

- a. Cavity is less than 100mm the wall tie spacings must be 900mm horizontally and 450mm vertically.
b. Cavity is 100mm+ the wall tie spacings must be 750mm horizontally and 450mm vertically.
c. At jamb openings the wall ties must be within 225mm of the opening and not more than 300mm vertically.

FLAT ROOF CONSTRUCTION

FLAT ROOF TO CONSIST OF 3 LAYER ROOFING FELT SYSTEM TO MANUFACTURERS SPEC TO MEET LATEST FIRE REQUIREMENTS SPECIFICATION WITH A 10 YEAR GUARENTEE. CEILING JOISTS AT 400mm CTRS TO ENGINEERS DESIGN LAID TO A FALL OF FLAT ROOF MIN 1 in 80 WITH 170mm CELOTEX RR INSULATION LAID BETWEEN JOISTS ENSURING A 50mm CLEAR AIR GAP BETWEEN INSULATION AND ROOF DECKING PROVIDING A CONTINUOUS 25mm AIR GAP ALL ROUND TO PROVIDE VENTILATION TO ROOF AREA. ROOF COVERING TO BE DESIGNATED AA FOR SURFACE SPREAD OF FLAME. PROVIDE ABUTMENT VENTILATORS AT JUNCTION WITH EXISTING WALL WITH LEAD CAVITY TRAY. ALL TO ENGINEERS DESIGN AND DETAILS.

Flat roof to wall details

A wall plate is bedded on to the inner wall and fastened with straps. The rafters are fixed to the wall plate and must go through the outer brickwork so they protrude beyond a couple inches or cm. The rafter ends are then cut flush with the out side wall. This is to enable the felt to fit right under the roll of the flashing. A lath or board is fixed to the outer wall in line with the screw holes in the mono ridge. Screws are not tightened up, as this will disturb the mortar.

NOTES!!

ENSURE CAVITY REMAINS CONTINUOUS THROUGHOUT BRICK WALLING
CODE 4 LEAD FLASHING TO BE USED WHERE REQUIRED
BACKGROUND VENTILATORS TO ALL WINDOWS TO BE MIN 8000 Sq/MM
INCORPORATE INSULATED BOARD INTO CAVITY WALL TO ACHIEVE A MINIMUM 0.3W/m/K
300mm MINERAL WOOL INSULATION TO ROOF SPACE TO PROVIDE 0.16W/m/K

WINDOW

WINDOW TO BE NEW UPVC DOUBLE GLAZED TYPE FITTED WITH CONTROLLABLE TRICKLE VENTILATOR TO GIVE 8000 Sq/mm MIN VENTILATION TO HABITABLE ROOMS.
DOUBLE GLAZING TO CONSIST OF 4mm K-GLASS WITH 16mm CAVITY OR SIMILAIR TO ACHIEVE A U-VALUE **NOT EXCEEDING 1.6 W/MK.**
WINDOWS GENERALLY TO PROVIDE 1/10th OF THE FLOOR AREA NATURAL LIGHTING AND 1/20th OF THE FLOOR FOR NATURAL VENTILATION TO HABITABLE ROOMS.

ANY NEW EXCAPE WINDOW SHOULD HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENING SHOULD NOT BE MORE THAN 1100mm AND NOT LESS THAN 800mm ABOVE FLOOR LEVEL. EASY CLEAN HINGES, IF PROVIDED SHOULD NOT OBSTRUCT THE MINIMUM OPENING DIMENSIONS. ALL IN ACCORDANCE WITH AND TO SATISFY PARAGRAPH 2.11 OF APPROVED DOCUMENT B.

ENSURE THAT TOUGHENED OR SAFETY GLASS IS PROVIDED TO ALL CRITICAL AREAS AND CERTIFICATE PROVIDED TO BC ON INSTALLATION.

