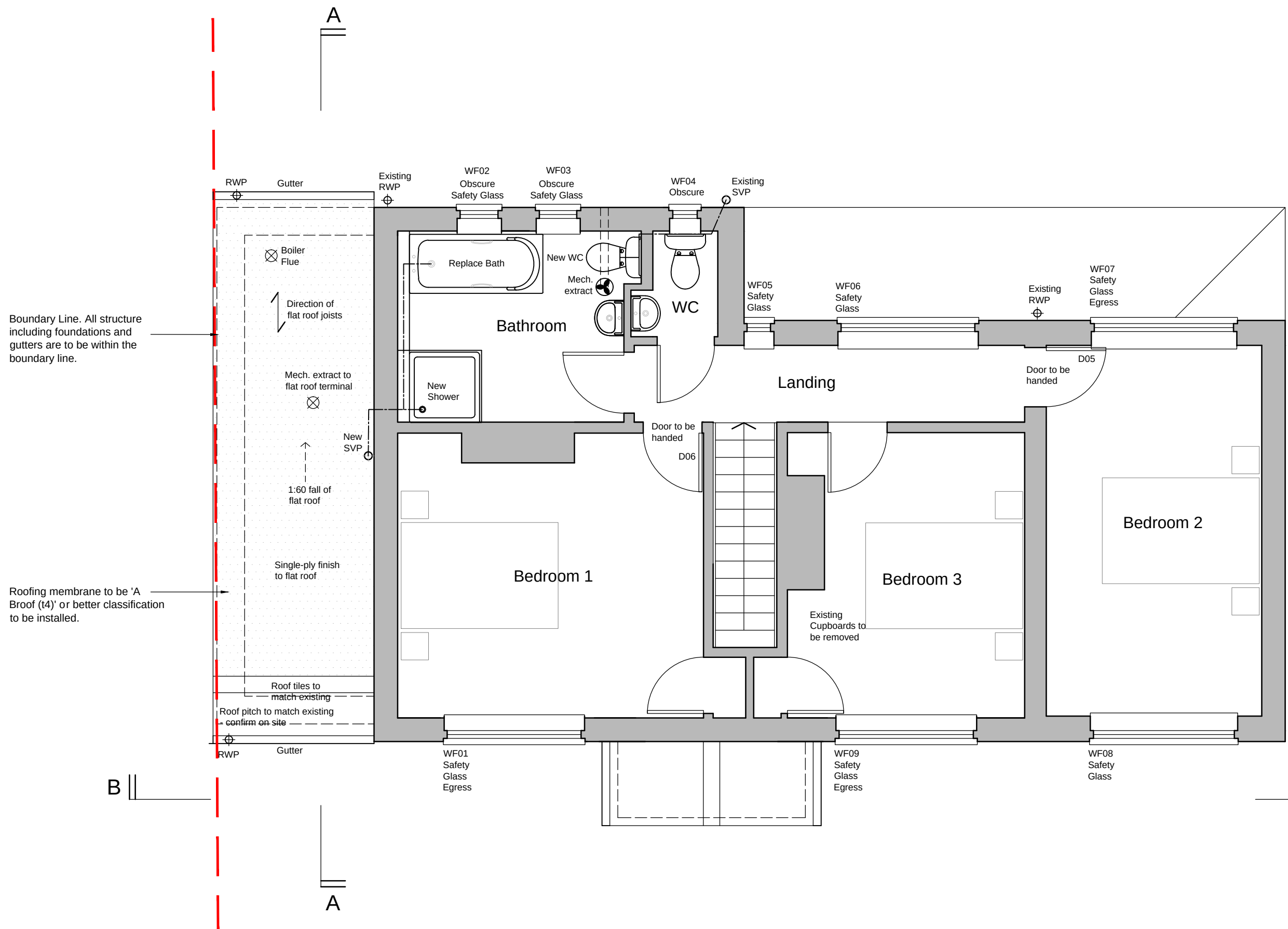
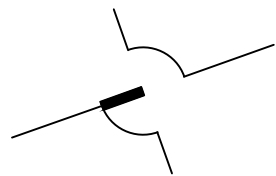
