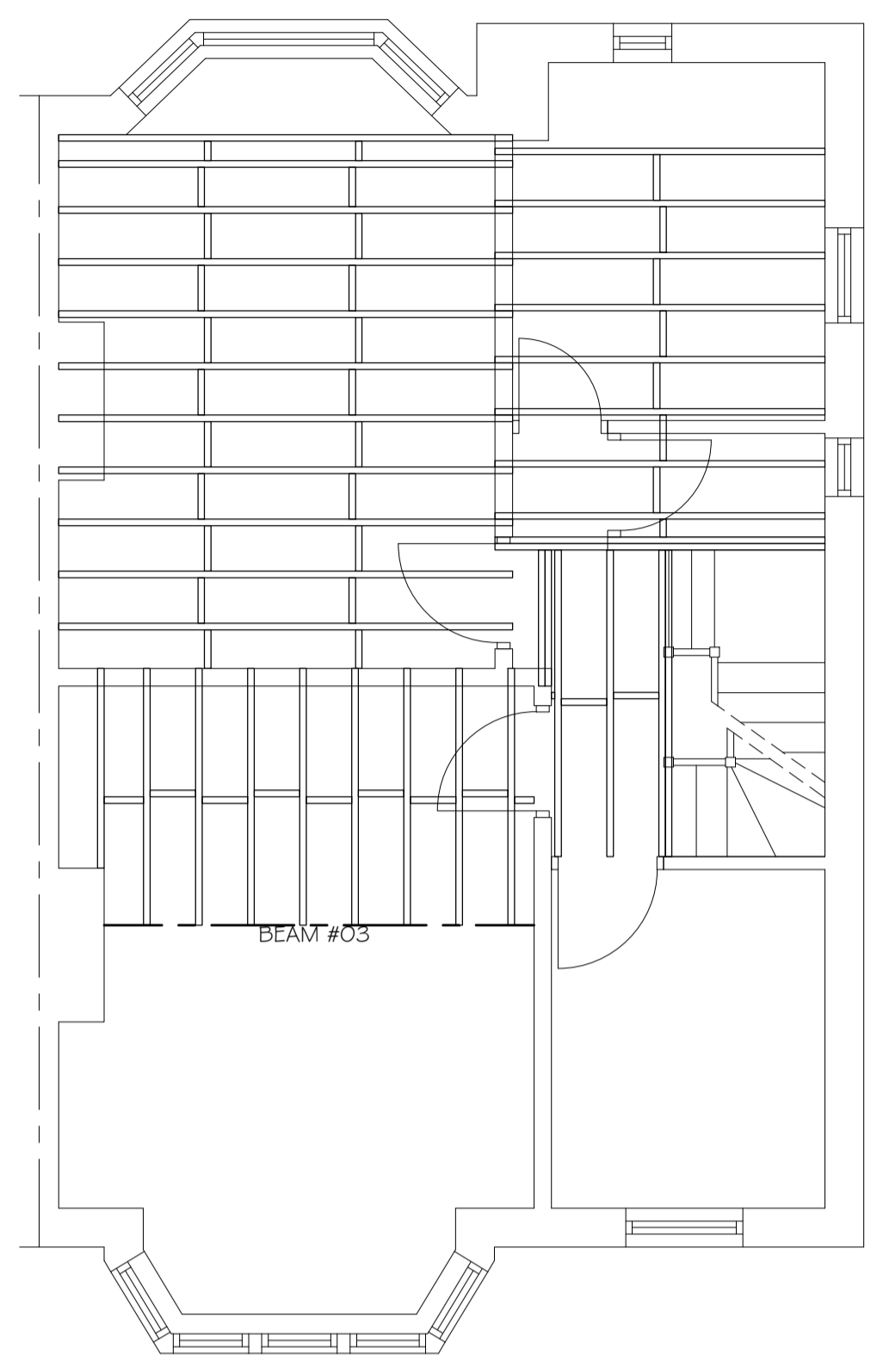
