



Floor Legend

■ Joist hanger

— Lateral straps

— joist

— Trusses

— Ashlar wall over

— steel beam

— Keystone lintel

DORMER FLAT ROOF CONSTRUCTION
(WARM DECK)
50x150mm C24 class timber joists at 400crs.
Built into trussed roof all tied down
with 30x5mm galvanised steel straps at
1800mm crs well fixed to walls & joists.
With one row of cross bracing, with ferrals
to give 1:40 fall 19mm thick exterior quality
plywood decking 1 layer of roofing felt
hot bonded to deck, 150mm thick celotex
insulation XR4000 or
similar approved) separating membrane to
consist of a single ply roofing system
with all welded joints and a 10 Year
warranty

EXTERNAL DORMER FACE WALL.

To be 15mm studwork with 150x50mm trimmer sole plate, 150x50mm studs at 400mm centres, head to be 2No 150x50mm bolted together to support over windows, provide double studs each side of window full height and trimmer across under windows.

Clad studwork Externally with 1 layer of 1000 gauge polythene sheet vapour barrier and 19mm exterior plywood sheeting, Cover with 1 layer of Tyvek breathable felt batten with 38x25mm battens and tile to match main roof all securely fixed.

Internally fill between all studs with 150mm thick Celotex XR4000 insulation

Ridged slab insulation Giving a Total U Value of 0.19W/M². Covered with 1 layer of 1000 gauge polythene sheeting vapour barrier and 12.7mm plasterboard.

Dormer cheeks to be similarly constructed.

BACKGROUND VENTILATION.
Provide the following background ventilation. Formed with a combination of air bricks and window trickle vents.
Habitable rooms 8000 sq mm
kitchen 5000 sq mm
Utility room 5000 sq mm
Bathroom 5000 sq mm

BATHROOM with Shower extract
Provide ant fit mechanical extract of minimum 15 Ltrs/second. Switched from and Humidistat. Wired through a switched spur at high level.
Note
All vents/extractors to be to outside air

ENSUITES with Shower extractor
Provide and fit mechanical extractor of
minimum 15 Ltrs/second. Switched
from a Humidistat. Wired through
the junction box in the ceiling.

a switched spur at high level.