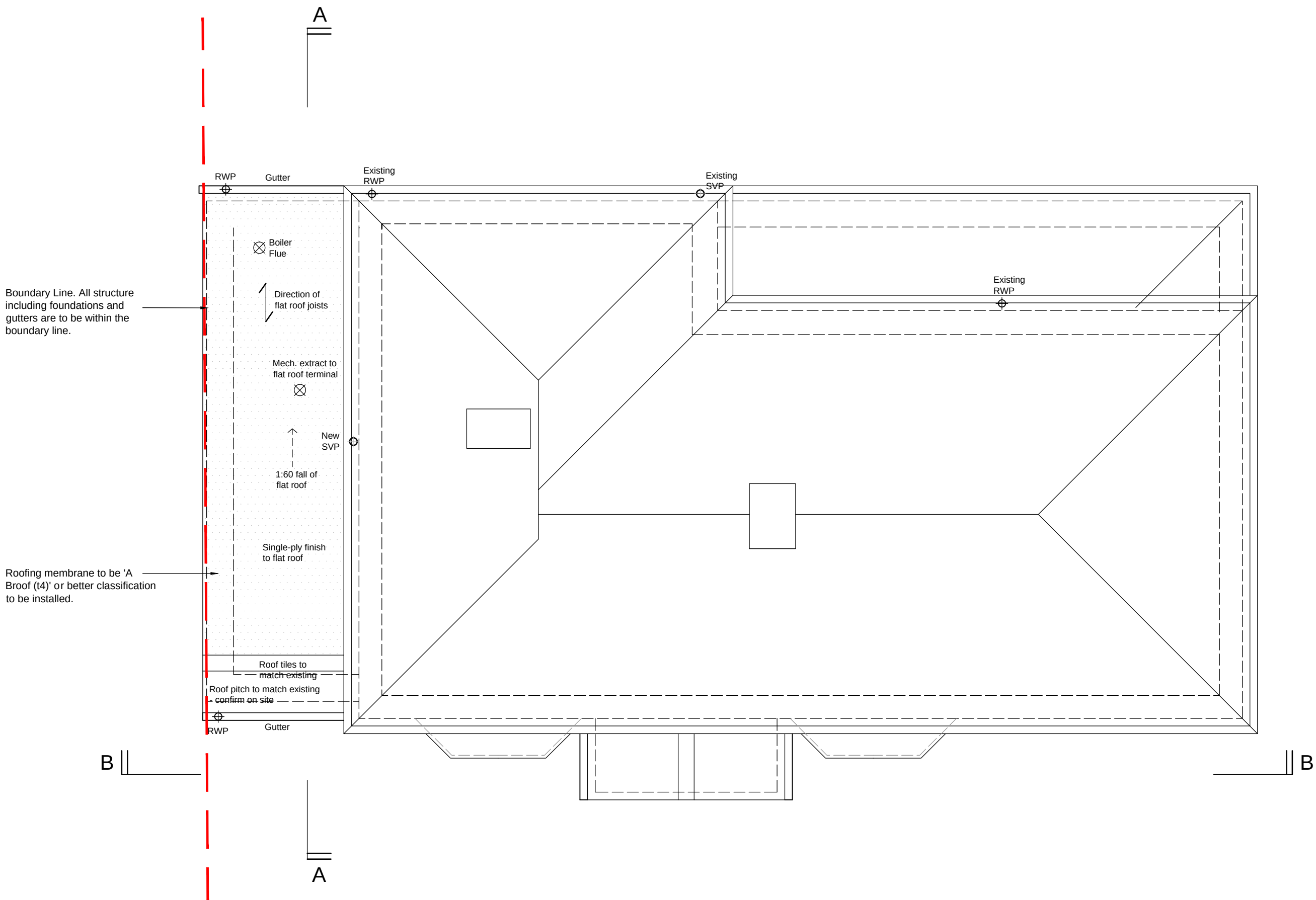