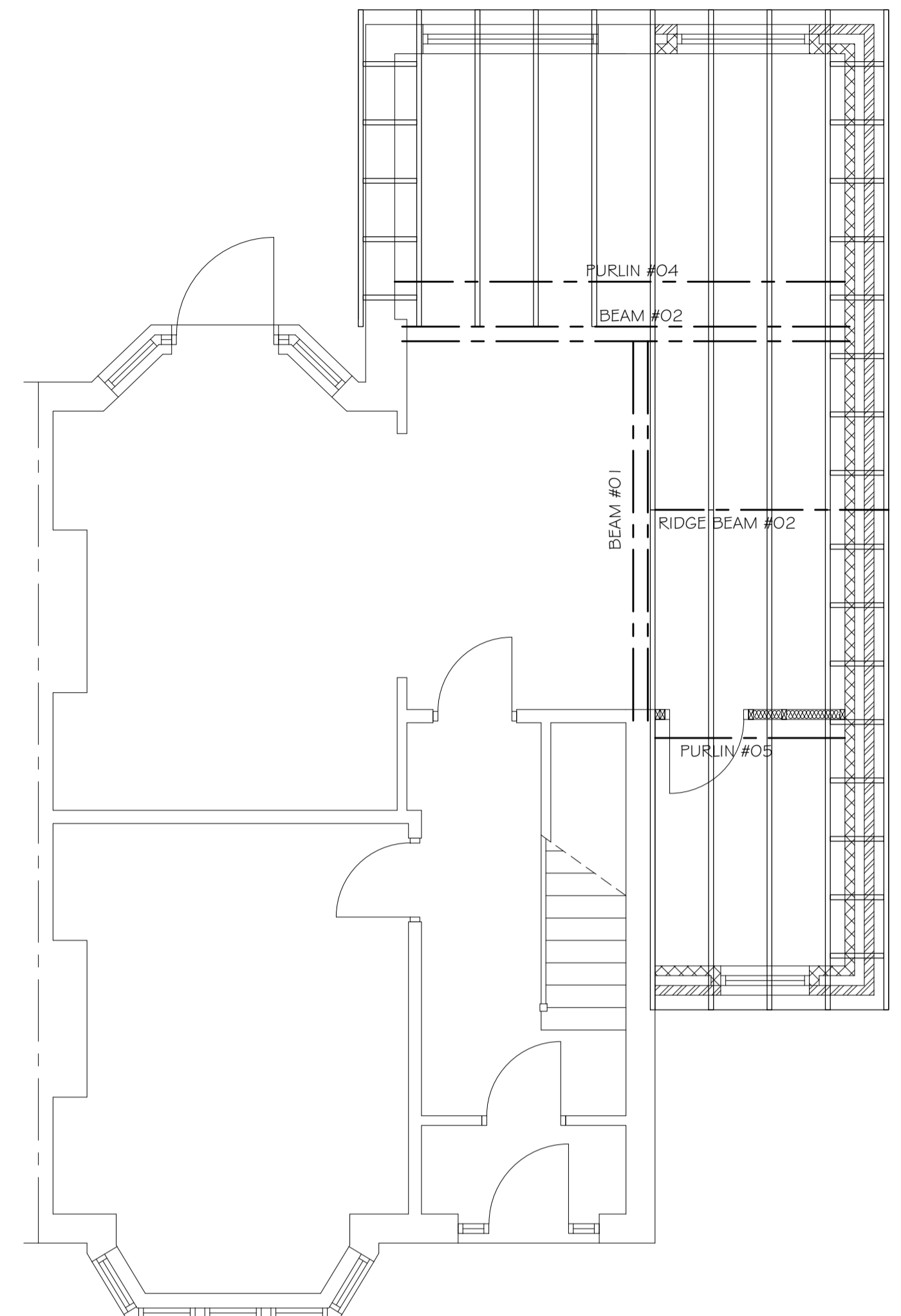


