

LOFT FLOOR

New floor structure to comprise 21mm softwood T&G boards on floor joists.

Existing joists to be checked by structural engineer. If new floor joists are required structural engineer to specify, supported by Catnic hangers off existing masonry walls.

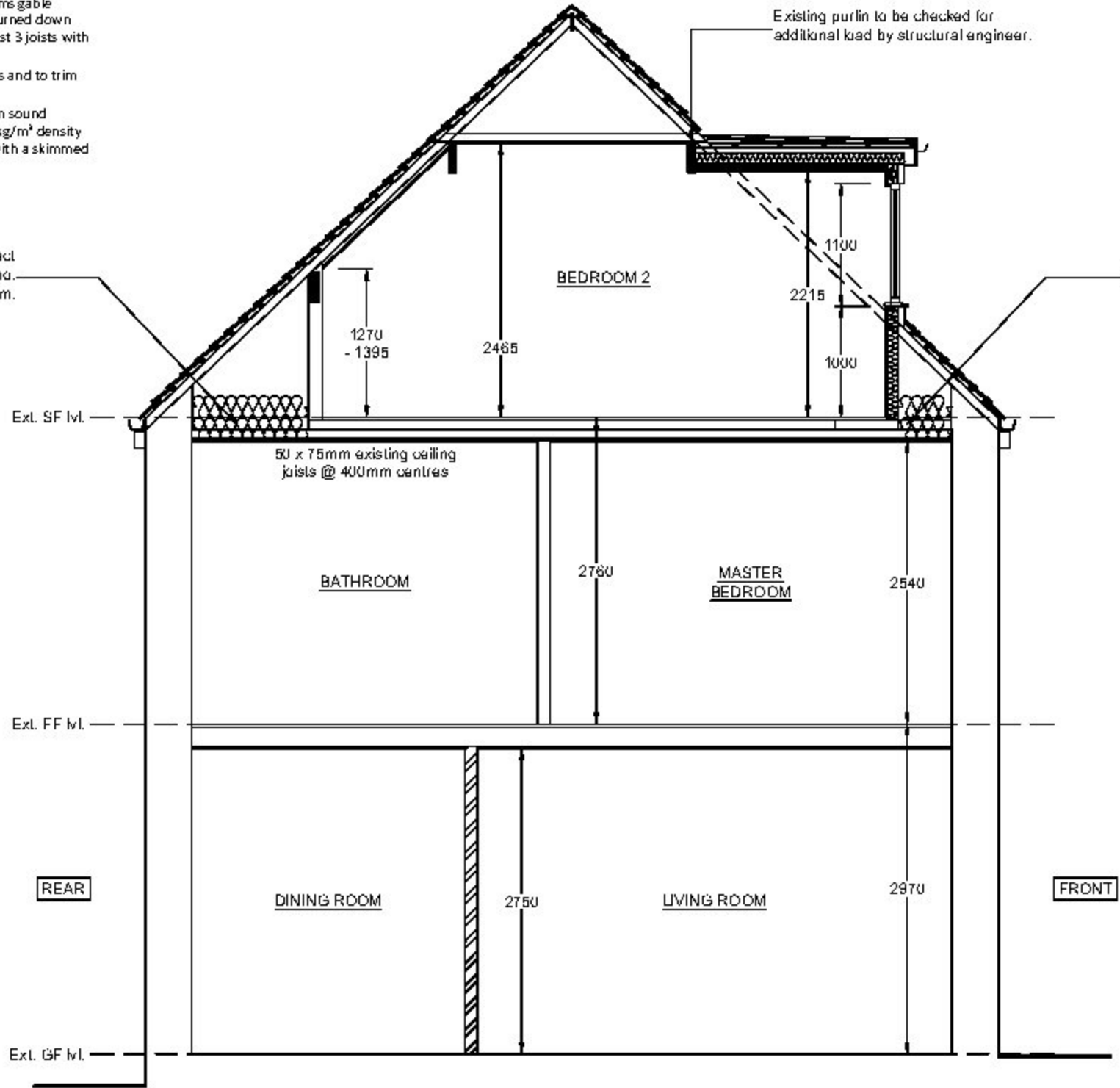
All to structural engineers design and calculations.

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 and to trim out for stairs.

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

Install 2 x 150mm Superglass Contract Mat 44 mineral insulation laid in 2 no. perpendicular layers of 150mm.



PROPOSED SECTION B-B

LOFT PREPARATION

Loft area to be cleared of all stored items by client prior to works commencing on site.

DORMER WALLS

New dormer construction (from internal side) 15mm Supalux with skim finish, 100 x 50mm timber studding at 400mm max. centres, with 100 x 100 posts to each corner as engineers specification, with 100mm Rockwool (for fire resistance) between studding, 9mm structural sheathing board, 15mm Supalux with breather paper over outside board surface, slate tiles hung on timber battens.

Provide 3 No 50 x 150mm C16 timbers rafters fixed together to form rakers to structural engineers calculations. All dormer cheek construction to achieve min. U-value of 0.28 W/m²K. Provide 100 x 150 timber over dormer window openings.

DORMER TILING

Vertical hung slate tiles to all dormer faces and cheeks. Fix all tiles with 10 gauge 50mm flat headed aluminium alloy nails to 25 x 25 treated SW battens on Tyvek breathable underlay laid to allow water to drain. Battens to suit tile dimensions in accordance with BS5534 1990. Tiles to be fixed or clipped at eaves and verge to suit prevailing wind conditions.

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 Cam What Consultancy Ltd
2 Boroughgate Off Bay Horse Court Otley LS21 1SB
M07739 575181
ow@camwhat.com
For further information on the Party Wall etc Act 1996
https://www.communities.gov.uk/document/planningandbuilding/pdf/32214.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 Cam What Consultancy Ltd
2 Boroughgate Off Bay Horse Court Otley LS21 1SB
M07739 575181
ow@camwhat.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 Cam What Consultancy Ltd
2 Boroughgate Off Bay Horse Court Otley LS21 1SB
M07739 575181
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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

www.masdesignconsultants.com
1 Oxford Street, Garsley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED FLAT ROOF DORMER WINDOW TO EXISTING SECOND FLOOR BEDROOM.

CLIENT DETAILS:
**MS A HARTLEY,
47 NORTH PARADE,
ILKLEY,
LS29 8JN.**

DRAWING TITLE:
PROPOSED SECTION B-B.

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