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Do not copy from this drawing, use figured dimensions only.

The drawing must be read in conjunction with all other related drawings and documentation.

It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

This drawing is not to be for Land Registry purposes.

Note:
All new brickwork and window/door openings to be nearest cover brick dimensions.

PITCHED ROOF (unvented sloping ceiling areas)

Construct sloping roof using rafters at minimum 400c/c's, purlins, stud purlin walls and the like, as shown on drawings and to BS 8103. Bird-mouth and spike rafters to wall/pole plates and purlins. Provide tilting filets, fascias, soffits, verges and the like and cover rafters with Kingspan Nivent breathable membrane, laid horizontally and draped minimum 10mm into rafter depth for drainage. Nail tanalized roofing battens with 3.35 x 65mm galvanized smooth round nails and cover roof using tiles of a kind approved by the Planning Department. Size and spacing of battens, fixing of tiles and roofing membrane to all be in strict accordance with manufacturer's specification. Insulate sloping ceilings with full distance from eaves to ridge with 2 layers 75mm thick Kingspan Kooltherm K7 insulation between rafters with 25mm air gap to underside breathable membrane. Soffit u/s rafters with 12.5mm plasterboard, with aluminium taped joints and skim finish to achieve min. overall U-value of 0.2 to meet the requirements of the SAP assessment. Ashlaring/purlin walls to be un-insulated and finished with 12.5mm plasterboard and skim.

To ventilated roof areas, insulate between ceiling joists to all loft voids, to full depth of joists + cross lay over total 300mm Crown Earthwool Loft Roll 40 Insulation (200mm between joists + 100mm cross laid over) to achieve min. 0.13 U-value as required by SAP assessment. Provide 12.5mm plasterboard and skim finish ceilings. All insulation and roof coverings to be fitted in strict accordance with the manufacturer's specification. Extend insulation into eaves detail to link with cavity wall insulation in accordance with Robust Detail 3.01 and/or 3.02. Mill all voids including the gap between the last truss/ceiling joist and gable wall in accordance with Robust Detail 3.02.

PITCHED ROOF (ventilated cut and pitch construction to front & rear projections only)

Construct front & rear roof projections using joists, rafters, purlins and the like, as shown on drawings and to BS 8103. Bird-mouth and spike rafters to wall plates / pole plates as shown. Provide tilting filets, fascias, soffits, verges and the like and cover roof with underlating felt with suitable laps. Nail tanalized roofing battens, with 3.35 x 65mm galvanized smooth round nails, to rafters to support roof tiles. Size and spacing of battens and fixing of tiles to be in strict accordance with the manufacturer's specification. Insulate between ceiling joists loft void, to full depth of joists + cross lay over total 300mm Crown Earthwool Loft Roll 40 Insulation (200mm between joists + 100mm cross laid over) to achieve min. 0.13 U-value as required by SAP assessment. Provide 12.5mm plasterboard and skim finish ceilings. Install crossflow ventilators and extend Crown Wool Insulation into eaves detail to link with cavity wall insulation in accordance with Robust Detail 3.01. Mill all voids including the gap between the last truss/ceiling joist and gable wall in accordance with Robust Detail 3.02.

ROOF VENTILATION (25,000mm²/m) - To cold ventilated roof areas only

To cold, ventilated roof areas, eaves to be fitted with Glidvale, or similar approved, SV Soffit or FV Fascia insect screened ventilators and RV Feathercross flow ventilators to achieve minimum 25,000mm²/m continuous air path roof space. Ventilators to be installed on the two long edges of the roof, fitted in accordance with manufacturers recommendations to comply with BS5250.

RIDGE TILE VENTILATION (6000mm²/m) - To cold ventilated roof ridges only

Provide Glidvale G Range ridge tile vents, or similar approved, at 2.4m centres (12,000mm capacity tiles) to achieve equivalent to 6000mm²/m continuous ventilation gap.

VALLEY FLASHING

Provide minimum 18mm thick marine ply valley boards and Code 5 lead (minimum 450mm wide). Lead to be lapped over tilting filets and laid in maximum 1.5m lengths with 150mm laps. Refer to roof tile manufacturer's specification as details vary in relation to pitch, roof construction, tile selection and area of roof served. Tiles to be carefully cut and bedded, as required, on undercloak slips to form a minimum 125mm clear valley channel. Maintain minimum 25mm between tilting fillet and undercloak. Provide Code 4 lead saddle at ridge/valley intersection and apply patination oil coat.