SURFACE WATER DRAINAGE

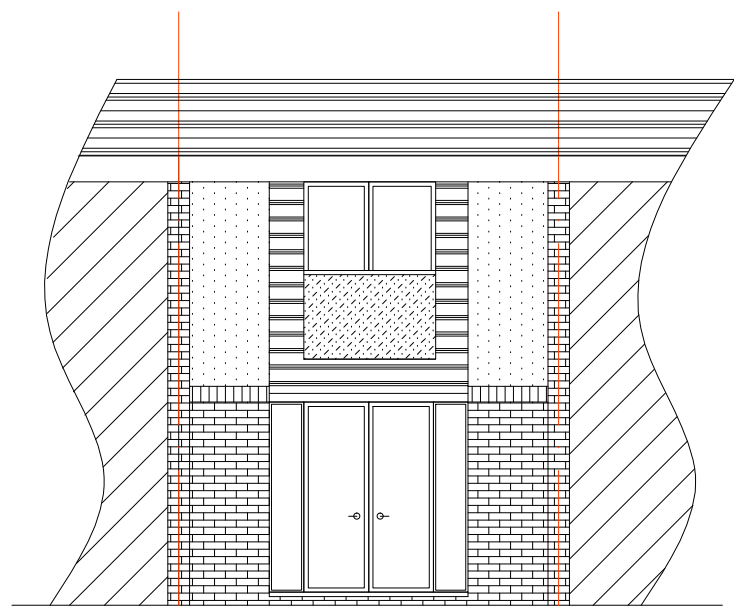
100mm DIAMETER UPVC PROFILED GUTTERS WITH 75mm DIA RAINWATER PIPES FALLING TO EXISTING GULLIES. GUTTERS TO BE NEW UPVC TYPE.

VENTILATION

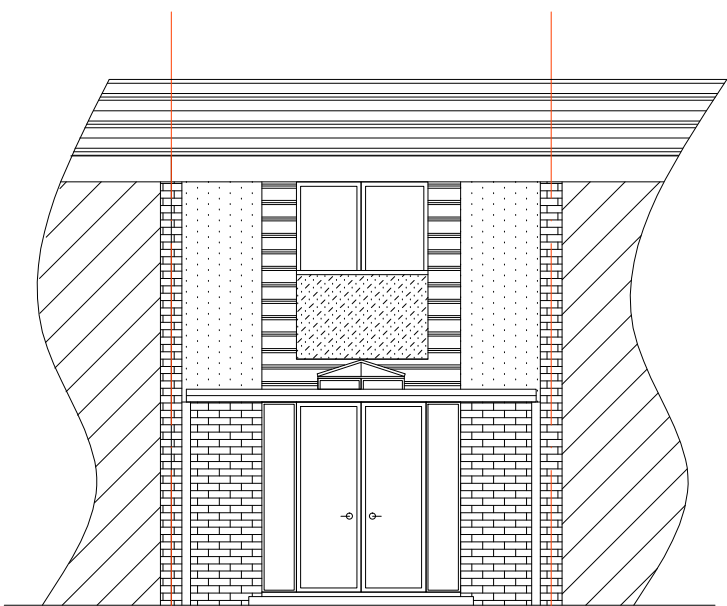
BACKGROUND VENTILATORS TO ALL WINDOWS TO BE MIN 8000SQ/mm. ROOF VOID VENTILATION TO BE EQUIVILENT TO A CONTINUOUS 25mm VENT @ EAVES AND 5mm RIDGE. RAPID VENTILATION TO ROOMS TO BE EQUAL TO 1/20th OF FLOOR AREA.

- ALL GLAZING TO BE INSTALLED BY A REGISTERED FENSA INSTALLER TO COMPLY WITH BUILDING REGULATIONS TO ACHIEVE MIN U VALUE OF 1.6W.M2K.
- EGRESS DOORS AND WINDOWS TO BE READILY OPERATED AT ALL TIMES WITHOUT THE USE OF A KEY.
- AT LEAST 3 IN 4 LIGHT FITTINGS** IN THE NEW ROOM WILL BE HIGH EFFICIENCY TYPE GREATER THAN 40 LUMENS PER CIRCUIT WATT.
- ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RAD VALVES.
- ALL NEW LEADWORK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE LEAD SHEET ASSOCIATION GUIDELINES AND ALL NEW LEAD TO BE TREATED WITH PATINATION OIL.

