GENERAL NOTES:
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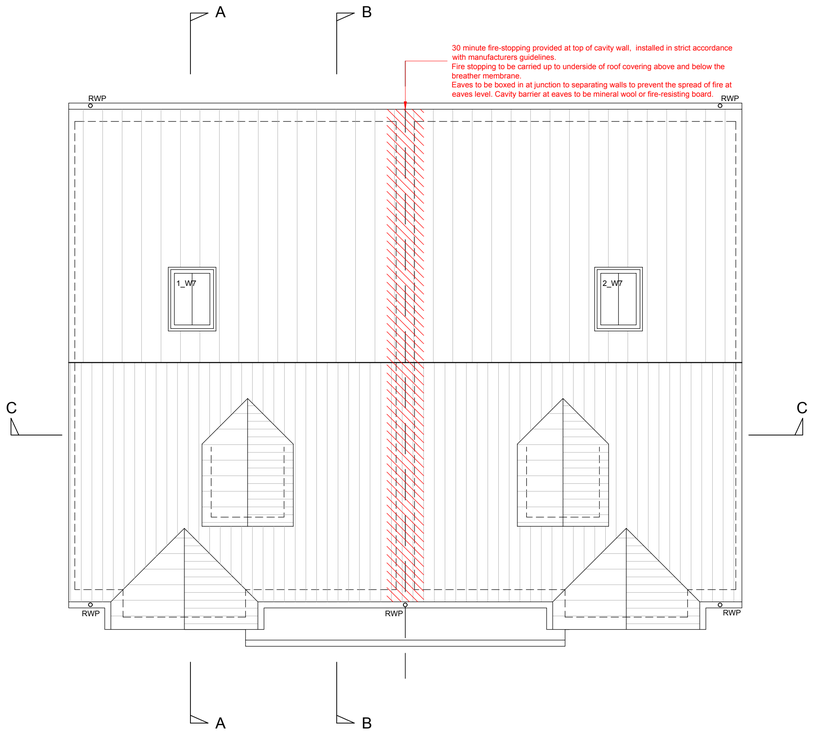
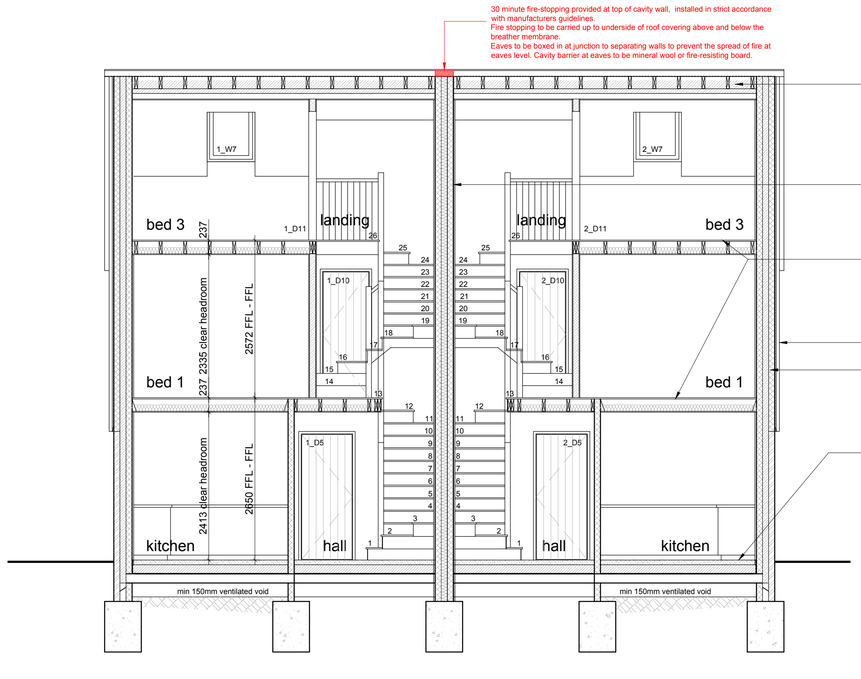
The contractor is to check all site dims and levels before work starts and notify Architect of any discrepancies.This drawing must be read and checked against all structural and other specialist drawings and specifications etc. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. Do not scale from this drawing.