LEAD FLASHINGS (apron-pitched roof)

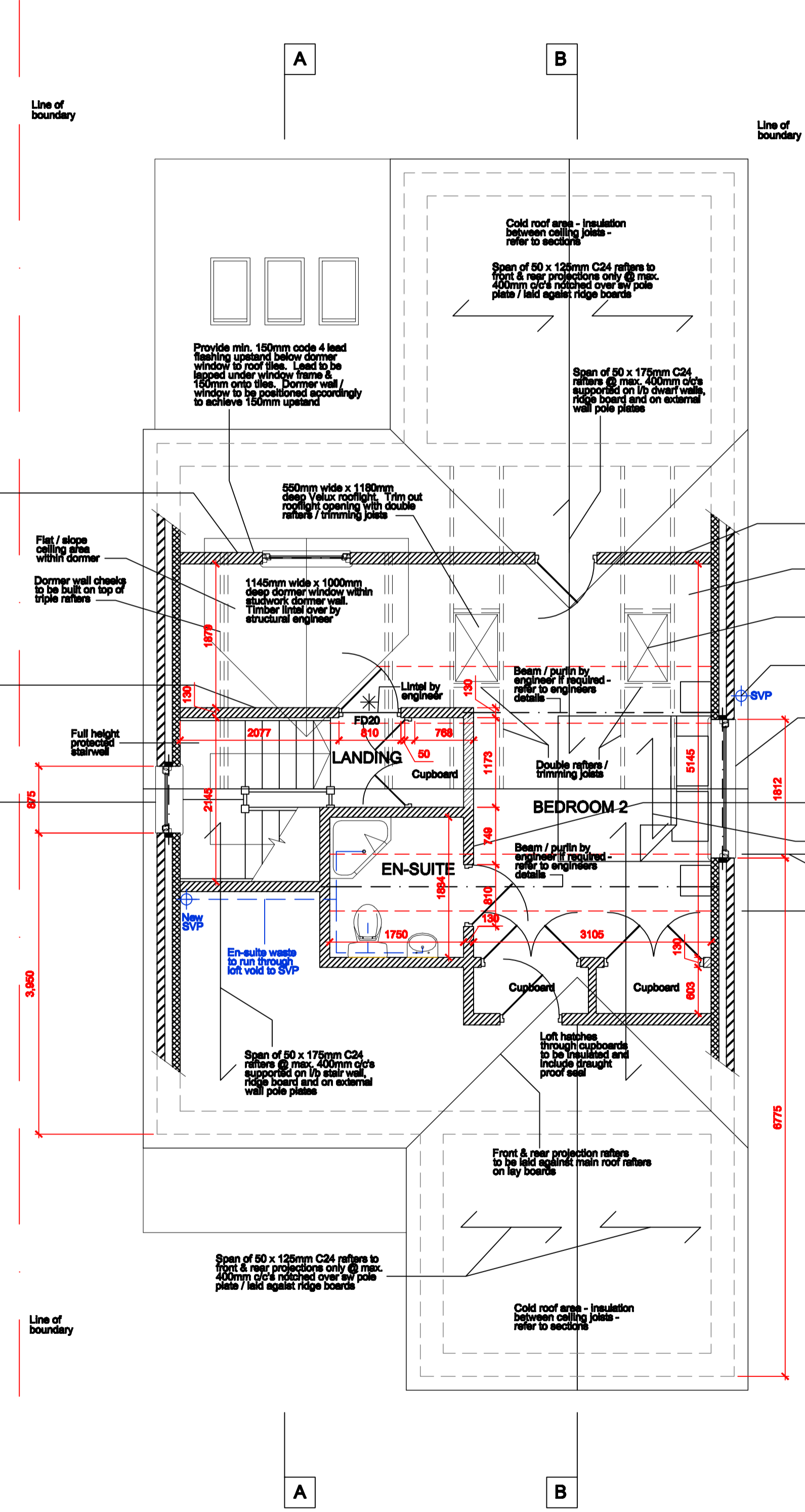
Provide preformed cavity trays to new cavity walls, one course above flashing level, and Code 4 lead apron flashings with minimum 75mm upstand and 150mm lap onto tiles. Flashing to be tucked into mortar joint, or 25mm deep chase, with lead wedges and pointed with 1:3 mortar. Apply patination oil coat to lead.

