

Flat Roof Details

Double-up Joists at Change of Direction, Unless Shown Otherwise on Structural Drg.

All Timber/Timber connections to be "Simpson Strong Tie" or Equal, fit for purpose & fixed in strict accordance with Manufacturer's instructions

Provide lateral restraint straps (850 x 30 x 5) from wall across joists at 1200c/c max. when joists are parallel to wall, or along length of joists where perpendicular.

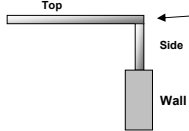
Weathering to warm deck flat roof shall be: Felts to BS747 Type 5 or High Performance membranes

Provide "Rockwall" insulation above external walls and between joists

All flat roof joists to be 200 x 50 C16 - 400c/c

Insulation to be Celotex Tempchek TD3125 125mm thick

Section - Glazed Corner To Manufacturers Specification



Sloping Roof Details

Insulation to be 100mm thick Celotex GA3090Z with 40mm continuous underlayment to rafters

Provide Code 5 Lead Flashing to all junctions of flat roof / pitched roof / walls

All timber/timber connections to be "Simpson Strong-Tie" or equal, fit for purpose & fixed in strict accordance with Manufacturer's instructions

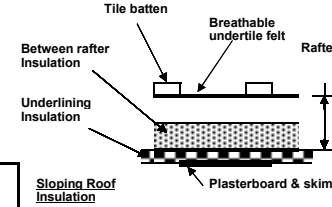
Roof Pitch to be 15° min.

Adopt "Centurian" roof tiles for roof slopes of 15° - 25°

(Colour to match existing tiles) adopt low pitch flashing "kit" for Velux windows within this slope range

All sloping roof joists to be 200 x 50 C16 at 400c/c

The vertical sections of the corner glazing and sloping glazed roof within 1.0m of the boundary shall be limited to 1.0sq m of unprotected glazing with the remainder in 60minute F.R glazing and framework



Client to determine the final position of Rooflight windows

Double-up rafters & trimmers of Velux windows

Open Lightwell to be designed and installed by specialist contractor as instructed by client

Glazed Corner Circa 3m x 1m (Top) to be supplied and fabricated by specialist contractor. Structural specification to be advised to Olivers' prior to construction of extension roof

All Vertical Glazing on this face to be 60 minute fire resistant glazing. See Proposed Side Elevation

Direction of RW 'Run Off'

New RWP

Structural opening for window frame circa 4m x 3.5m to be supplied by specialist contractor. Structural specification to be advised to Olivers' prior to construction of extension roof

'Doubled Up' Rafters

'Doubled Up' Rafters

Flat roof joists to "cantilever" over wall separating kitchen and bedroom 3

Lateral Restraint Strap (Typ)

New RWP

New RWP

Roofing Felt, Light panel upstand, Open Lightwell Detail

Flat Roof Joist, Lightwell enclosure

Open lightwell

CONSTRUCTION NOTES

- See Drg. No. 01
- Flat Roof Construction - Warm Deck**
 - 12.7mm white spar chippings in hot bitumen
 - 3No. layers roofing felt to BS 747, (Type 5) built-up in accordance with CP144, Pt3, 1970. High performance may also be adopted
 - Perforated breather membrane
 - Warm deck insulation
 - Vapour barrier sheathing felt, BS 747 Type 3F
 - 19mm exterior quality ply
 - Firing pieces - slope 1:40
 - Roof Joists - as shown on drg.
 - 12.7mm Foil backed plasterboard & skim coat
- Timber joists to be strapped to dormer walls with 30mm x 5mm x 750mm galvanised steel straps at 900mm/c and 150mm min. from openings
- Fix and lay to fall 100mm half-round plastic gutter to timber fascia board, all to discharge onto existing roof and into existing rainwater drainage system
- Code 5 Lead Flashing to all junctions of roof and walls / abutments / chimneys

Sloping Roof Construction

- Tiles to match existing, on timber battens (50mm x 25mm) impregnated with preservative on 1No. Layer under tile felt (to BS747), all to be supported on timber rafters
- Roof pitch to match existing, unless noted
- Wallplate (100mm x 75mm) to be "bedded on" walls with mortar and tied vertically to walls using 30mm x 5mm galv. steel straps, 750mm min long positioned at 900mm c/c 150mm min. from openings / reveals. Strap to be screwed to wall using "plugs" for masonry wall
- Eaves to have continuous 25mm gap as roof void ventilation, or equal equivalent, adopt insect / vermin proof "mesh"
- Fix and lay to fall half round plastic gutter to timber fascia board. Gutter to discharge into RWP and trapped rodable gulley.
- Dress underlayment felt into gutter

Sloping Roof Insulation

- Install insulation between the rafters and an insulation underlayment to the soffit of the rafters
- Fix 12.7mm foil backed plasterboard and skim to underside of insulation lining
- Adopt "breathable" underlayment felt so no through airflow ventilation is required

E	Issued for Estimating
C	Issued for Land Registry
B	Issued for B.R.
A	Issued for Planning
Rev	Date Description

OLIVERS Building Consultants & Chartered Structural Engineers
Client: Mr. & Mrs. Cahane

Project: Single Storey Rear Extension, 162A Goldhurst Terrace, London, NW6 3HP

Drg. Title: Proposed Roof Construction

Drm			
Date	Sept '16	Scale	1:100@A3
Drg.No.	GT/162/ 11	Rev.	B