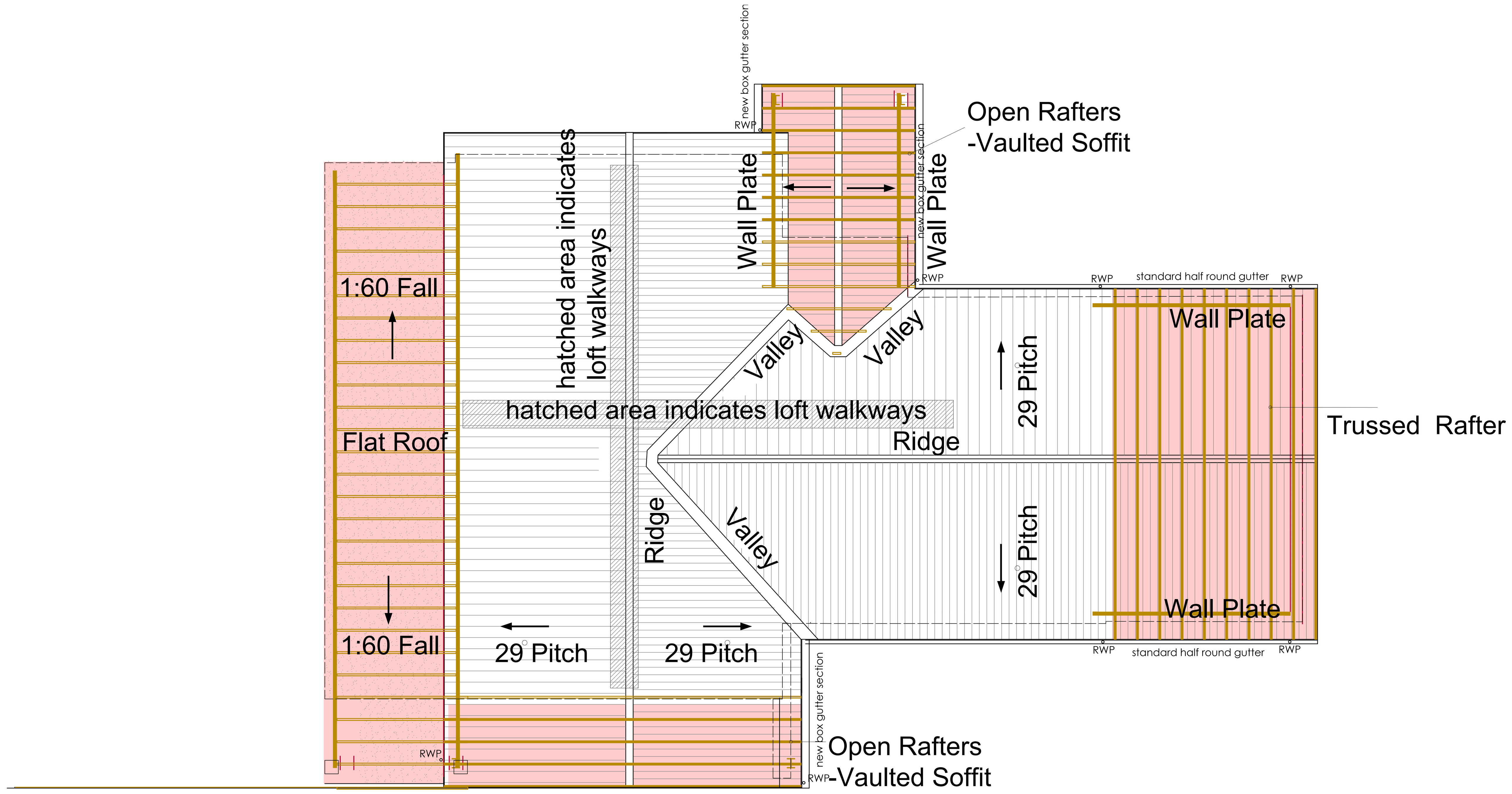
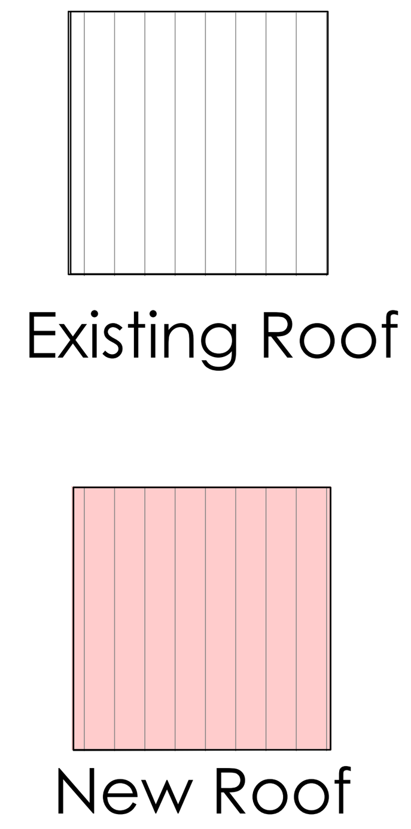


ROOF PLAN
Roof Plan Scale 1:100



MAIN ROOF PITCH 29°
FRONT / REAR GABLE 29°
RAFTER FEET OVERHANG 200mm

UNVENTILATED EAVES- FASCIA & SOFFIT

75mmx100mm treated SW wall plate strapped down at 2m maximum centres with 30 x 5mm mild steel straps.