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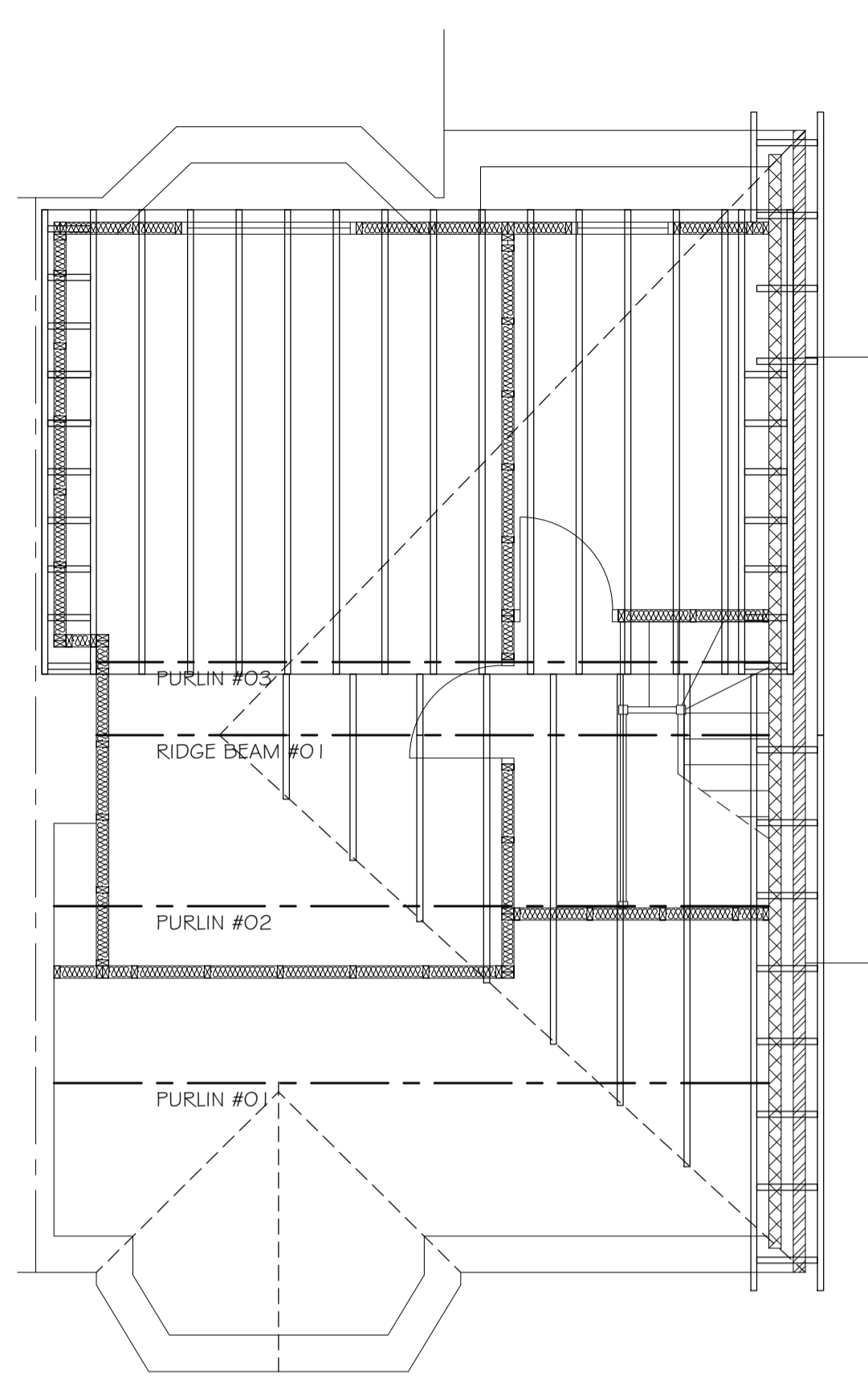
DO NOT SCALE DIMENSIONS FROM DRAWING