First Floor



Roof Plan

NOTES

TIMBER TREATMENT REQUIREMENTS

Structural Softwood & joinery–

All structural softwood for dry applications (rafters, joists and studwork) must be minimum of C16 stressed graded when dry and include the grading mark 'DRY' or 'KD' in all structural locations as per BS 4078. Maximum moisture content of timber to be 19%. All structural timbers and timbers exposed to external structure to be double vacuum pressure treated using a water based preservative based on copper triazole technology 'Tanalised' or similar approved, applied under high pressure.

All site end cutting, notching or drilling following pressure treatment must be liberally swabbed with 'Ensele' or similar approved compatible preservative to maintain the integrity of the treatment.

STRAPS & ANCHORS

Fix straps and anchors in the following location:

Bat galvanized steel wallplate straps to secure plate to wall at 1.2m centres.

Bat M305 galvanized steel straps at 1.2m centres anchoring flat roof joists to walls.

Fix noggins between timbers to which straps are fitted. The noggins being 50mm wide and a depth matching the adjoining member. Straps to pass over not less than 3 members.

FLAT ROOF STRUCTURE

50mm wide flat roof joists at 400 mm centres unless otherwise specified by Engineer. Secure to top of joists forming deck 18mm thick WBP plywood continuous over roof with staggered joints on 50mm wide treated softwood frings creating a finished 1 in 60 fall to gutter secured with 3mm dia. nails at 150mm centres. Wall-plates to be 100 x 75mm softwood unless otherwise indicated. Roof design to Engineer's specification and details.

All structural softwood to be C24 tanalised and include grading mark 'DRY' or 'KD'.

Plywood decking laid to 1 in 60 fall certificated to conform with BS 5268, Part 2, 2002 'Structural Use of Timber Code of Practice for Permissible Stress Design, Materials and Workmanship' and BS EN636 'Plywood Specifications – Service Class 3, Exterior conditions.

FLAT ROOF INSULATION & FINISHES

Supply and lay to top of plywood deck suitable vapour control layer in accordance with BS 6229:2003. Lay over VCL, 150mm thickness Celotex XR4000 with taped joints, applied in strict accordance with manufacturer's instructions.

Finish with 12.5mm thick plasterboard and 5mm skim coat of gypsum board plaster.

Flat roof to achieve a U-value of 0.13 W/m²K.

FLAT ROOF COVERINGS

Adhere Samafil roofing membrane or similar approved single ply membrane flat roofing system to the insulated deck using an appropriate adhesive. Hot air weld minimum 80mm side laps and end cover strips. Roofing membrane to be 'A Broof' (d4) or better classification to be installed.

All work is to be carried out in accordance with the Single Ply Roofing Association Design Guide, in strict accordance with the Manufacturers' Technical Manual and where relevant BS 8217:1994 Code of Practice for Built-up Felt Roofing and BS 6229: Code of Practice for Flat Roofs with Continuously Supported Coverings.

Note: Samafil 1.2mm roofing membranes & accessories have 10 year guarantee period.

PITCHED ROOF STRUCTURE

Roof trusses as designed by specialist manufacturer / Structural Engineer. 50mm thick softwood rafters (depth as specified by Engineer) at 400mm maximum centres unless otherwise specified by Engineer. Diagonal and longitudinal bracing to be fixed in accordance with truss manufacturer's recommendations and those of the T.R.A. Allow for all loose infilling (rafters, ceiling joists) as required.

Rafters to be spiked to 100 x 75mm wall-plates. Refer to Engineer's drawings and details for timber sizes and design.

All structural softwood to be C24, unless specified otherwise by Engineer, tanalised and include grading mark 'dry' or 'KD'.

PITCHED ROOF INSULATION & INTERNAL FINISHES

Supply and lay between ceiling ties, total 300mm thick Mineral wool insulation quilt laid in two layers, 150mm between ties and 150mm above. Line underside of ceiling ties with 12.5mm plasterboard (density 8Kg/m³) and 5mm skim coat of gypsum board plaster.

Ceilings to achieve a U-value of 0.13 W/m²K.