Gutters to be fixed within the fascia. (See detail)
Fascia to be Grey UPVC with grey UPVC eaves cladding system

The Tyvek Eaves Carrier and underlay membrane is to be dressed into the gutter and have a minimum overlap of 150mm, sealed.

Projection over the gutter to be a minimum 50mm. To be laid in accordance with manufacturers details and specification to BS EN490 and BS EN491.

UNVENTILATED TRUSS RAFTER ROOF - new changing areas & club room

Permitted unprotected areas must be in accordance with ADB Section B4, diagram 22 or table 4. Roof coverings to be National Class AA, AB or AC in accordance with ADB2 Table 16.

Fit cavity tray to external walls at all abutments with code 4 lead flashing dressed onto roof and code 3 soakers if required.

Unventilated Cut Rafter Roof continued:
Lead valleys are to constructed with code 5 lead (in lengths not exceeding 1.5m with min 150 laps), finished with patination oil and laid over plywood layboards.
Code 3 lead flashings used to BS EN 12588.

Lateral restraint to gables be provided by minimum 30mm by 5mm galvanised steel straps positioned across 3 no trusses at a maximum of 2,000m centres (up to 3 storey dwellings in England) or 1,250m centres on four or more storeys)

Roof trusses to be fully detailed and designed by roof truss manufacturer and supplied to the Building Inspector 28 days before construction

Note:
Electrical cables give off heat when in use and special precautions may be required when they are covered by thermally insulating materials. See BRE BR 262, Thermal Insulation: avoiding risks, section 2.3

Roof buildup
1. Concrete Roof Pan Tiles (to match the existing tile) on
2. 38 x 25mm battens
3. LR type membrane laid tightly up the slope of the roof in accordance with manufacturers instructions.
4. Truss Rafter Rafter roof with 400mm Crown Loftroll 40 laid in perpendicular layers.
5. 500 gauge vapour control layer, Tyvek Airguard or similar and approved, to all ceilings and fitted in accordance with manufacturers details. All ceilings to be well sealed.
6. 12.5mm plasterboards and skim to underside of the truss

U-Value of 0.13W/m2K (or better)

Note:
Keep Loft Hatch closed during works
Loft hatch to be draft stripped
Services to be well sealed where they pass through the ceiling

UNVENTILATED CUT ROOF (the Covered Area over the Patio only).

Permitted unprotected areas must be in accordance with ADB Section B4, diagram 22 or table 4. Roof coverings to be National Class AA, AB or AC in accordance with ADB2 Table 16.

Fit cavity tray to external walls at all abutments with code 4 lead flashing dressed onto roof and code 3 soakers if required.

Lead valleys are to constructed with code 5 lead (in lengths not exceeding 1.5m with min 150 laps), finished with patination oil and laid over plywood layboards.
Code 3 lead flashings used to BS EN 12588.

Lateral restraint to gables be provided by minimum 30mm by 5mm galvanised steel straps positioned across 3 no trusses at a maximum of 2,000m centres (up to 3 storey dwellings in England) or 1,250m centres on four or more storeys)

Note:
Electrical cables give off heat when in use and special precautions may be required when they are covered by thermally insulating materials. See BRE BR 262, Thermal Insulation: avoiding risks, section 2.3

Roof Buildup
1. Roof tiles as approved - Concrete Pan Tiles to match existing.
2. Graded roofing battens, over
3. LR type Breather membrane, laid with nominal drape and laps seal
4. 47mm x 197mm C24 Rafters at 400mm centres.
5. 5,000mm2 / linear metre continuous (or equivalent) ventilation at ridge