Roof Plan



Section C-C

READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

VENTED PITCHED ROOF - INSULATION AT RAFTER LEVEL
Pitch 37°
To achieve 0.13W/m2K
Wienerberger Plain Concrete roofing tile (mottled red) on 25 x 38mm tanalised s/w treated battens on breathable membrane to relevant BBA Certificate. Supported on rafters sized by Structural Engineer. Rafters supported on 100 x 50mm s/w wall plates. Insulation spec assumes min 150mm dp rafters @ 400 centres - notify Architect if alternative specification is required. Insulation to be 100mm Celotex GA4000 between rafters and 70mm Celotex GA4000 under rafters, joints taped and sealed to form VCL. Fix 12.5mm plasterboard (joints staggered) through 25x50mm fixing battens (recommended where insulation exceeds 50mm) and 5mm skim coat of finishing plaster to the underside of all ceilings.
Maintain a 50mm air gap between top of insulation and underlay to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

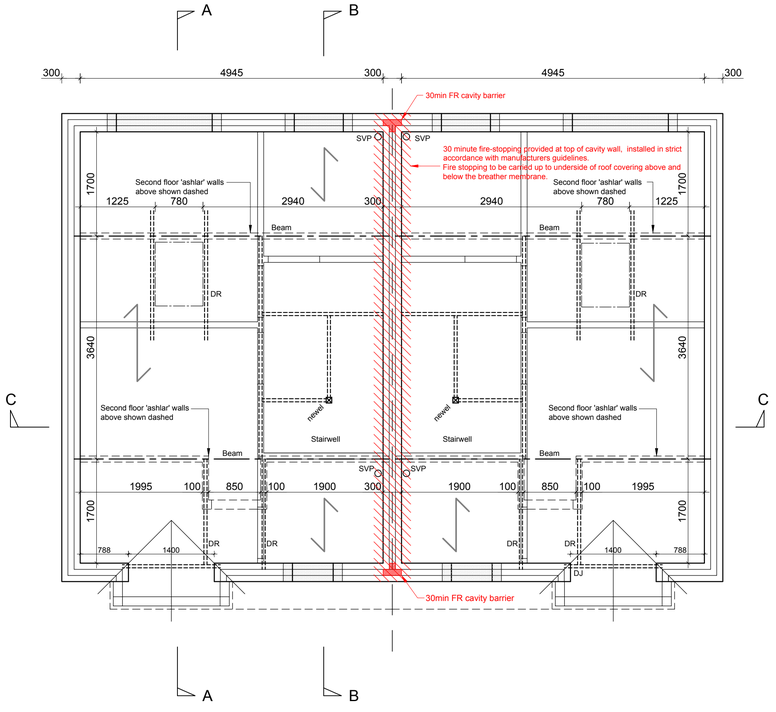
SEPARATING WALL – CAVITY MASONRY E-WM-1
Separating wall to consist of 2 leaves of dense aggregate blocks (1850 to 2300 kg/m3) with a 100mm cavity. Fully fill cavity with Knauf Insulation masonry party wall slab. Finish with 13mm plaster or cement: sand render with plaster skim (min 10 kg/m2) to both sides.
Ensure cavity stops are installed where required, and joints, voids around floor joists, chases, etc. have been fully filled or sealed.
Where there is a separating floor a resilient flanking strip to be installed
Walls to be tied using Approved Document E Tie Type A - Butterfly ties as described in BS 1243: 1978 Metal ties for cavity wall construction, and spaced as required for structural purposes (BS 5628-3: 2001 Code of practice for use of masonry.

FIRST & SECOND FLOORS
Floors to be 25mm t&g flooring grade chipboard or floorboards laid on C24 grade soft wood joists at maximum 400mm centres (see Engineer's calculation for sizes and span directions). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gypsum plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1200mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 (+A1:2016) at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

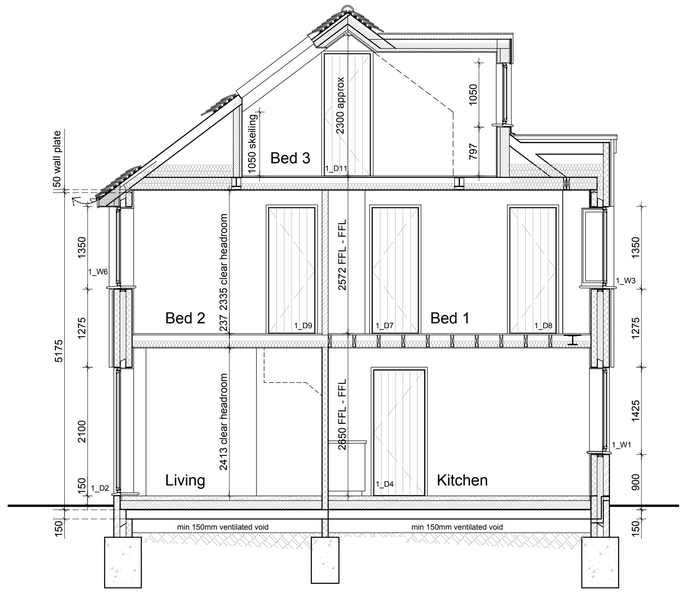
EXTERNAL CLADDING AT FIRST FLOOR
Wienerberger Plain Concrete Tile - Mottled Red vertical tile hanging, on 38 x 25mm horizontal battens, on vertical timber battens, on breather membrane, on 100mm blockwork.

