

The property owner is required to serve a party structure notice on the adjoining owner as required by The Party Wall etc Act 1996.

If any discrepancies are found with the plans or structural calculations please contact S.Barrett prior to works continuing so amendments can be made before works progress too far.

Take on site measurements before ordering steel beams etc. Do not scale from the plan or use measurements shown in calculations

Due to the fact that not all information is available to confirm 100% that any proposed work is permitted development it is recommended that clients request a certificate of lawfulness is submitted.

Flat roof joists @ 400mm c/s
Use 47 x 175 C24

Rafters @400mm c/s
Use 47 x 95 C24

after R2 either side of velux
Use 2no 47 x 95 C24

Lintel L1
Use 2no 47 x 95 C24

Lintel L2
Use 2no 47 x 120 C24

Lintel L3
Use 2no 47 x 95 C24

Beam B1
Use 203 x 133 x 30 UKB S355

Post P1
Use 141 x 97 C24
Provide 3No 47x97mm C24 timbers well spiked together and well restrained within wall

Floor joists @ 400mm c/s
Use 47 x 170 C24

Beam B2
Use 2no 47 x 95 C24

Beam B3
Use 2no 47 x 170 C24

Beam B4
Use 2no 47 x 220 C24

Beam B5
Use 2no 47 x 170 C24

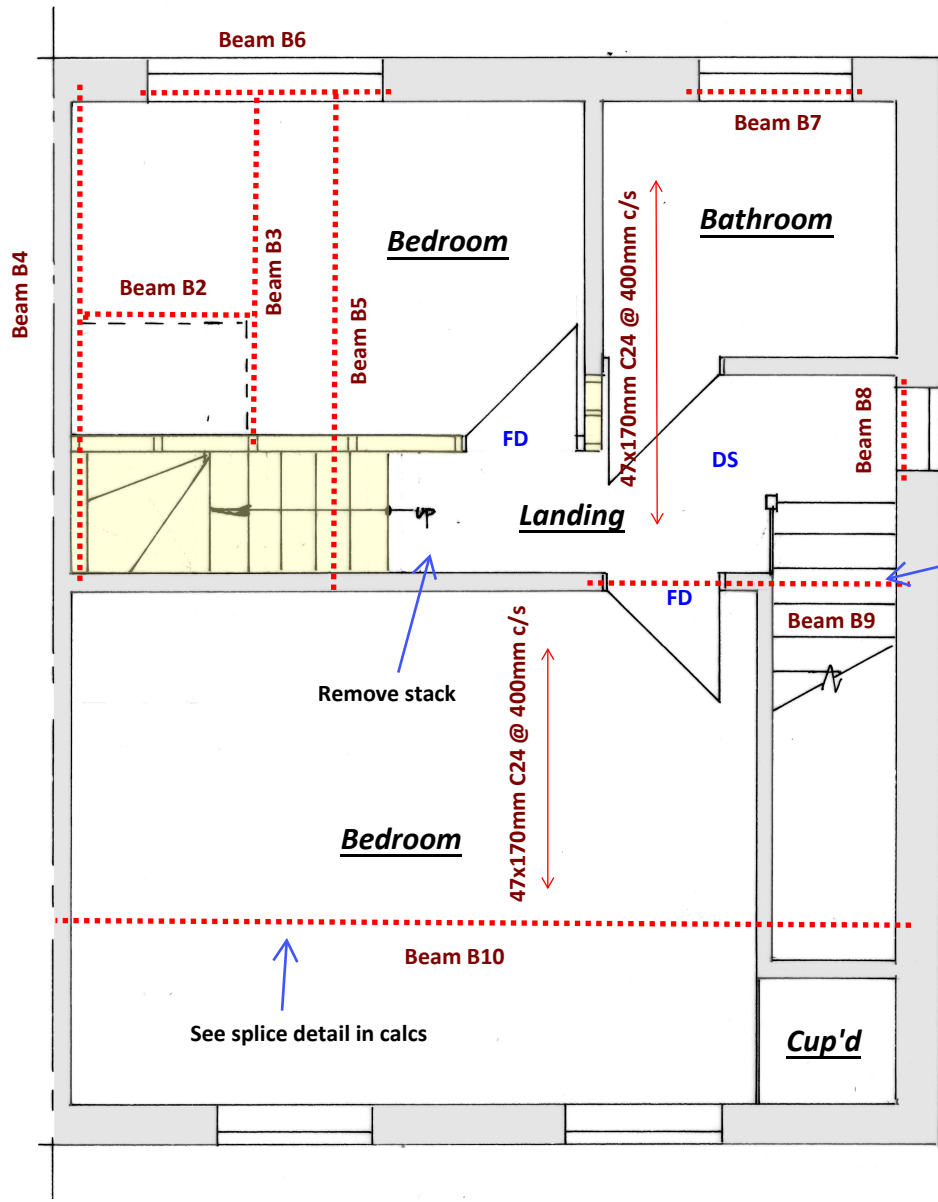
Beam B6
Use 2no 47 x 170 C24

Beam B7
Use 2no 47 x 170 C24

Beam B8
Use 2no 47 x 170 C24

Beam B9
Use 127 x 76 x 13 UKB S355

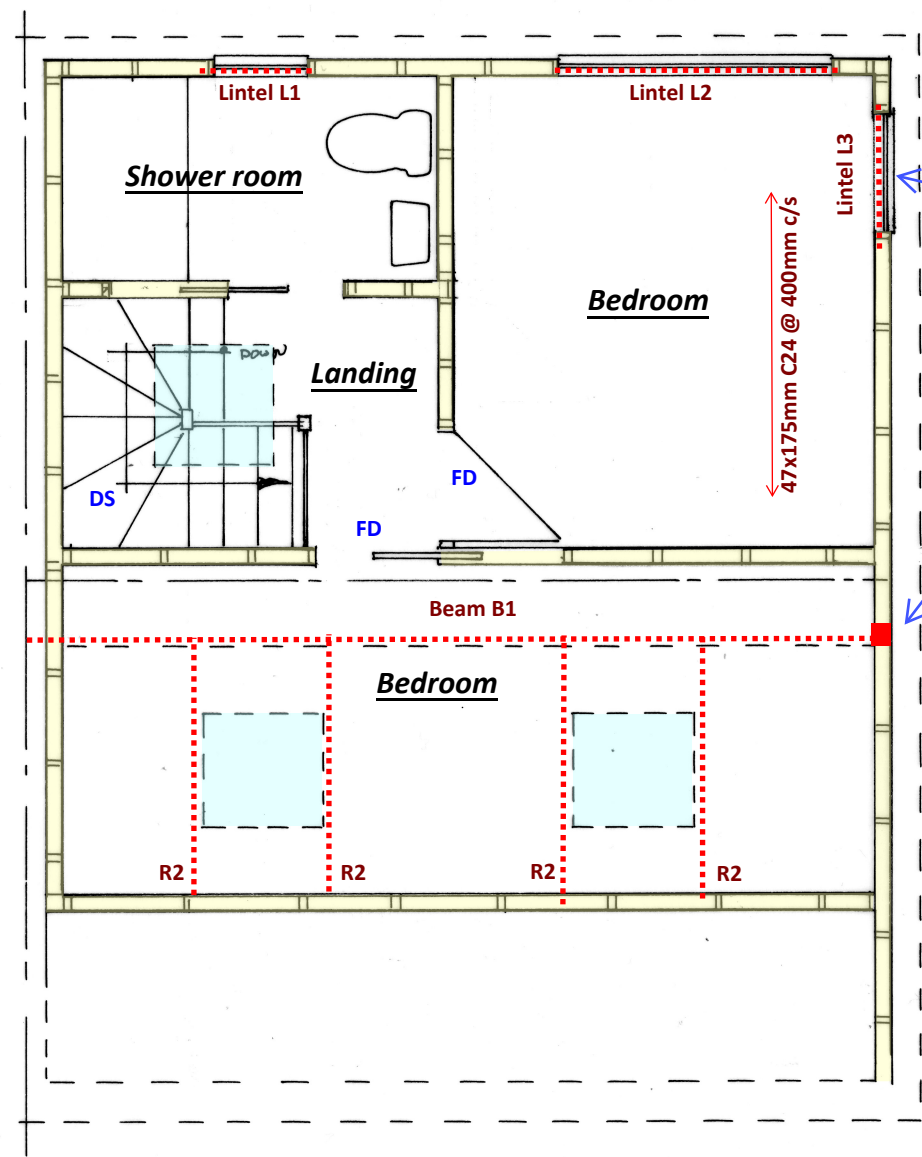
Beam B10
Use 203 x 133 x 30 UKB S355
Bearing R1: 15 mm S275 bearing plate, size 300 x 100 mm
Bearing R2: as R1
End plate splice at 1.80 m.



Proposed First Floor plan 1:50

Double up flat roof joists around roof light in flat roof

Detail 11 / 12



Proposed Second Floor Plan 1:50



0102345678910

1:100

0102345678910

1:50 @ A3

BSB
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78 Eversfield Road,
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CBuildE
chartered building engineer

CLIENT: Mr & Mrs Barcia

DATE: 16.04.2026

DRWG No: BSB/26230/4

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