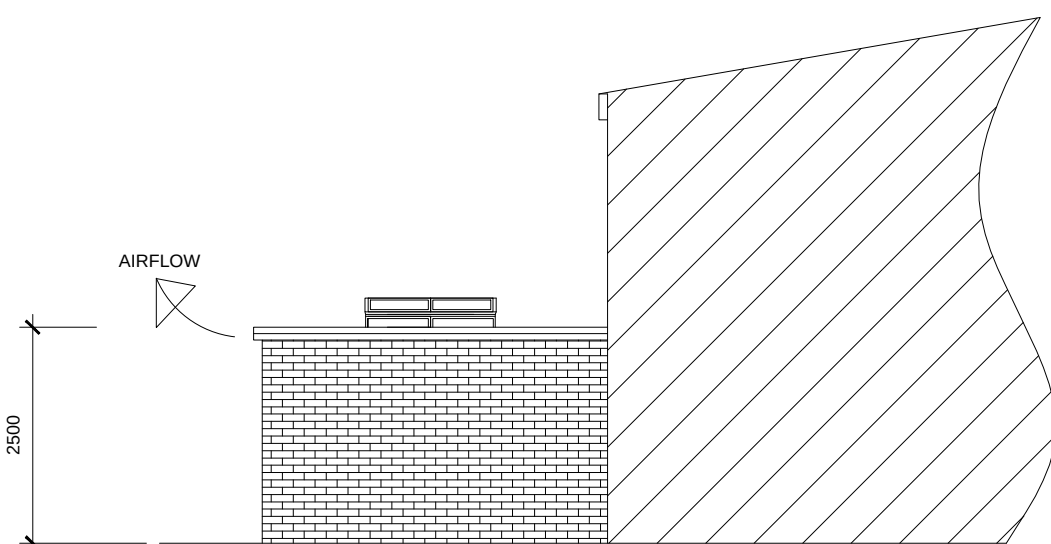
Note!!
New soakaway (if req'd) is to be positioned at least 5m from any building (existing or proposed). Volume to be min 1m3 with 100mm pipework laid in a trench on shingle base. Honey combe brick construction with suitable capacity to serve roof area