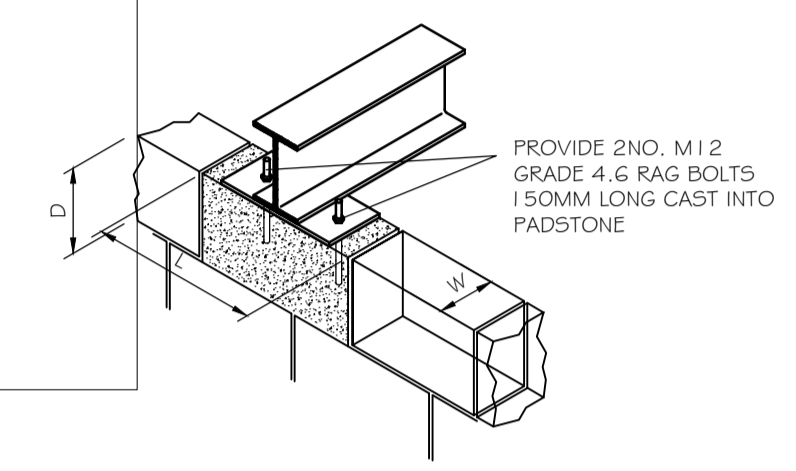
SECOND FLOOR
TIMBER LAYOUT



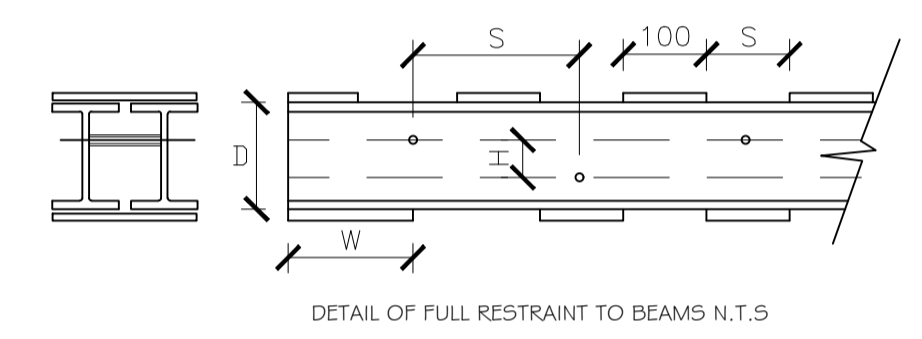
FIRST FLOOR ROOF
TIMBER LAYOUT



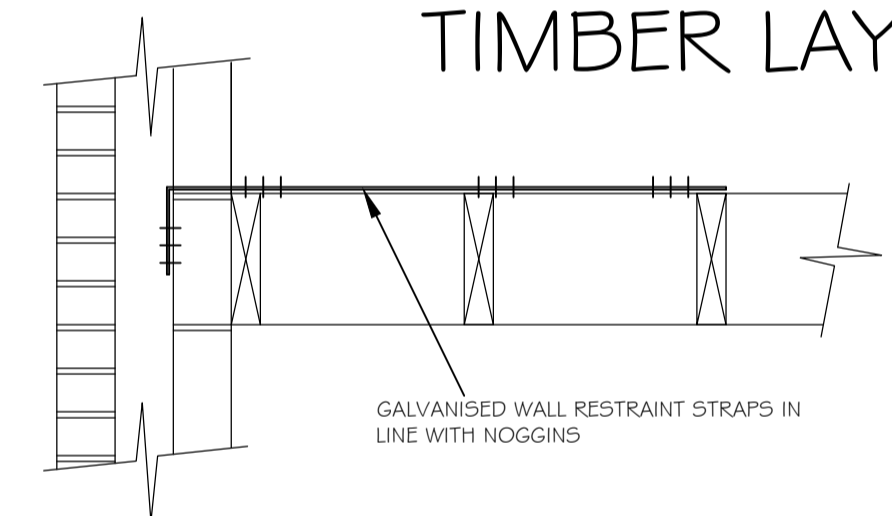
ROOF TIMBER LAYOUT



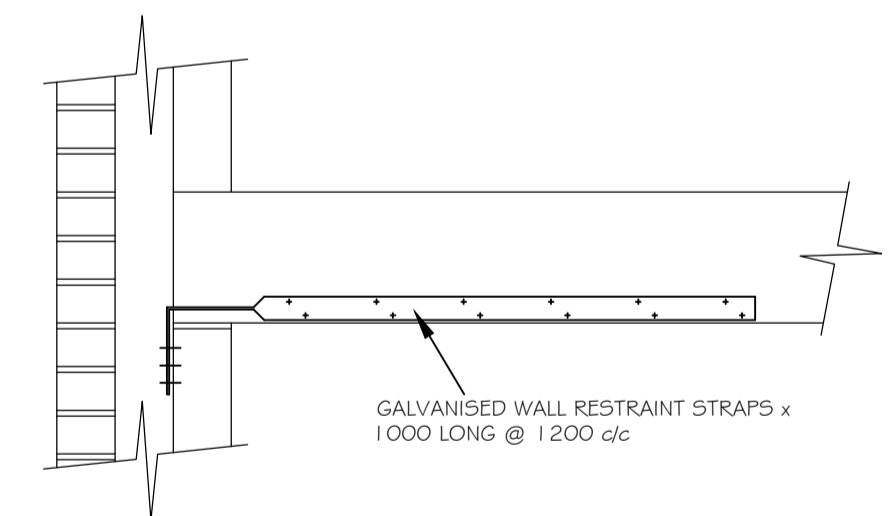
TYPICAL PADSTONE DETAIL



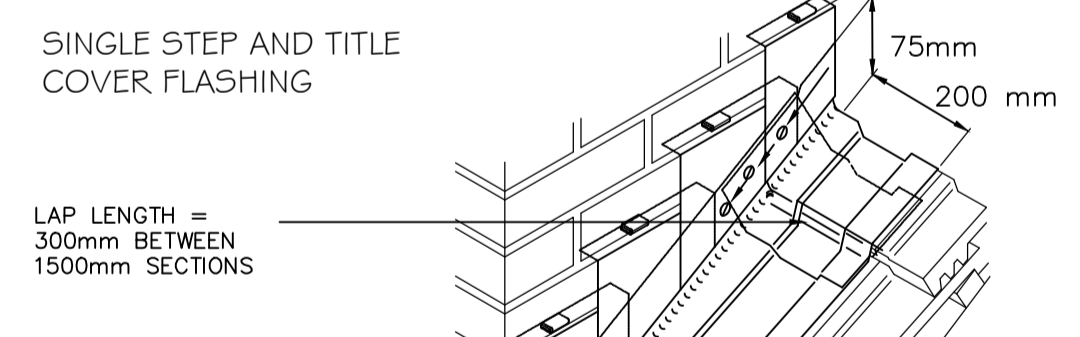
DETAIL OF FULL RESTRAINT TO BEAMS N.T.S



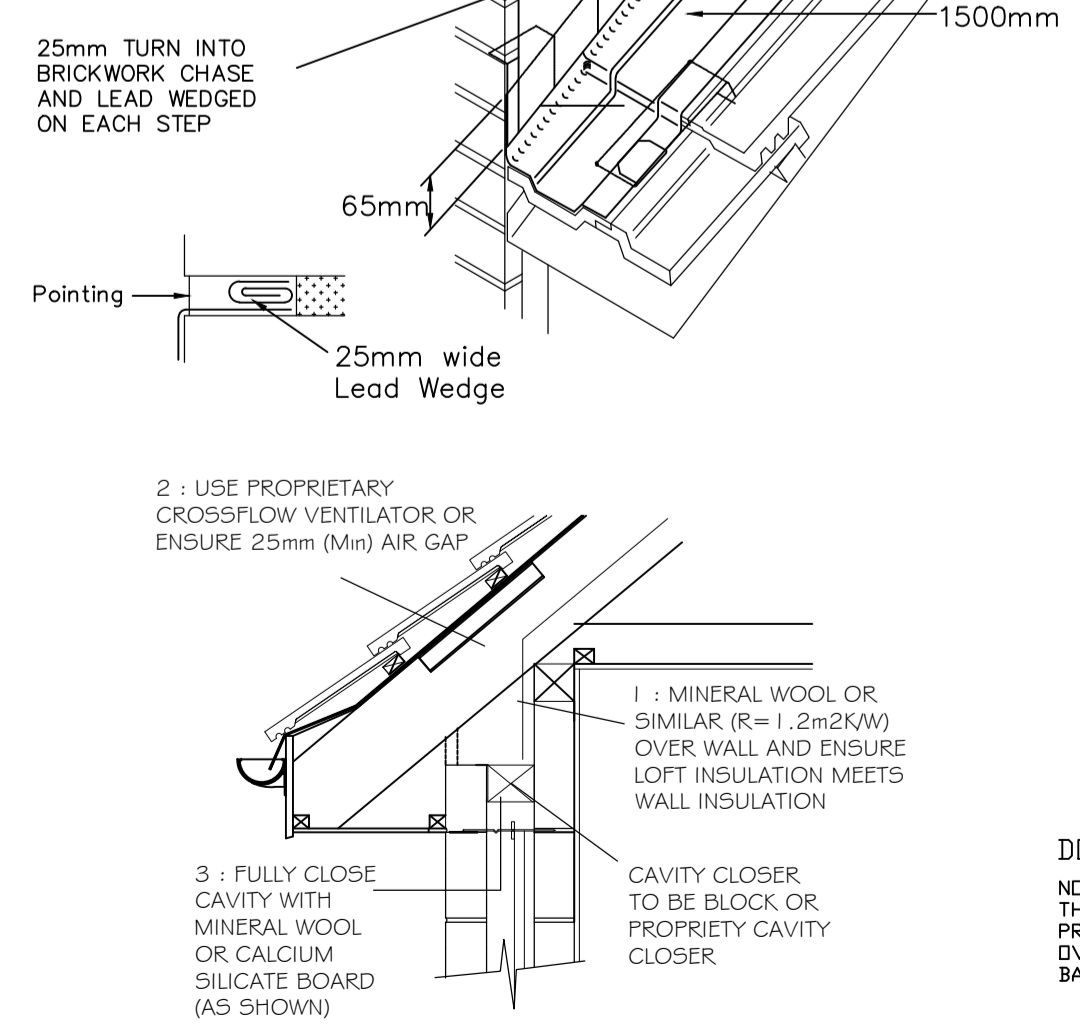
WALL RESTRAINT DETAILS