Sloped ceiling
1. 25mm cavity / 25mm spacer batten applied to inner face of rafter
2. 100mm Celotex FR5000 between rafters and
3. 50mm Celotex FR5000 below rafter faced with
4. 500 gauge polythene vapour barrier taped vapour control layer Tyvek Airguard or similar and approved, to all ceilings and fitted in accordance with manufacturers details. All ceilings to be well sealed.
5. 12.5mm plasterboards fixed to manufacturers details with 3mm skim,

to achieve
U-value 0.XX W/m²K

Flat ceiling
1. Lay 400mm Crown Loftroll 40 laid in perpendicular layers,
2. 500 gauge vapour control layer, Tyvek Airguard or similar and approved, to all ceilings and fitted in accordance with manufacturers details. All ceilings to be well sealed.
3. 12.5mm plasterboards and skim to underside of the truss

to achieve
U-value 0.13W/m²K

Notes:
Keep Loft Hatch closed during works
Loft hatch to be draft stripped
Services to be well sealed where they pass through the ceiling

UNVENTILATED WARM FLAT ROOF

Permitted unprotected areas must be in accordance with ADB Section B4, diagram 22 or table 4. Roof coverings to be National Class AA, AB or AC in accordance with ADB2 Table 16.

Fit cavity tray to external walls at all abutments with code 4 lead flashing dressed onto roof and code 3 soakers if required.

Lead valleys are to constructed with code 5 lead (in lengths not exceeding 1.5m with min 150 laps), finished with patination oil and laid over plywood layboards.
Code 3 lead flashings used to BS EN 12588.

Note:
Electrical cables give off heat when in use and special precautions may be required when they are covered by thermally insulating materials. See BRE BR 262, Thermal Insulation: avoiding risks, section 2.3

Roof Buildup
1. 1.5Sarnfil Sarnaply membrane in Slate Gray laid on
2. 100mm Celotex GA4000 Insulation boards, laid over
3. SarnaVAP 5000E layer laid over
4. 18mm W&BP ply decking
5. Timber firrings forming 1:60 falls
6. 47mm x 170mm C16 Flat roof joists at 450mm centres,
7. 500 gauge polythene vapour barrier taped vapour control layer Tyvek Airguard or similar and approved, to all ceilings and fitted in accordance with manufacturers details. All ceilings to be well sealed.
8. 12.5 plasterboards & skim to the underside

to achieve
U-value 0.XX W/m²K

RAINWATER GOODS - aluminium

200x150mm aluminium box guttering, fascia and soffit whwere uindicated, with 75mm round downpipes, with all associated brackets and fittings. Colour: black.

Hopper head required to the flat roof area.

ABOVE GROUND DRAINAGE

Guidance for the design of sanitary pipework can be found in BS EN 12056.
All points of discharge into the system should be fitted with a trap to prevent foul air from entering the building, with a minimum seal of 25mm of water or equivalent.
Minimum trap sizes are detailed below):

Appliance	Diameter of Trap	Depth of Seal
Washbasin	32mm	75mm
Bath/Shower	40mm	50mm
Sink/Washing Machine/ Dishwasher	40mm	75mm
WC Pan	75mm	50mm

All pipework should discharge into a stub stack or discharge stack with care taken to prevent cross flow into any other branch pipe. In accordance with ADH Diagram 2.

Waste pipe diameters :
wash hand basin and bidet 50mm minimum,
sink, bath and shower 40mm minimum,
WC 100mm minimum.
All sanitary fittings to have 75mm minimum deep seal traps.

Condensate pipe from the boiler can connect into sanitary pipework if necessary, with a minimum diameter of 25mm with a 75mm condensate trap. Installation should be in accordance with BS6798. Bends in branch pipes should be avoided.

All waste pipes to connect internally to the Discharge Stack separately. Discharge Stacks should be ventilated and must terminate with a suitable durable cage 900mm minimum above window heads. Discharge Stacks connected to drains liable to surcharge require a 50mm ventilation pipe above the likely level of flood. Discharge bend must be of minimum radius 200mm at centreline of stack.

Workmanship to be accordance with BS 8000 pt 13: Code of practice for above ground drainage

FIRE & NOISE PROTECTION OF SVP PIPES

Soil and vent pipes passing through other rooms of the building are to be encased in a timber stud frame supporting 15mm British Gypsum Wallboard or 12.5mm British Gypsum Wallboard TEN & Skim, with 25mm unfaced and wire reinforced mineral wool around pipe. Seal junction of casing to ceiling/floor where they penetrate.

SEE 8219 04 08 for continuation of notes.

To be read in conjunction with 8219 04 01/02/03/04/05/06/07/08/09/10.

REV
A - 19.07.2022 - amendments as a result of design coordination
B - 05.06.2023 - revisions in line with meeting with client
C - 03.08.2023 - ceiling access boarding indicated

Revision Notes.
Drawing Status.
INFORMATION

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Project.
Green Field Sports Field
Straight Drove
Sawtry, Huntingdon
PE28 5XP

Title.
Roof Plan

Scale.	Drawn.	Checked.	Date.
1@100@A1	PJB	NC	20.05.2022

Drawing No.	Revision.
8219 04 07	C

HSSP A1