INTERNAL DOORWAYS

Door clear opening to be a min of 750

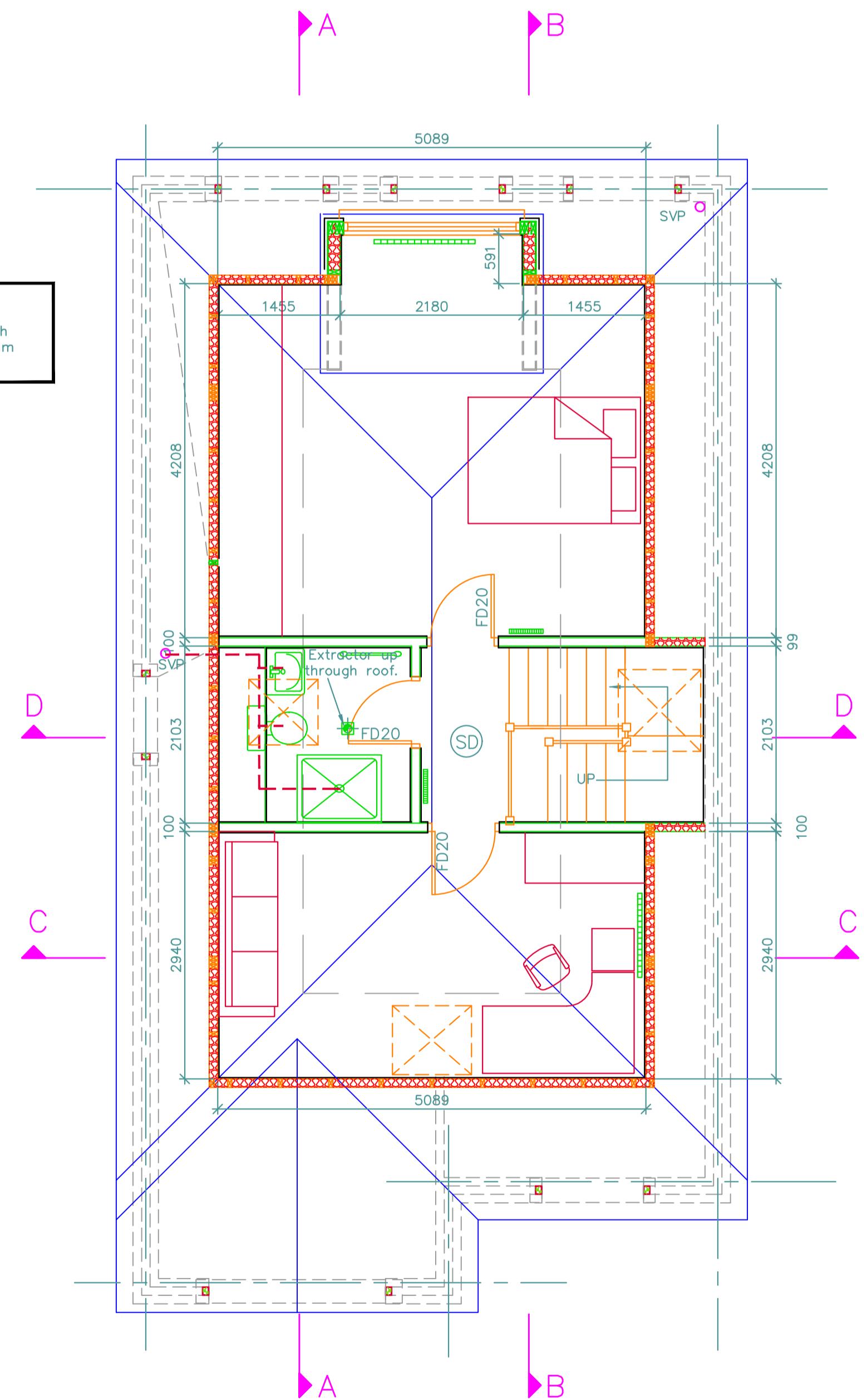
when approached head on or from a corner, min 1200mm wide. Or a min of 775 when approached from the side.