WALL PLATE DETAILS



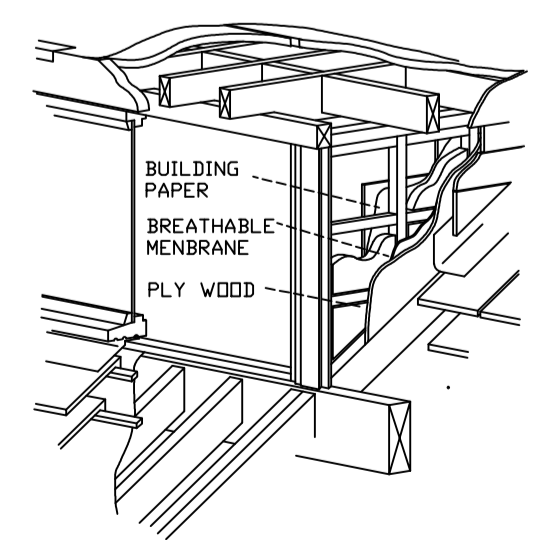
SINGLE STEP AND TITLE
COVER FLASHING



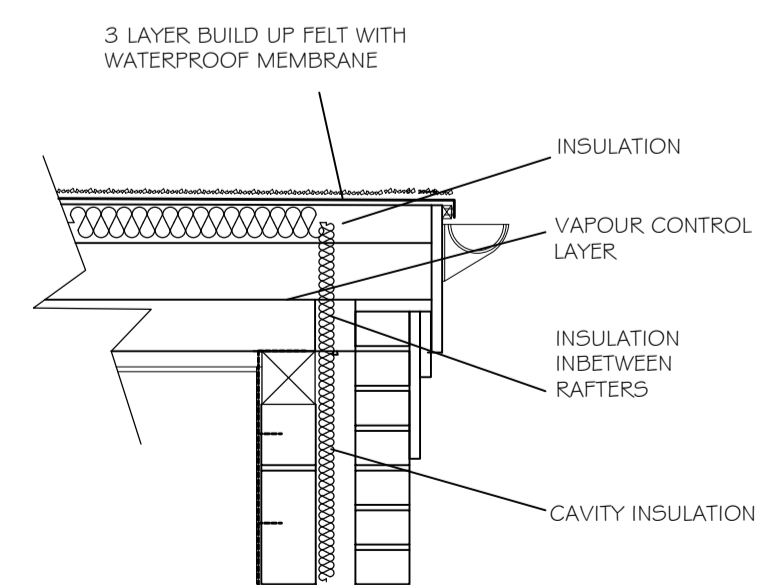
EAVES DETAIL

ENSURE TILT FILLET HEIGHT IS AT LEAST EQUAL TO TOP OF THE BATTEN
WIDTH OF LINING PIECES WILL VARY DEPENDING ON CATCHMENT AREA, SEE PUBLICATION REFERENCE UPDATE 1
GUTTER LININGS MINIMUM CODE 4 IN LENGTHS NOT EXCEEDING 1500MM