FULL FILL CAVITY WALL
To achieve minimum U Value of 0.18 W/m²K
New cavity wall to comprise of 103mm suitable facing brick. Full fill the cavity with 90mm Celotex Thermaclass Cavity Wall 21 as manufacturer's details. Inner leaf constructed using 100mm lightweight block, 0.15 W/m²K, e.g. Celcon solar, Thermalite turbo. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Vertical joints in the board must be staggered and all joints tightly butted.
All details including corner and junction to be as relevant BBA certificate.
Location to be assessed for suitability of insulation boards.
10mm cavity to be provided.

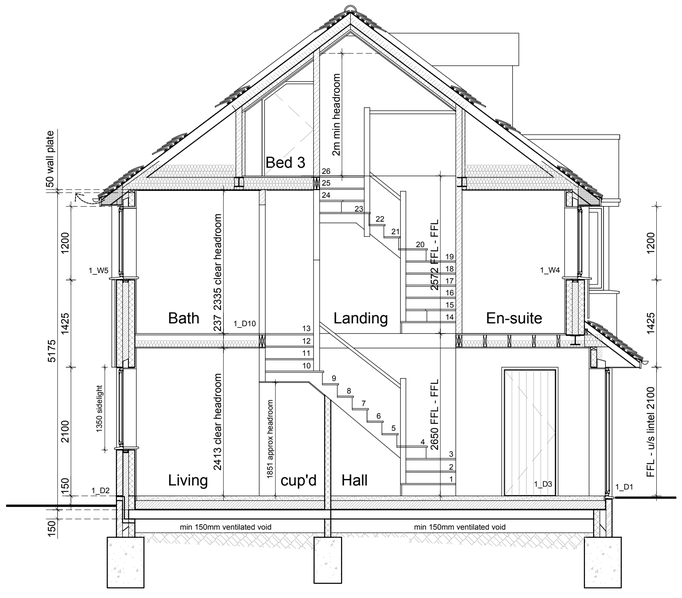
SUSPENDED BLOCK AND BEAM FLOOR
P/A ratio: 35/75 = 0.46
U-Value 0.12W/m2K
The underside of beams not less than 150mm above the top of the ground. PCC beams to be supplied and fixed to beam manufacturer's plan, layout and details (details and calculations to be sent to Building Control and approved before works commence). Minimum bearing 100mm onto DPC and load bearing walls. Provide concrete blocks to BS8073 pt.1, wet and grout all joints with 1:4 cement/sand mix. Provide double beams below non-load bearing partitions. Lay 1200g DPM with 300mm laps double welted and taped at joints and service entry points using proprietary tape, over beam and block floor. Lay floor insulation over DPM, 150mm Celotex XR4000 applied as a rigid material. Minimum 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging.
Lay 500g separating layer over insulation and provide 75mm sand/cement screed over and prepare for floor finishes as required.
Ventilation - Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area, whichever is the greater. Sleeper walls shall be of honeycombed construction or have provision for distribution of ventilation.



First Floor Plan showing Second Floor & Roof Structure over



Section A-A



Section B-B

LIGHTBOX
ARCHITECTURE
L I M I T E D
121 Greenbank Avenue
Saltdean
East Sussex
BN2 8QF
07754 093827
email: info@lightboxarchitecture.com
web: www.lightboxarchitecture.com
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Client
TL&Co Developments LTD
Address
126 Upper Shoreham Road
Shoreham-by-Sea,
West Sussex,
BN43 6TD.

Drawing
Plots 1 & 2
Proposed Roof Plan & Sections AA, BB & CC

~~PRELIMINARY / PLANNING /~~ BUILDING REGS

Rev.	Date	Description	By
C	11/3/25	Structural Plans coordinated	lb

Drawing Number
24/116/201
Revision
C
Scale
1:50 @ A1
Date
11.11.2024
By
AB