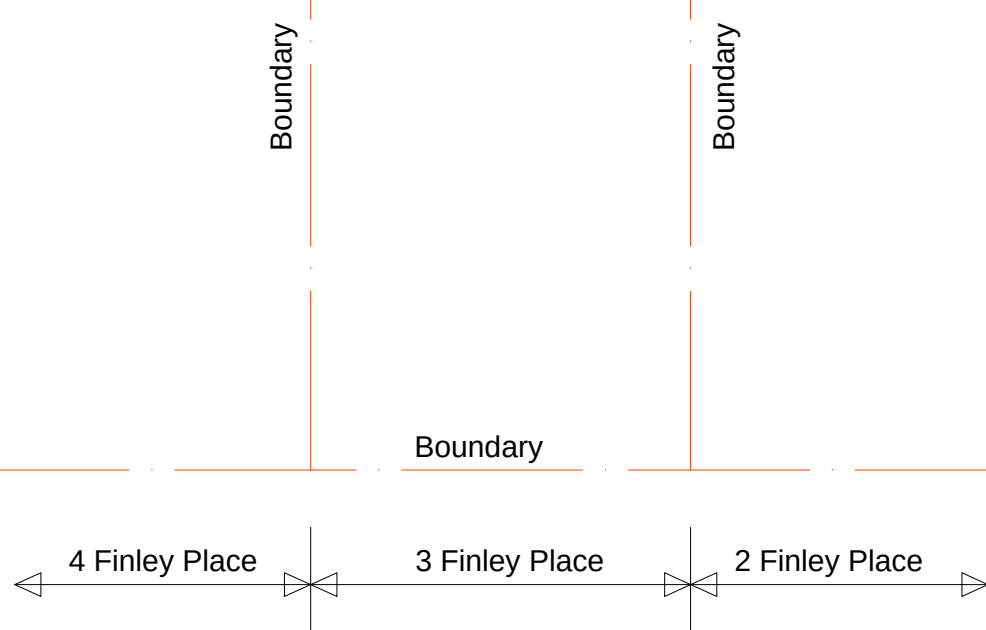
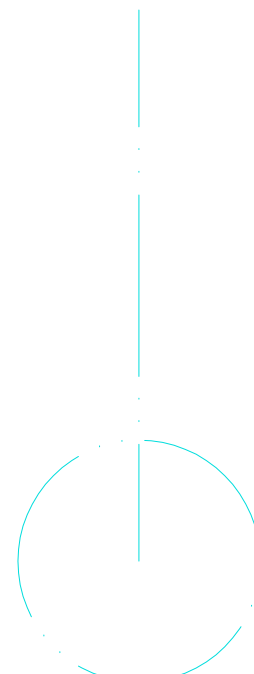
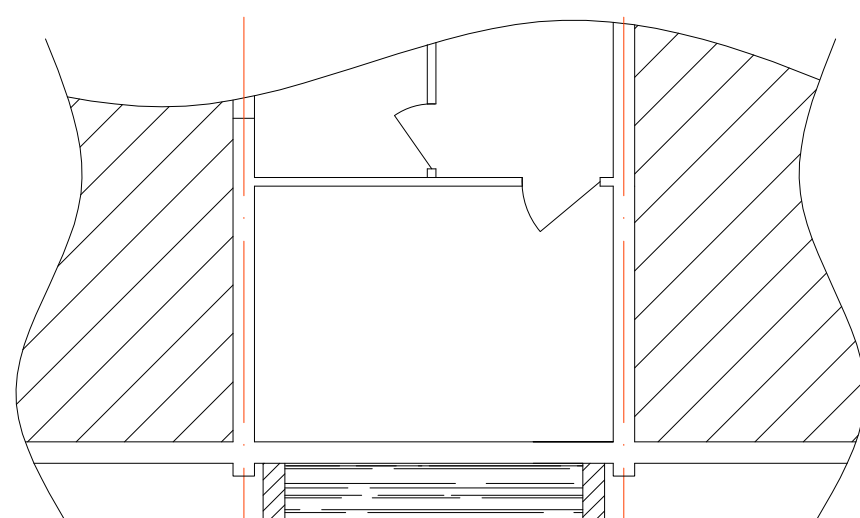
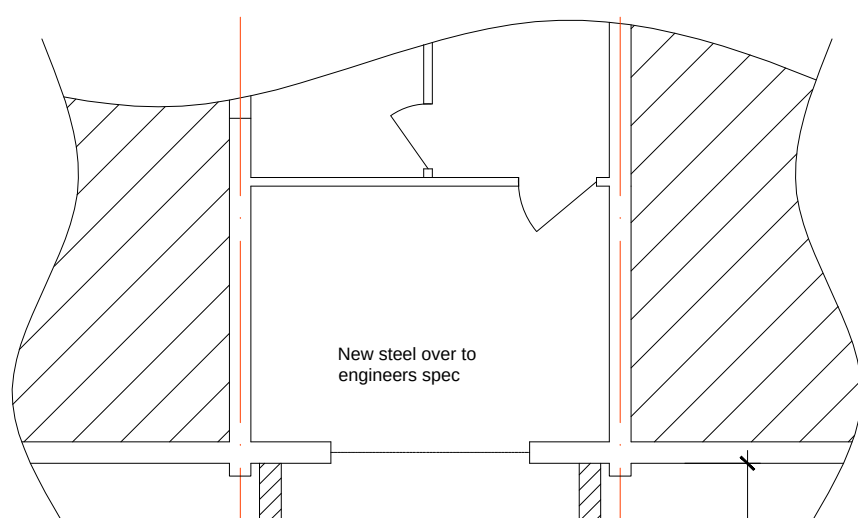
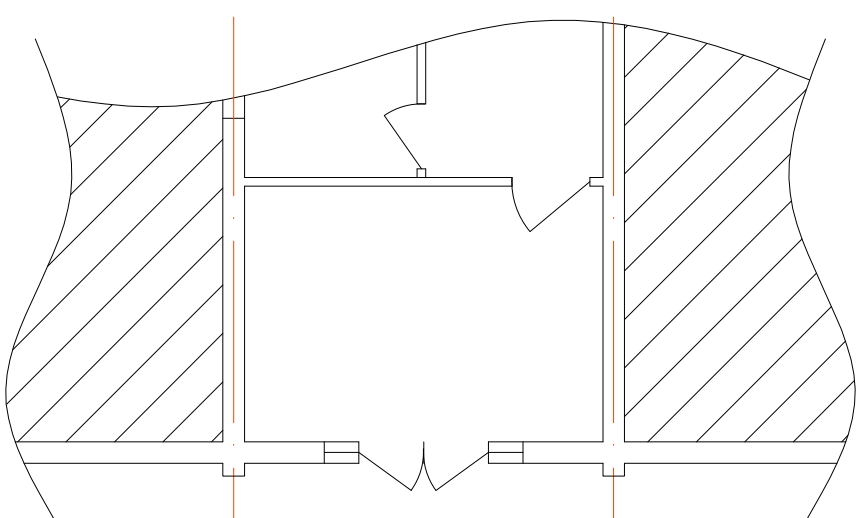
Existing rear elevation