SLATERS FELT SHOULD TERMINATE OVER THE TOP OF THE LINING PIECES AT THE TILT FILLET
PATINATION OIL. CONSIDER USE TO REDUCE RISKS OF STAINING WHERE WATER FROM GUTTER MAY DISCHARGE OVER SURROUNDING ROOF

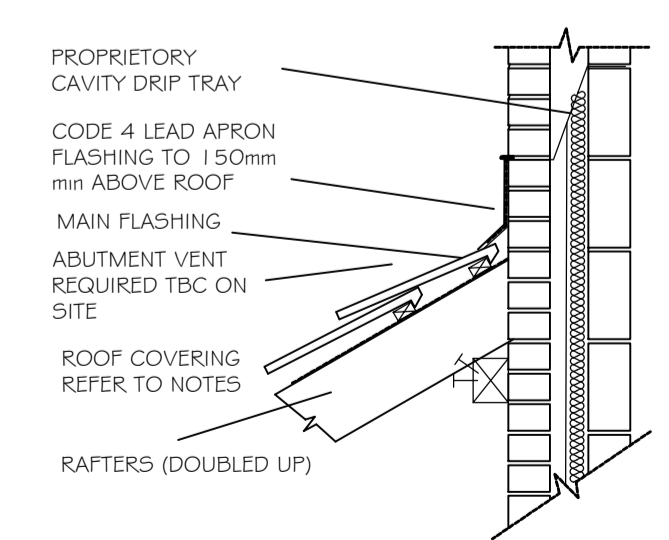
A	WITH BEDDED TILES Width of lead to line valley (mm approx.)	WITH UNBEDDED TILES OR SLATES Width of lead to line valley (mm approx.)
100	500	400
125	525	425
150	550	450
200	600	500
250	650	550



