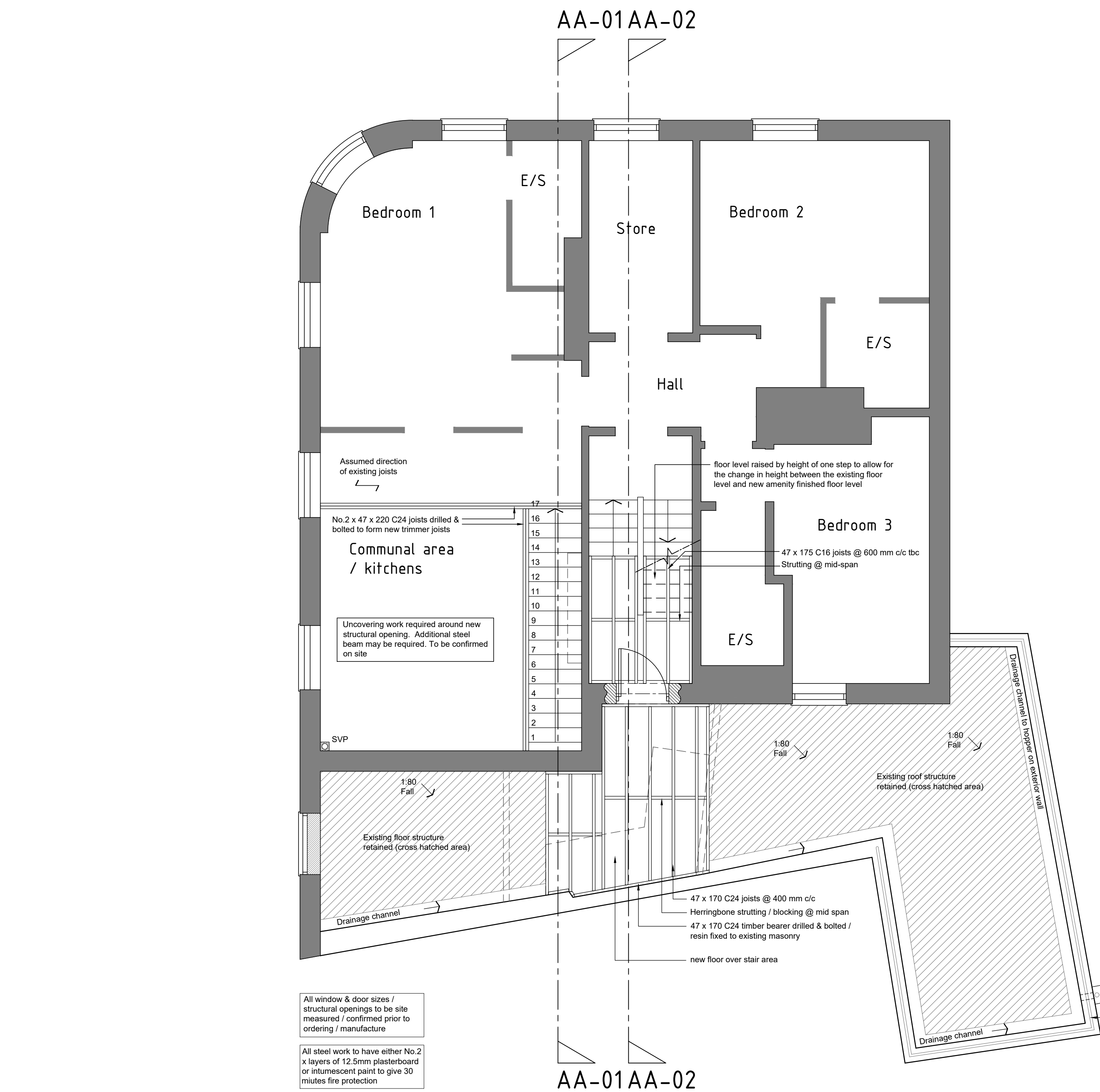


PLEASE NOTE:
THESE DRAWINGS HAVE NOT YET BEEN SIGNED
OFF BY LA BUILDING CONTROL AND THE SAP
ASSESSOR AND ARE THEREFORE SUBJECT TO
CHANGE

Notes

Please do not scale from this drawing.

Dimensions shown are clear span of floor joists.

All first floor construction to be as follows:

T & G boards laid on 170mm x 47mm C16 timber floor joists laid at 400mm centres with doubled up joists bolted together to be positioned under timber stud partitions running parallel to joists, around stairwell opening and under bath as shown.

First floor joists are to be provided with softwood noggins to similar sectional size as main joists at intervals of 2500mm. Where joists run parallel to external cavity walls, 1200mm x 30mm x 6mm galvanised mild steel straps to be provided at 2m centres with mineral wool insulation laid between the joists to act as sound proofing. Underside of joists to be finished with 12.5mm plasterboard and a plaster skim finish.

All timber joists to be hung from external and party walls by mild steel joist hangers.

Roof

For further roof design information, refer to separate structural engineers detail sheets.
Restraint straps are to be fitted along the top of all gable walls and at ceiling level at no more than 2m centres.
Restraint straps should be fitted to at least 3 no trusses, with 4 no steel screws or 4 no 75mm x 4mm round nails to each member.
Straps should be supported using noggins between rafters and packing provided between the wall and the rafter.
Roof covering are to comprise of single ply fully adhered membrane as approved by Local Planning Authority.

flat roof comprises:
Water proofing layer such as a single ply fully adhered membrane such as Hertalan EPDM or similar approved, 145mm of Kingspan TR27 or similar approved insulation board, 18mm of exterior grade ply-wood deck, 1:80 fall to be created using softwood furring strips, 47 x 170 C24 joists @ 400mm c/c, 12.5mm of plasterboard with 3mm of skim finish to under side of joists.
Target U-Value 0.15w/M2k or greater

Roof build up tbc by specialist
U-Value = 0.15 w/m2k or greater
Height of existing parapet wall tbc, 1100mm high guard height required from finished floor level of decking

- Flat roof comprises:
- 25mm composite decking boards on proprietary supports tbc by client
 - Fully adhered single ply membrane such as Hertalan EPDM or similar approved
 - 145mm of Kingspan TR27 or similar approved insulation. Target U Value 0.15 W/m2K
 - Vapour control layer
 - 18mm of plywood deck
 - softwood furring strips or graded insulation to be used to create 1:80 fall to gutter / hopper
 - existing roof / floor structure to be retained, to be inspected during demolition works and any sub standard timber is to be replaced with like for like timbers. Any discrepancies are to be reported immediately to HDS or the appointed structural engineer

Hopper position is indicative only

Guard rail tbc

water to discharge to existing soak-away / hopper, position tbc onsite by main building contractor

Roof plan 1:50

HDS ARCHITECTURAL SERVICES

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Project; Former Soul Suite, 1 Pen y Bryn, Wrexham, LL13 7HU	
Title; 07- Roof Plan	Scale (A2); 1:50
Dwg No; SS/BR/07	Date; 19.10.2020
Revision; Rev-A Please note uncovering work is required for new staircase 18.01.21	