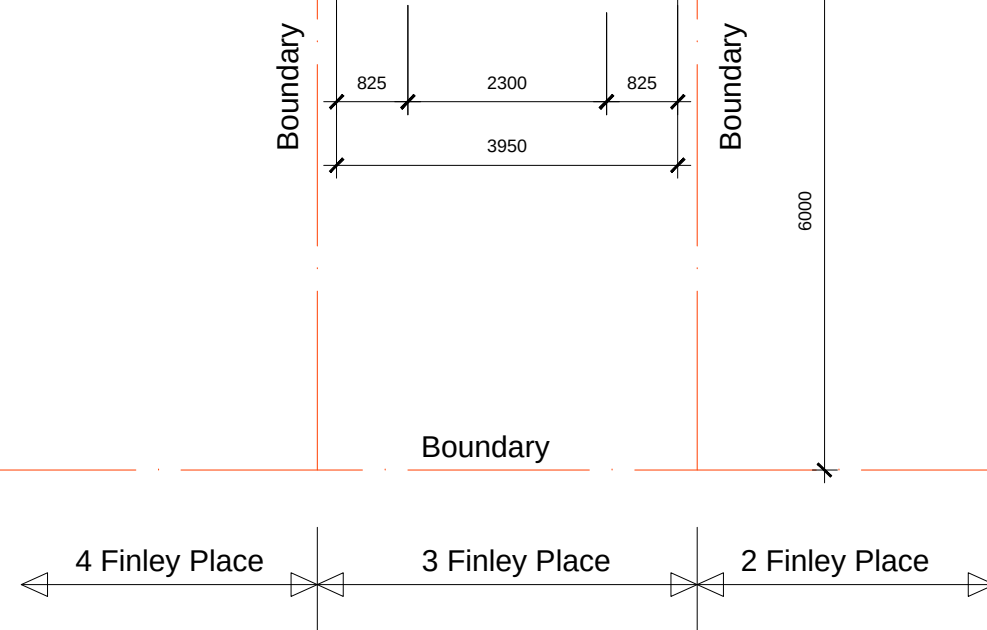
Proposed rear elevation



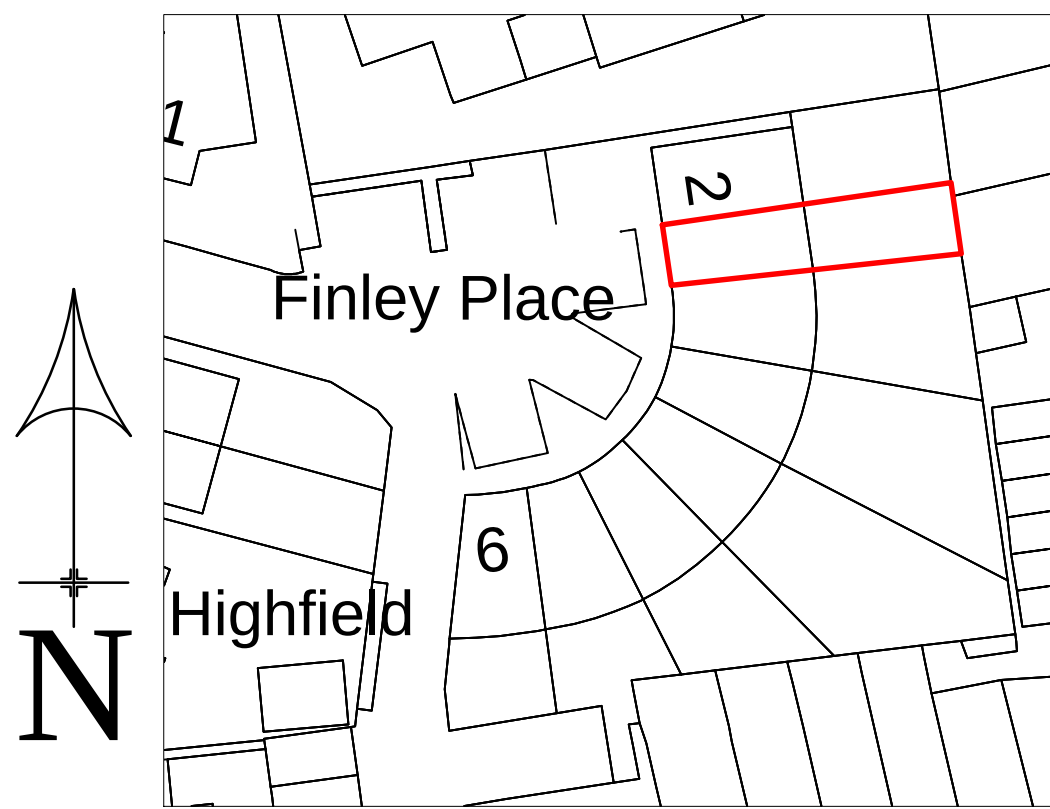
Proposed side elevation



STUD WALL DETAIL (IF REQ'D)
NOT TO SCALE



STRIP FOUNDATION DETAIL
NOT TO SCALE



SITE PLAN - 1 : 500

NOTE!
ALL MAPS REPRODUCED UNDER LICENCE No 100047474.

NOTE
ALL MATERIALS USED ON THE PROPOSED STRUCTURE WILL BE IN KEEPING WITH THE ADJOINING AND SURROUNDING DWELLINGS.

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Date Oct 2015	Approved by
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