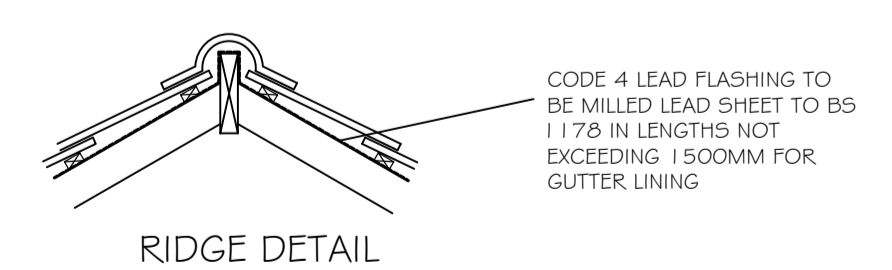
DORMER CONSTRUCTION DETAILS
NOTE: DORMER CHEEK TO BE CLAD WITH 125MM THICK SUPPALUX FIBRE BOARD OR SIMILAR TO PROVIDE 1 HR FIRE RESISTANCE. PLACED OVER WITH BREATHABLE MEMBRANE, BELLOV BATTENS & TILES



TYPICAL FLAT ROOF DETAIL
(WARM ROOF SYSTEM)



PITCHED ROOF TO
WALL DETAIL



RIDGE DETAIL

BEAM SCHEDULE						
BEAM No.	SPAN	SECTION SIZE	REACTION L	REACTION R	PADSTONE SIZE LEFT	PADSTONE SIZE RIGHT
RIDGE BEAM #01						
RIDGE BEAM #02						
PURLIN #01						
PURLIN #02						
PURLIN #03						
PURLIN #04						
PURLIN #05						
BEAM #01						
BEAM #02						
BEAM #03						

ALL REACTIONS ARE UNFACTORED
Nominal Padstones are to be C20 cast in situ conc 415mm(L)x100mm(W)x225mm(D)
BP.....Denotes 10mm thick plate welded to bottom flange
B.....Denotes beams battened together as detail
HD.....DENOTES HILTI HOLDING DOWN BOLTS REQUIRED AS PER DETAIL

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

- ROOF CONSTRUCTION**
1. All roof construction to conform to Approved Document A1/1 Part B Table B2 of the Building Regulations
 2. All timber to be tanalised or similarly treated against fungal growth and moisture resistance
 3. All dimensions to be checked on site prior to fabrication.
 4. All timber to be grade C16, unless otherwise specified
 5. Insulation to flat ceilings with pitched roof to be 300mm-thk fibre glass rockwool, unless otherwise specified, to be laid 150mm & 150mm cross battens.
 6. Insulation to inclined roof areas to reach U-value 0.18 to be 115mm kingspan thermpitch TP10 zero oap between rafters and 37.5mm K18 kingspan kooltherm under rafters, or 75mm kingspan kooltherm between rafters & 62.5mm K18 kingspan kooltherm under rafters, alternatively 150mm kooltherm K7 between rafters in accordance with manufacturers recommendations, ensure continuous air gap of 25mm above insulation otherwise use breathable felt.
 7. Ventilation to sloping ceiling at high level ridge vents at 20m c/c & 50mm constant cross flow ventilation, 25mm continuous eaves ventilation provided by eaves comb
 8. Wall plate to be 100 x 75mm timber section mortar bedded to inner leaf and fixed with BAT straps V1600mm at 1800mm c/c
 9. 12.5mm thk plasterboard and Artex skin ceiling provided to soffit
 10. All valleys to be boarded with 12mm thk external grade plywood lined with Code 4 lead to BLH Handbook.
 11. Facia to be 225 x 25mm PAR timber section
 12. Tiles to match existing, unless otherwise specified laid on 25 x 100mm tanalised timber battens at gauge specified by manufacturer on a sarking felt as supplied by MonoFlex or similar
 13. Double & triple joists to be bolted together at 800mm c/c
 14. Shallow pitched roof tiles to be fixed to tile battens on 2 layers of bituminous felt on 18 mm plywood boarding on rafters. Ensure 10mm continuous ventilation at ridge to plain roofs, lean to roofs to receive cavity tray & code 4 lead flashing to incorporate abutment ventilator to provide continuous 10mm ventilation & 25mm roof pitch refer to section

- TRADITIONAL ROOF CONSTRUCTION**
- Member sizes as follows:-
Hips 38 x 250mm
Purlins 75 x 225mm @ 1200mm c/c
Ridge 44 x 175mm
Rafters 50 x 125mm @ 400mm c/c
Ceiling Rafters 50 x 75 mm @ 400mm c/c
Dragon ties provided at all hips