PITCHED ROOF COVERINGS & VENTILATION

Roof tile finish to match existing house (to Local Authority approval) with matching half round ridge tiles, fixed to 50 x 25mm tanalised softwood battens (unless otherwise required by roof tile manufacturer). Battens to be fixed over Proctor Roofshield breathable membrane, laid over the rafters. Proctor Roofshield breathable membrane to be draped between the rafters (minimum 10mm) to allow for drainage in line with manufacturer's recommendations.

Tiling to be fixed all in strict accordance with BS5534:2014 and NHBC Requirements. Ensure ridge tiles are mechanically fixed the full length of the roof in addition to mortar bedding.

Proprietary eaves carrier to be used, dressed into gutter. All to be installed in strict accordance with the manufacturer's recommendations and details. Tiling to extend to overhang centre line of gutters.

Eaves to be finished with fascia and soffit to match existing and as indicated on architectural drawings.

NOTE - If Proctor Roofshield is used as the breather membrane, the air leakage and vapour control layer can be omitted from ceiling level. If any other breather membrane product is used, a Tyvek SD2 or similar approved air leakage and vapour control layer must be incorporated behind ceiling plasterboard

FLASHINGS AND WEATHERINGS

Leadwork flashings and soakers etc. to be formed from lead sheet fully supported on treated softwood boards and to have a min 150mm lap joints, dressed 200mm under tiles, all in strict accordance with the Lead Development Association recommendations.

Provide Type E Cavity tray or similar approved (available from Cavity trays of Yeovil, Somerset or similar approved) to existing cavity wall where new flat roof abuts the existing external wall, together with flashing.

Apply a coat of patination oil to all exposed leadwork.

EXTERNAL WINDOWS

UPVC double glazed windows to achieve a (area weighted average) U-Value of 1.4 W/m²K.

Windows to be fitted with manufacturer's trickle ventilators, size and location indicated on drawings. All windows to be draught-stripped. All windows to have 1 part polysulphide mastic sealant applied both internally and externally to seal frame to wall.

EXTERNAL DOORS

UPVC double glazed doors to achieve a (area weighted average) U-Value of 1.4 W/m²K.

Doors to be fitted with manufacturer's trickle ventilators, size and location indicated on drawings. All doors to be draught-stripped. All doors to have 1 part polysulphide mastic sealant applied both internally and externally to seal frame to wall.

GLAZING

All glazing to external doors and windows to be double / triple factory sealed units with Planitherm to one pane face to comply with Part L of the Building Regulations.

Windows and glazed frames within 800 mm of floor level or within 300 mm horizontally of a door opening to be glazed with laminated safety glass (inner and outer panes) to provide containment from a person falling against it. All glazing within doors and adjacent glazing frames within 300mm horizontally of a door opening to be laminated safety glass (inner and outer panes). Glazing to comply with BS 6206 and BS 6262.

LIMITING INFILTRATION

All external doors and windows to be fitted with manufacturer's draft seals.

VENTILATION

Rapid and background ventilation requirements shall be achieved by:-

Kitchen - opening window with adjustable vent (min 5000mm²) and cooker hood extract capable of extracting at a rate of 30 litres per second, which may be operated intermittently. Extract to be ducted to discharge directly to open air via a 100mm dia. flexible duct through roof void and terminated with manufacturer's tile vent.

Bathroom - extract capable of extracting at a rate of not less than 15 litres per second, operated by independent switch. Extracts to be ducted to discharge directly to open air via a 100mm dia. flexible duct through roof void and terminated with manufacturer's tile vent.

Any ventilation ductwork within roof void to be insulated and connected to a condensation trap and above ground drainage system.

Habitable rooms including kitchen – purge ventilation to be provided by opening windows / doors (minimum 1/20th of room floor area) with adjustable vent (min 5000mm² per window).

Total amount of background ventilation to comply with Table 5.2a, Approved Document 'F' of the Building Regulations.

To ensure good transfer of air throughout the dwelling, there should be an undercut equivalent to a 10mm gap to underside of all internal doors.

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Report all discrepancies, errors and omissions.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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revisions

APX ARCHITECTURE



project title
Proposed extension and alterations to Pax Domini Coombe Valley Hawkinge Kent

drawing title
First Floor & Roof Layouts

scale
1:50 @ A1
drawing number
24_16_11

date
March 2024
revision
A