



Timber Floor

21mm flooring chipboard on sw joists, size and centres as indicated, on hangers fixed to timber plate bolted to beam web with M14 bolts @ 600 c/c. Solid struts @ 1500 c/c. Multiple joists below partitions as indicated. 150mm mineral wool between joists on wire mesh with 12.5mm fireline plasterboard to achieve 30 mins fire/sound resistance.

Pitched roof: U Value .15

Roof covering as indicated on battens to suit on fully breathable membrane allowed to drape between rafters. 100 x 50mm treated rafters supported as indicated @ 400mm c/c. Double up rafters around openings. Fit Celotex XR4000 75mm between rafters and GA4000 75mm to underside. Tape joints to form VCL as per manufacturers instructions. 12.5mm plasterboard and skim finish.

Flat Roof: U Value 0.15

3 layer felt on 18mm WBP on firrings to create minimum 1:40 fall. On 150 x 50 joists @ 400 c/c. Double up joists around rooflight openings or as indicated. Nogginns @ 1200mm c/c ensuring clearance is maintained above for roof void ventilation. 100mm Celotex GA4000 between joists and 70mm Celotex GA4000 to underside. Tape joints to form VCL as per manufacturers instructions. Ensure minimum 50mm clearance above insulation and install eaves/soffit vents equal to 25mm continuous strip, equal to 5mm continuous at ridge and abutments. All leadwork in accordance with the Lead Sheet Association.

Insulation/Ventilated voids

Ensure continuity of insulation and air tightness between various sections. Clearances specified for ventilation to be maintained throughout. Insulation to be fitted to manufacturers guidelines.

Dormer Walls U Value 0.18

Roof covering as indicated, on sw battens/draind cavity/ breathable membrane on 18mm WBP ply. On 100 x 50 sw treated studwork @ 400 c/c unless otherwise indicated. Double studs at openings/corners. Celotex 75mm GA4000 between studs leaving 25mm service void to inner face. 50mm GA4000 to inside face of studs. Tape joints to form VCL as per manufacturers instructions. 12.5mm plasterboard/skim finish. Refer to dormer cheek detail where included. Dormer walls within 1m of boundary facing adjoining properties to be 30 mins fire resisting. Fit 9mm Promat or equivalent fire resisting board to external face behind felt/battens and 12.5mm Gyproc Fireline board to inside face of dormer.

Purlin Wall U Value 0.18

100 x 50mm studwork. Sole plate bolted to floor beam M12 bolts @ 600 c/c or "L" straps hooked under beam and nailed to studs. Roof rafters birdsmouthed to wall or secured with Simpson 240x100mm nail plates, 30mm square twist nails. Insulate as per dormer rear wall.

Structural timber

Unless otherwise stated, timber to be treated C24. Multiple joists/rafters and trimmers bolted together with M12 bolts and timber connectors at 600mm c/c or as indicated. Timber blocking within steel beams bolted to beam web with M14 bolts, @ 600 c/c or as indicated. Fit nogginns/struts to all roof, wall and floor structures at appropriate centres ensuring clearance for for ventilation where required. Joist hangers, plates and clips secured with type and amount of nails specified by manufacturer. Wall plates on steel beams either bolted to beams or secured to timber within beam. Restraint straps incorporated to ensure compliance with approved Doc A.

Note

The building fabric to be constructed to conform to T.S.O. robust design details catalogue. To avoid air leaks use non-setting thermal mastic between window frames/timber carcassing. Also apply to floor/wall junction before skirting boards are fitted. Standards of workmanship to meet the relevant B.S.8000 series.

Electrical

All electrical work to meet the requirements of Part P and must be designed, installed and tested by a person competent to do so. Provide interconnected mains powered smoke alarms to the circulating space of each storey, to comply with B.S. 5839-6 including battery backup. A minimum of every 3 in 4 light fittings should be of energy efficiency type. New bathrooms mechanically ventilated at 15 L/S

Means of escape

Unless otherwise indicated, means of escape from second floor to ground floor final exist to be protected by walls with a minimum 30 mins fire resistance and FD20 doors. Where bathrooms open directly onto escape route, walls/floor/ceiling separating bathroom from adjacent rooms must be 30 mins fire resisting, otherwise bathroom walls/dor forming separation with escape route to meet fire resistance stated above. Provide interconnected mains powered smoke alarms to the circulating space of each storey, to comply with B.S.5839-6.

Specifications

Where products specified are unobtainable due to supply issues, alternatives may be used subject to the builder ensuring the performance of the replacement is at least as good as the original product specified. It is the builders responsibility to provide performance data to building control for alternative products, if requested to do so.

Beam reference:

Beam 1:
152 x 152 x 30 UC
Beam 2:
152 x 152 x 37 UB
Beam 3:
152 x 152 x 30 UC
Beam 4:
152 x 89 x UB

Bearings/connection as indicated.

Steel Beams/Padstones:

Steelwork to be coated with B.S.I. approved intumescent paint applied to manufacturers recommendations to achieve min 30 minutes fire resistance. Concrete padstones to be grade C30. MSF bearing plates to be grade S275. Where engineering bricks are specified, ensure cores are fully filled with mortar. Steel beams not to be ordered until structural design has been approved by building control

Drainage

To B.S.5672 and 8301 and in accordance with approved document H. WHB/Shower to have anti-syphon traps unless directly connected to SVP. Rodding access at appropriate points to enable all pipework to be accessible with drain rods. Pipe gradients to be min 12.5mm per m. Rodding access/final pipe runs to be confirmed on site with building control.

Materials used externally to be similar to existing in appearance to comply with permitted development.

Client and builder to ensure these drawings are read in conjunction with all relevant planning drawings. Any proposed variation of dimensions or design to be discussed with Property Design and Draw prior to construction. All dimensions indicated are to be checked on site by the builder before commencement of works and any discrepancies to be reported. Builder and sub-contractors to ensure all relevant works comply with codes of practice and building regulations. No works to commence until building control have agreed to the proposals.

Client: Adamson	Date: Feb '25	Scale: 1:25, 1:50, @ A3
Project: Roof Extension 65 Harvey Road Uxbridge UB10 0HS	Drawing Title: Construction Details	Dwg no: BR/107/25/01

Property Design and Draw

Design Solutions - Planning Approval - Structural Specifications
T : 020 3532 0057
M : 07967 318158
E : eugene@propertydesignanddraw.co.uk
www.propertydesignanddraw.co.uk