTLEY.
LS21 1TY.

DRAWING TITLE:
PROPOSED SECTION B-B.

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