

Roof Construction

Flat Roof - Cold Deck - to acheive a T4 fire rating
Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials - felt backed EDPM single ply membrane
11mm OSB Ply
Firing pieces 50-0mm at 3m
Breathable Membrane
50mm air gap, cross flow ventilation - continuous soffit vent to all elevations
150mm rigid insulation between timbers
25mm rigid insulation (Foiled Bubble with 25mm air gap option)
Plastered, plasterboard to finish
Continuous ven

Flat Roof - Warm Deck - to acheive a T4 fire rating
Replace or butt 200x50mm c24 @400centres

Weatherproof fabric/materials - felt backed EDPM single ply membrane
150mm rigid insulation between timbers
11mm OSB Ply
Firing pieces 50-0mm at 3m
Breathable Membrane
Roof Joists (50*200mm @ c400mm)
25mm rigid insulation (Foiled Bubble with 25mm air gap option)
Plastered, plasterboard to finish

Main Roof (subject to Structural calculation)
Replace or butt 200x50mm c24 @400centres

Roof tiles on Breathable Felt and 25mm Batten to be installed to manufacturers specification
* especially where the pitch is<15degrees
50mm air gap, cross flow ventilation
150mm rigid insulation between timbers
25mm rigid insulation (Foiled Bubble with 25mm air gap option)
Plastered, plasterboard to finish

Roof fixings
mild steel 3 anchors cross section 30x5mm @ 1200 centres

Flashings
Pitched roof
Soakers 75mm under tile and 75mm upstand over lapped per tile
Flashing to cover the tiles by 150mm, 150mm upstand, cut and pointed into exterior wall.

Where any roof is to join a cavity wall, cavity trays to be fitted.

Floor Construction

Timber Suspended
22mm T&G P5 chipboard flooring
200x50mm C24 timber joists @400mm centres
- single galvanied joist hangers, fixed as per manufacturer spec
- floor void to be fill with 100mm cellotex
Minimum 150mm void to over site

Solid
Screed finish
50mm sharp sand/cement
500 gauge polythene vapour barrier
100mm rigid insultaion GA3000
1200 gauge polythene DPM
100mm Concrete to include A142 Anti-Crack mesh
Radon Barrier Membrane to complete floor area
100mm min hardcore base

Mechanical

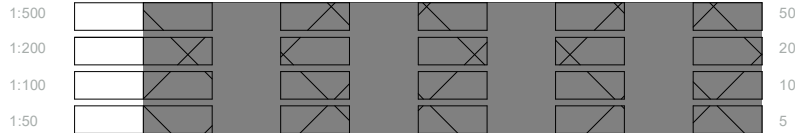
All electrical works to be carried out in accordance with Approved Document P by a qualified installer and certification provided.
All lighting to be low energy
All sockets to be a max of 450mm from ground level & switches no more than 1100mm.

All Gas and plumbing work to be carried out by a Gas Safe engineer - all sanitary pipework to conform to BS EN 12056.

Stair construction

to be measure on site for fabrication
Stairs to be minimum of 750mm wide
Ballustrade to be minimum of 900mm and no more than 99mm spaced
Handrail must be bewteen 900-1000mm fr the pitch fo the tread
Risers of 200mm
Tread minimum of 175mm and not exceeding 42 degrees
Stairs height to be a minimum of 2000mm at the centre of each step
Door wing must be a minimum of 400mm from any landing/stairs

The underside and stairwell walls to be double boarded to offer minimum of 30 minute fire protection



Loft Conversion

Dormer Cheeks/Exterior Walls

from the Exterior
Cladding - firebre cement for external walls or equivent James Hardie fire rated to A2 s1-d0, minimum of B-s3,d2/option finish
25mm Cross Batten
Masterboard or equivalent
Breathable membrane
12mm OSB ply
200 x 50mm c24 Timbers @ 400mm centre, noggings at <1100mm
Between the timbers
100mm air gap, with 50mm holes drileld for cross ventilation
100mm rigid insulation

Timbers to have a 200*50mm c24 head and base plate - fixed to a 250*50 plate bonded at damp, fixed to the brick work to the brick work with 30*5mm glavansied fixings @ 600mm centres.