min 1200mm wide. or a min of 775 when approached from a corridor 1050mm wide or a min of 900 when approached from a corridor 900mm wide.

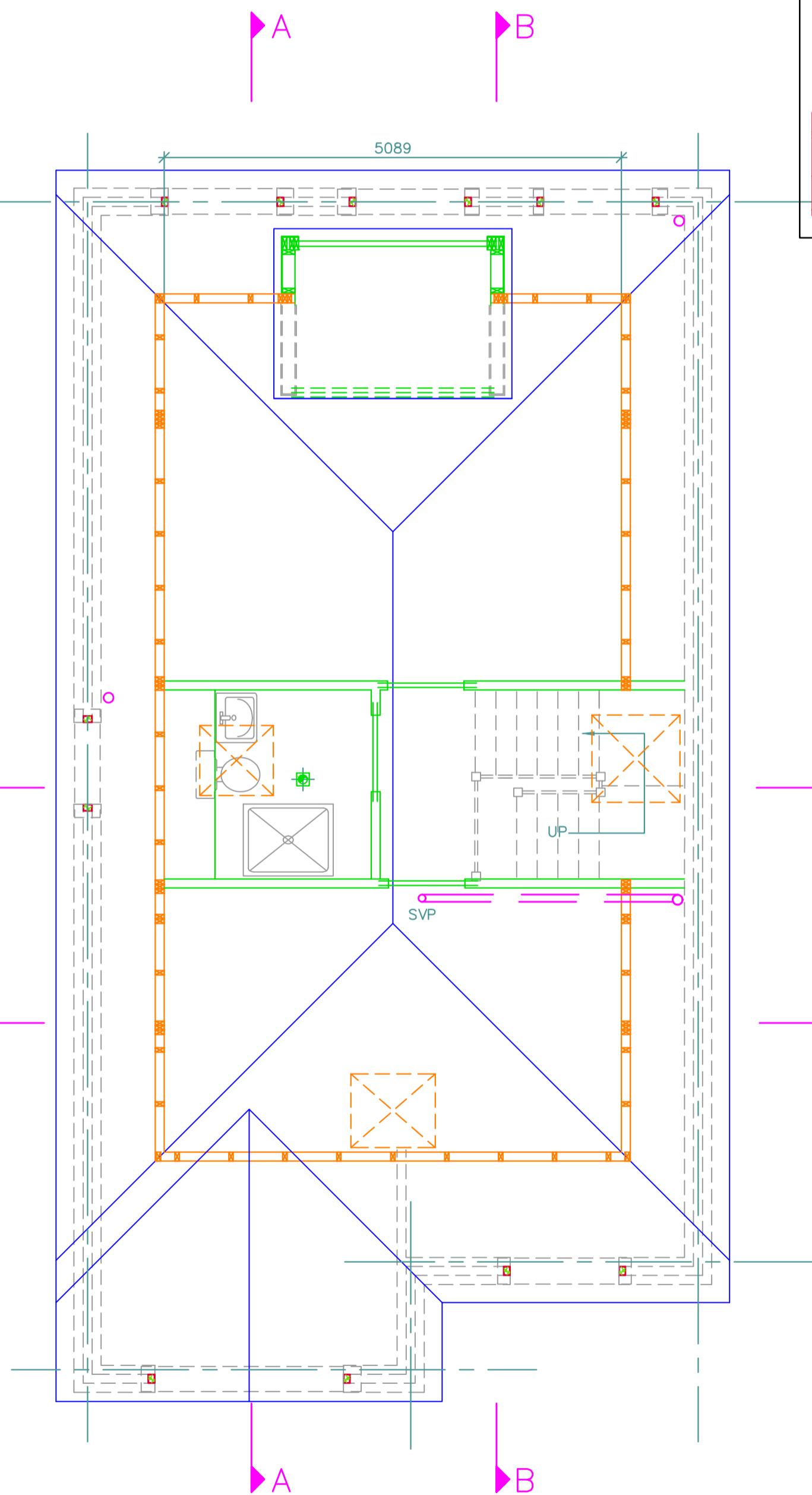
FD20 Fire check door and frame
Hinges to be 3 No 102x3
Steel butt hinges.

