



Front Elevation 1:100



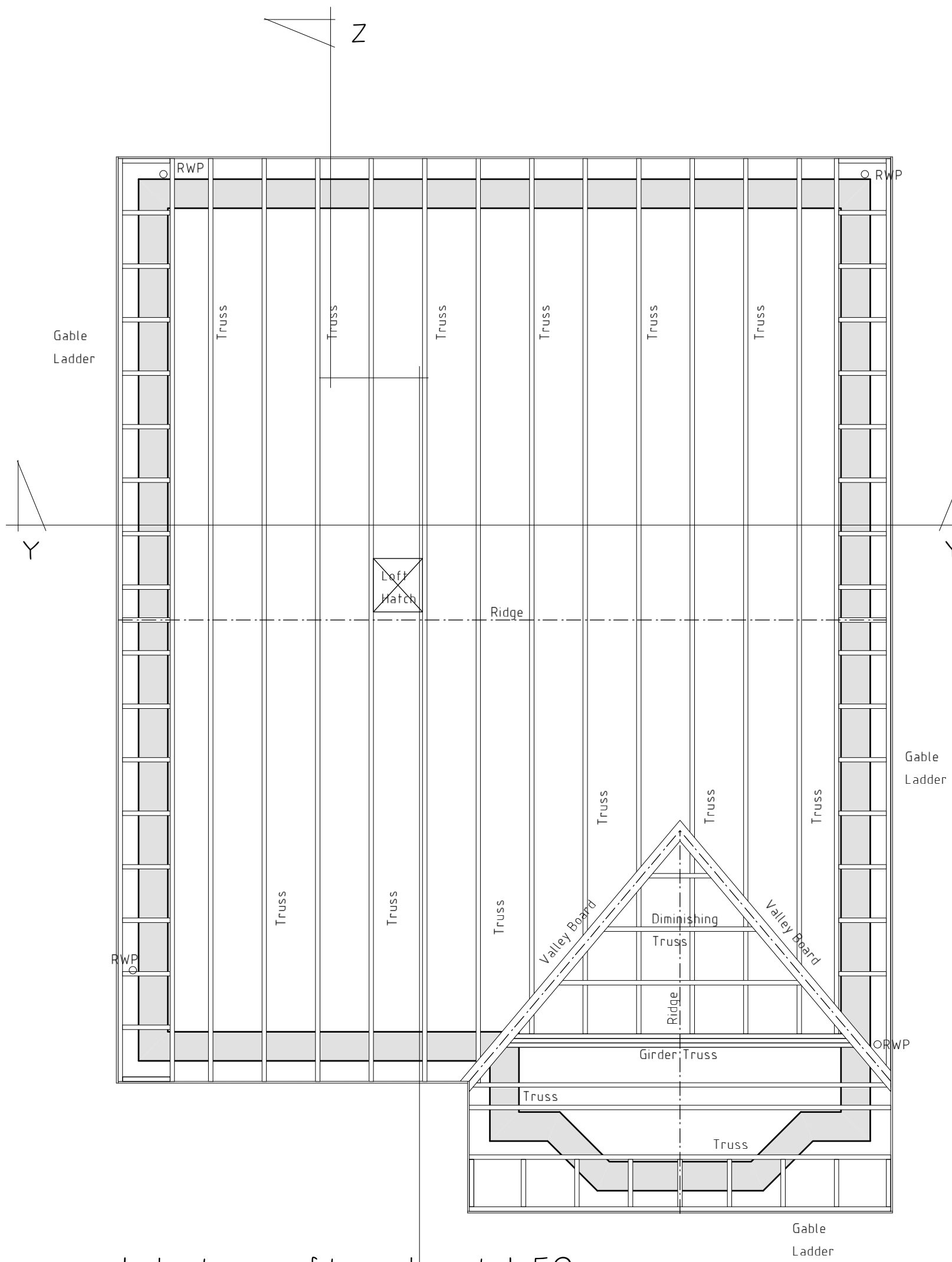
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Indicative roof truss layout 1:50