25mm rigid insulaton
Plastered, plaster board to interior finish

Interior Doors

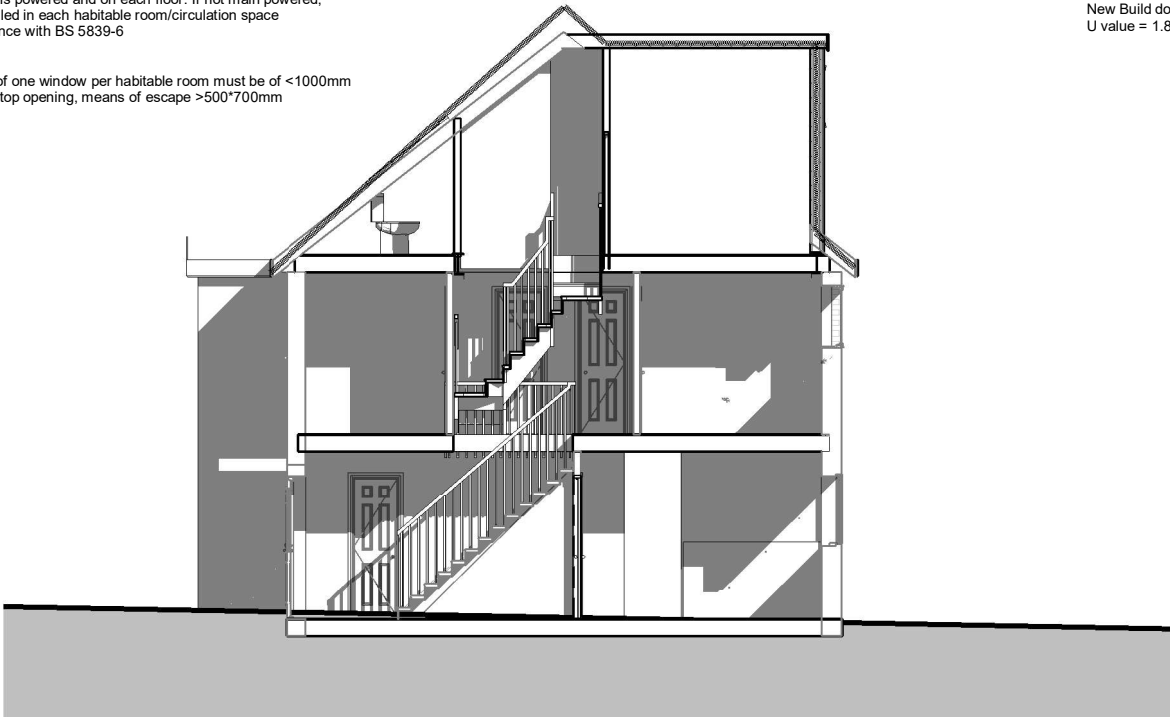
All fire doors to be/have:
- linings to be 32mm thick with 25mm door
- fitted with fire & smoke intumiscent strips
- fitted with consealed chain door closers

All doors to habitable rooms on ALL floors to be FD30.

Smoke alarm

To be mains powered and on each floor. If not main powered, to be installed in each habitable room/circulation space in accordance with BS 5839-6

Minimum of one window per habitable room must be of <1000mm cill height, top opening, means of escape >500*700mm



Non-Foul water disposal

100mm gutters and down pipe into existing surface water drains
alternatively soakaway minimum of 5m from any building and min 1m3
ensure NRV (No Return Valves) are used

Drainage

Soil - 100mm approved plastic, laid @ 1:40 bedded and 150mm peashingle haunch
150mm concrete. Concrete lintel to protect if through foundation
* all drainage specified(if at all) is assumed in the absence of a complete drainage survey

Damp Course

Engineering Brick to both faces with 100mm gap
Ducted Air bricks spaced @ 1500mm interbals and a minimum of 75mm above hard-standing

Foundations

minimum of 1000mm deep for single storey
minimum of 1500 for double storey - to Building Inspectors Approval to suit conditions.
Use only Class A concrete blocks below ground minimum of 600mm wide
at a ratio of 1:3:6 (cement:sand:aggregate)

Doors, Windows and Openings

Openings

Catnic Lintel in accordance with manufacturer spans with min 150mm bearings
alternative, a minimum of a double trimmer to the nearest Rafter. All trimmer to be fixed with a star washers between each timber, at each fixing point.
- minimum of M12 washers, nuts and bolts fixed at 600mm centres, Larger voids to have a 5mm finch plate between each timber.