- DORMER CONSTRUCTION**
1. Dormer cheeks to be fixed to double joists and purlins only, as indicated on the drawing
 2. Dnecks to be 100 x 50mm timber section with timber noggins, clad with 12mm thk external grade plywood.
 3. Insulation to be 60mm kingspan kooltherm K12 board on with 32.5mm K18 board to the inside on kingspan niverent or similar approved to reach u-value 0.18
 4. Internal surfaces to be 10mm thk foil backed plasterboard & skinned
 5. External cladding to be tiles to match main roof or timber battens
 6. Windows to be minimum 150mm above roof tiles
 7. Lintels above windows to be 2No. 50 x 150mm C16 timber section pinned together with nails
 8. Dormer cheek within 1.0m boundary, clad with 12mm thick suppalux on studs beneath vapour barrier.

- UPPER FLOOR CONSTRUCTION**
1. All timber to be grade C16 in accordance with BS 5628
 2. Joists to be 44x44 at 400mm c/c
 3. Nogginns to be galvanised steel as supplied by Catnic, alternatively 50 x 50mm timber section, placed at 3rd span intervals
 4. Floors fixed to masonry walls using BAT straps as detailed on drawing at 1200mm c/c & noggied under and across joists
 5. Floor covering to be 19mm thk T & G chip board, moisture resistant to wet areas, pinned to joists using annular nails
 6. Notching in accordance with trade guidance
 7. All floor to receive 100mm thick rockwool suspended on chicken wire, for sound and fire. Where external refer to drawing.
 8. Soffit ceiling to be 2 ply 12.5mm thick plasterboard and skin
 9. Double timbers to be bolted together at 800mm c/c
 10. All floors between flats and common areas to be sound insulated and sound tested re-completion to be confirmed on site and approved by building control. all ceilings to be fire protected to give 30min fire protection

- STEELWORK**
1. All steelwork to be grade 43A in accordance with BS355, unless specified otherwise.
 2. The Contractor is to ensure all existing structure is adequately propped prior to forming new openings. Brickwork is to be wedged and packed with dry mix mortar and slates over new beams prior to the removal of the props.
 3. Where so marked as battened together beams are to be secured together with M12 blackbolts in sleeves at 600mm c/c along web staggered top and bottom, together with 6mm thk x 125mm wide plate welded to top and bot. Flanges at 600mm c/c. Bearing plates to be 12mm thk minimum 450mm wide welded to bot. Flange.
 4. All welds to be 6mm fillet welds unless specified otherwise.
 5. All beams to be seated on minimum 100mm bearing on C20 cast in situ concrete padstones as shown on drawing. Nominal size to be 100mm thk x 225mm deep x 215mm long, in 1:8 dense concrete block.
 6. All proprietary systems to be fixed in accordance with manufacturers details and specifications
 7. All steelwork to be free from rust and mill scale and shot blasted to standard 2A. To be spray painted in the fabrication shop with 1No. Coat of zinc rich primer, 50 microns, zincotech or similar. All chips and handling scars to be touched up on site when in position.
 8. Fire resistance to be a minimum of 1 hour; provided by 2 ply plasterboard and skin, with staggered joints; or an approved intumescent joint such as Nullifire or similar.
 9. All steelwork joints to be detailed by steelwork fabricator, unless indicated on the drawing
 10. All bolts to be M12 A6 Black bolts unless specified otherwise, to be spun hot dip galvanised.

ALL STEELWORK TO BE IN PLACE BEFORE EXISTING WALL TO BE DEMOLISHED. EXISTING FIRST FLOOR TO BE SUITABLY PROPPED DURING STEEL INSTALLATION ALL TO SATISFACTION OF STRUCTURAL ENGINEER.

CONTRACTOR TO CHECK DESIGN LOADING ASSUMPTIONS ON SITE PRIOR TO REMOVAL OF WALLS. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO ANY MANUFACTURE OF STEEL

A	Client Amendments	14/04/22	JG
Rev.	Amendments	Date	By

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Email : info@keystonedesign.co.uk

PROJECT ADDRESS
53 ARGYLL ROAD, BISPHAM
FY2 9TG

PROJECT TITLE
HIP TO GABLE, LOFT CONVERSION
& SIDE EXTENSION

DRAWING TITLE
PROPOSED TIMBER GA

Client	MR & MRS MELLOR	Scales@A1	1:50
Drawn	JG	Checked	Date 11/04/22

DRAWING No. A022/057/BR/04
Revision A