MAIN ROOF CONSTRUCTION

Roof coverings are to be concrete tile Local Authority approval. Tiles to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underslating membrane or similar (Tyvek membrane to be draped Approximately 10 mm between the rafters for ventilation purposes). Tyvek to be laid on roof trusses which are to be designed and manufactured by specialists in accordance with BS 5268:1985 and set at 600mm maximum centres. Trusses to be braced longitudinally between all unsupported node points and diagonally to underside of top chord of trusses. Bracing to be out of 100mm x 25mm sawn softwood double nailed at each fixing point. Trusses are to bear onto wallplates which are to specified by timber frame manufacturer, they are to be fixed by means of galvanised mild steel truss clips. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. *Rafter depth and positioning of wallplates may vary following Truss Manufacturer's specification* Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Allow for 150mm x 25mm valley boards lined with code 5 lead flashings, maximum length of flashing to be 2000mm, overlap of lead flashings to be 150mm where necessary. Alternatively use pre-formed fiberglass valleys. Manufacturer is to specify girder truss & diminishing trusses where applicable. Allow for 100mm fibreglass quilt insulation to be between ceiling joists with an additional 200mm layer laid across ceiling members to achieve a U-value of 0.15W/m²K. Eaves carrier is to be provided to allow roof membrane to sag to provide adequate ventilation. Allow for code 4 lead flashing at all roof/wall abutments, with cavity tray above.

CANOPY ROOF COVERINGS

Roof coverings over canopy to be as per main roof construction to the design indicated on elevations. Structure to be formed with 100mm x 50mm C16 softwood rafters set at 400mm centres. Monopitch roof construction to be formed with rafters birdsmouthed onto 125mm x 75mm softwood poleplate at top of roof slope. Poleplate to be rawl bolted to wall at 600mm centres. Soffit to be formed with 100mm x 50mm C16 ceiling joists bolted to sides of rafters and supported off masonry using joist hangers. Roof to be self supporting. Gallows brackets formed from similar sized timbers and to be imitation (not providing support to roof). Soffits and sides of canopies to be clad with 19mm thick T & G boarding. Cavity tray and code 4 lead flashing to be installed at all roof/wall abutments.

SECURITY

All easily accessible doorsets that provide access into the dwelling should be secure doorsets meeting the following requirements:

- Doorsets to be manufactured to a design that has been shown by test to meet the security requirements of BS PAS 24:2016
- Letter plates to have maximum aperture of 260mm x 40mm and be located and/or designed to hinder anyone attempting to remove keys e.g. by incorporating a flap.
- The main door/s for entering the dwelling should have a door viewer unless other means exists to see callers, such as clear glass within door or a window adjacent to doorset. The same doorset should also be provided with a door chain or door limiter
- Frames to doorsets should be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions

All ground floor and other easily accessible windows (including easily accessible rooflights) should be secure windows meeting the following requirements:

- Windows to be manufactured to a design that has been shown by test to meet the security requirements of BS PAS 24:2016
- Frames to windows should be mechanically fixed to the structure of the building in accordance with manufacturer's installation instructions.

All elevations containing entrance doors into a dwelling should have external security lighting. External security lighting on an elevation containing an entrance to a dwelling should be a photo electric cell (dusk to dawn including a switched manual override control), utilising a low energy consumption light sources with an efficacy greater than 40 Lumens per circuit.

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE

SHOULD ANY VARIATIONS BETWEEN TIMBER FRAME DRAWINGS AND ARCHITECTURAL PLANS BE FOUND CONTRACTOR TO CONTACT TIMBER FRAME MANUFACTURER

PLANS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS & SAP ASSESSORS DETAILS

DO NOT SCALE OFF DRAWING. If in doubt, ask.

Rev	Date	Detail	Initial

Project: Plot 8 Proposed residential development at Willow Cottage, Ruabon, Wrexham. LL14 6LE.	
Title: Roof Plan & Elevations	Scale: (A2) 1:100 & 1:50

Drawn By: D.J.Edwards	Date: March 2021
Drawing No: G080/024	Sheet: 3 of 3

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