Windows

All window to be fitted with trickle vents and each habitable room must have an opening equaling at lease 1/20th (5%) of the floor area.

All glazing in critical area's to be toughened

Fire escape windows must provide an unobstructed opening of at least 0.33m² with a minimum dimension of 450mm in height or width. Single side opening windows will need to have a minimum frame width of 610mm to comply with building regulations and a 2 pane side opening window needs to have a minimum width of 595mm.

Where the cill height is <800mm or in critical areas, toughened glass must be used in the lower most pane in accordance with BS 6206.

U value = 1.6 W/m2.K and WER Band C

Doors

New Build doors must be a minimum of 775mm wide
U value = 1.8 W/m2.K

Wall & Ceiling Construction

Exterior Timber framed

from the Exterior
Cladding - firebre cement for external walls or equivalent James Hardie fire rated to A2 s1-d0, minimum of B-s3,d2/option finish
25mm Cross Batten
Masterboard, or equivalent (if an exterior wall)
Breathable membrane
12mm OSB ply
200 x 50mm c24 Timbers @ 400mm centre, noggings at <1100mm
Between the timbers
100mm air gap, with 50mm holes drileld for cross ventilation
100mm rigid insulation

Timbers to have a 200*50mm c24 head and base plate - fixed to a 250*50 plate bonded at damp, fixed to the brick work to the brick work with 30*5mm glavansied fixings @ 600mm centres.

25mm rigid insulaton
Plastered, plaster board to interior finish (fire resitant board when an exterior wall)

Exterior Masonary

from the Exterior
100mm face brick work
25mm Air Gap
75mm insulation, fixed to internal skin
100 celcon/concrete block
Plastered, plaster board to interior finish
cavity closers at each junction with perpendicular brick work
cavity tray where roof meets wall

Wall ties to be
sited at 700mm horizontal and 450mm vertical spacing,
set a minimum of 50mm into each masonry leaf.
galvanized aluminium construction

Interior Wall

c24 75 x 50 @ 400mm centres
sound insulation to fill
12.5mm plasterboard and 2.5mm plaster to each side

Interior Dry lining to interior mansoary wall

c16 100 x 50 @ 400mm centres, tied to the exterior wall
sited at 700mm horizontal and 450mm vertical spacing,
set a minimum of 50mm into each masonry leaf.
galvanized aluminium construction

Loft Party Wall

50mm void/air gap
c24 75 x 50 @ 400mm centres
100mm sound insulation to fill
12.5mm plasterboard and 2.5mm plaster

Ceilings and Wall covering

12.5mm plasterboard and 2.5mm plaster
where addition fire protection is required to meet a rating of REI30 (between dwellings or new Floors) double boarding or fire plasterboard is required
British Gypsum Fire Board (Pink) to be taped and jointed and sealed with Fire retardant foam/beading

Splitting Dwellings/HMO

Where an additional dwelling is within a previously single dwelling, suchas houses into flats, all ceilings are to be 60minute Fire rated.

Interior Doors

All fire doors to be/have:
- linings to be 32mm thick with 25mm door
- fitted with fire & smoke intumiscent strips
- fitted with consealed chain door closers



* All details are subject to comment and approval by the appointed Building Inspector *
* All measurements to be confirmed on site prior to any manufacture *
* If in any doubt, ask either the author or Sturctural Engineer.
* Additional details are added to allow for variance at construction stage

All measurement to be checked on site prior to any commenment

(C) Copyright of Parkers Design (Southern) Limited. Any reproduction of these drawings will require written authority from the copyright owner.

Parkers Design Limited - The Studio @ 90, PO9 2PR

www.pexd.co.uk - info@pexd.co.uk - 07776 008822

PROJECT

15a Longwood Avenue

SHEET

X Section

CLIENT

Beagley

Date

Issue Date

Scale (@ A3)

1 : 100

Drawn by

SW

DRAWING NUMBER

REV

Checked by

SR

BR 0