LEAD FLASHINGS (stepped-pitched roof)

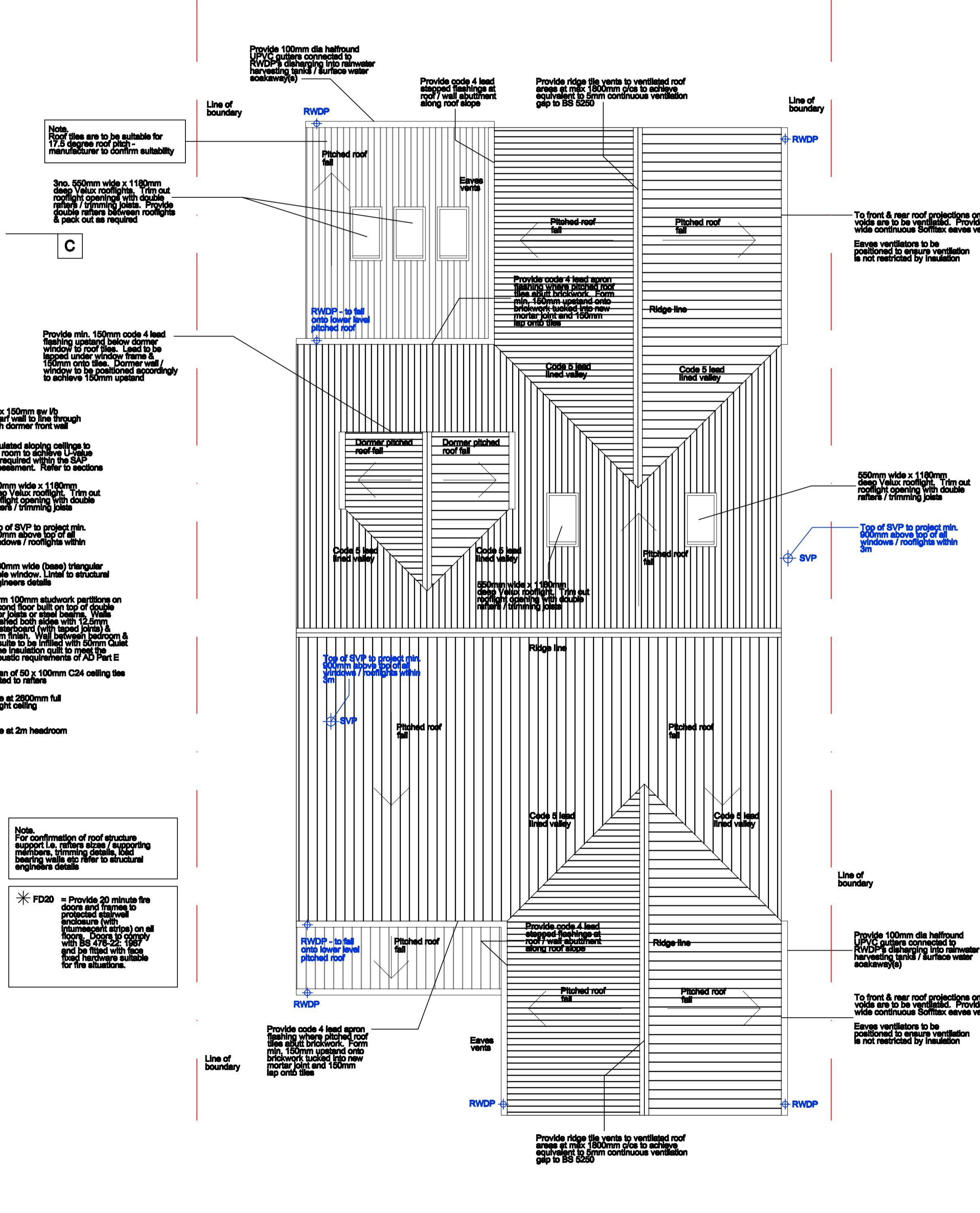
Provide preformed stepped cavity trays to new cavity walls, one course above flashing level, and Code 4 lead stepped flashings with minimum 75mm upstand and 150mm lap onto tiles. Flashing to be tucked into mortar joint, or 25mm deep chase, with lead wedges and pointed with 1:3 mortar. Apply patination oil coat to lead.

Note:
Refer to section for head of frame heights

All glazing within critical locations i.e. low level glazing in windows and in and around doors to be provided with safety glazing to BS 6863:1:2011.



PROPOSED SECOND FLOOR PLAN 1:50



PROPOSED ROOF PLAN 1:50

Revision: - Date: -



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Description
PLOT 20A
PROPOSED SECOND FLOOR GA PLAN AND
ROOF PLAN
Status
CONSTRUCTION
Scale
A1@1:50
Job number
ADP066RG
Drawn
PDE
Drawing no.
04
Date
FEB 11
Revision