SD Fit mains powered & battery backup smoke detectors min 300mm away from walls & lights. all to be linked together to operate simultaneously. All to BS 5446.

WASTES
Provide wastes as follows:—
sink 38mm dia.
dish washer 38mm dia
Washing Machine 38mm dia.
basin 32mm dia.
bath or Shower 38mm dia.
all with 75mm deep
sealed traps
all combined waste to be either
50mm dia or to largest
connecting pipe.
V.C.100mm dia
all sections of pipe to be
accessible for rodding.



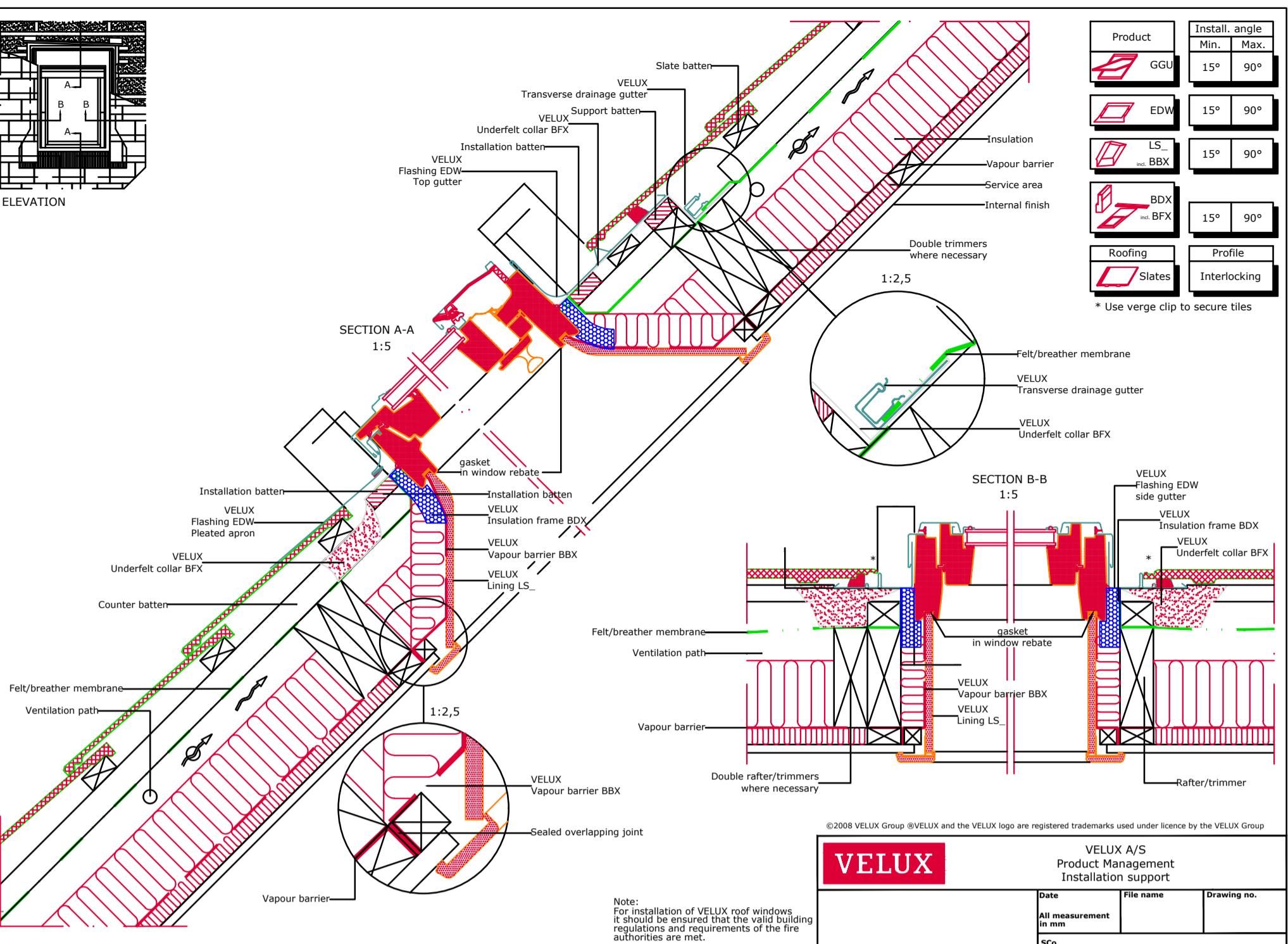
Attic Layout



► A Roof Layout

1. Do not scale from this drawing.
2. All dimensions to be checked on site before ordering materials or commencing work.
3. In case of discrepancies in drawings, calculations or details refer to TOWERS ASSOCIATES. for clarification: Unilateral decisions by contractors will not be accepted.
4. For any information not covered by these drawings refer to TOWERS ASSOCIATES. for clarification: Unilateral decisions by contractors will not be accepted.
5. The contractor must ensure that work is being carried out to the latest revisions of all the working drawings.
6. It is the contractors responsibility to inform the local authority before work commences on site, and at all prescribed stages of work. All to the District Surveyors satisfaction.
7. If work commences on site before full plans approval has been given, TOWERS ASSOCIATES accept no responsibility for any additional work or materials that the District Surveyor may require.
8. This drawing and all copies produced there from remain the copyright and property of TOWERS ASSOCIATES it may only be reproduced by TOWERS ASSOCIATES and all copies must be returned to TOWERS ASSOCIATES if demanded.

By using this drawing the user and his or her employer signify their agreement of the above terms and conditions.



Check all dimensions on site before work proceeds.

ALL PRODUCTS.
To be BBA approved and fitted
strictly to manufacturers instructions.
Any discrepancy with Towers notes
must be reported to Towers before
use or if possible before ordering.

SLOPED ROOF WINDOWS
Supply and fit new Timber velux windows or similar and approved laid out to match plan layouts and elevations.

Note:— All panes of glass with any part less than 800mm above FFL. Or within 300mm of any type of doorway. Must have the double glazed units formed with 2 sheets of 6.4mm laminated glass or toughened glass all clearly marked.
NOTE: The overall U-value of every window must be not higher than 1.0 W/m². A certificate is to be obtained from supplier to issue to Towers for signing off to building control.

Wall, Partition, Ceiling & Roof construction

TOWERS ASSOCIATES
Harefield Oil Terminal, Harvil Rd,
Harefield, MIDDX. UB9 6JL.
FAX. 01895 814664
TEL. 01895 812822