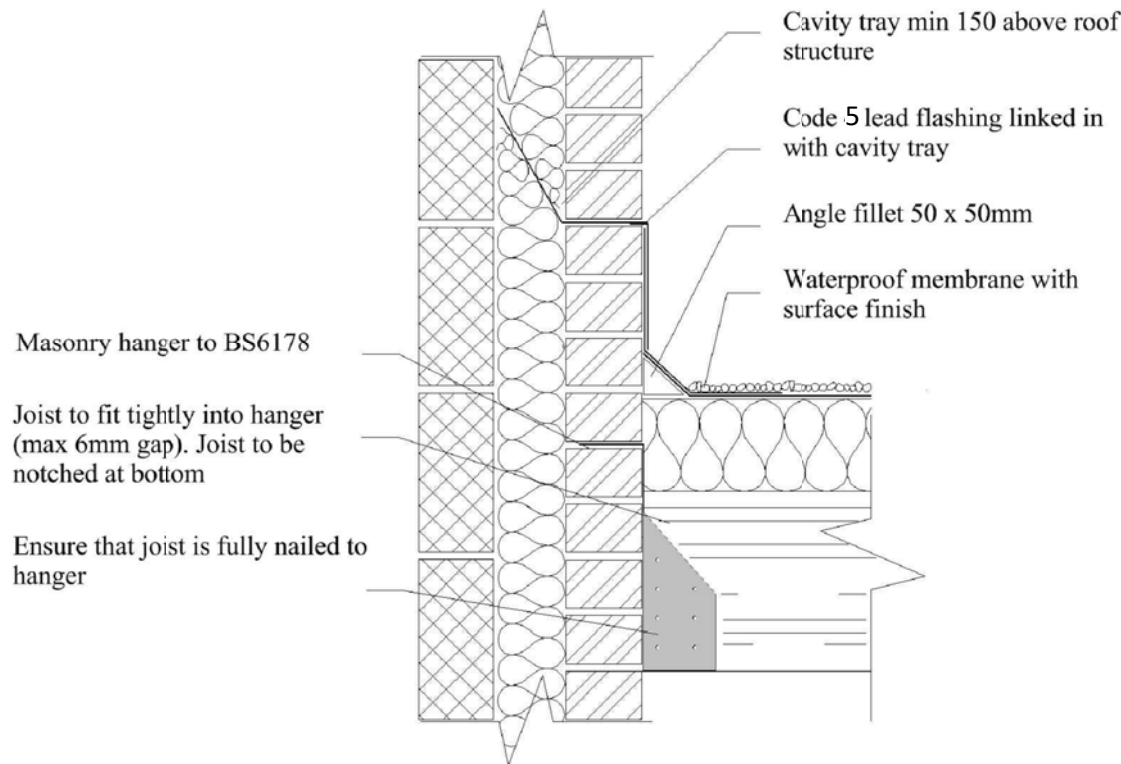


ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

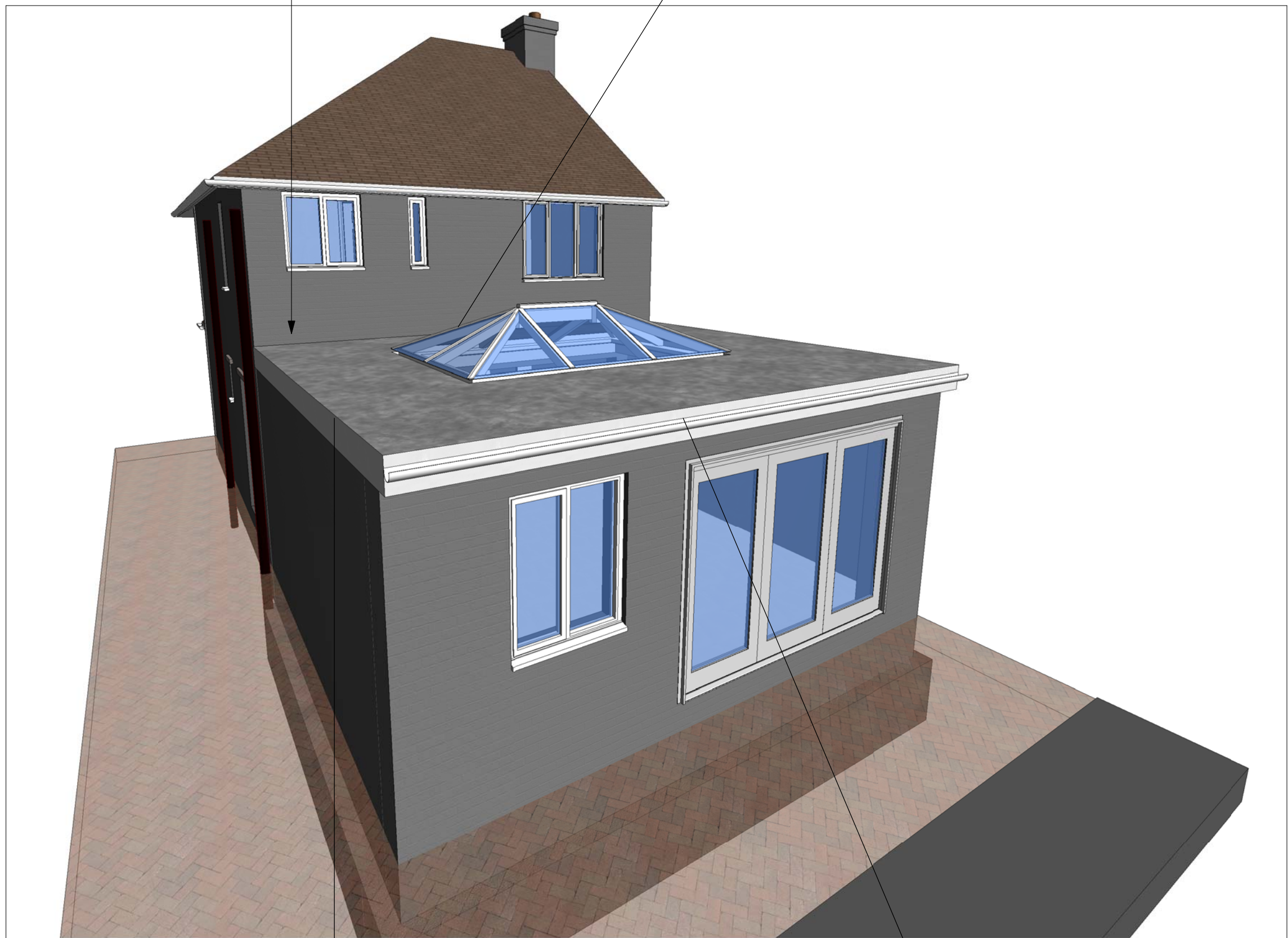
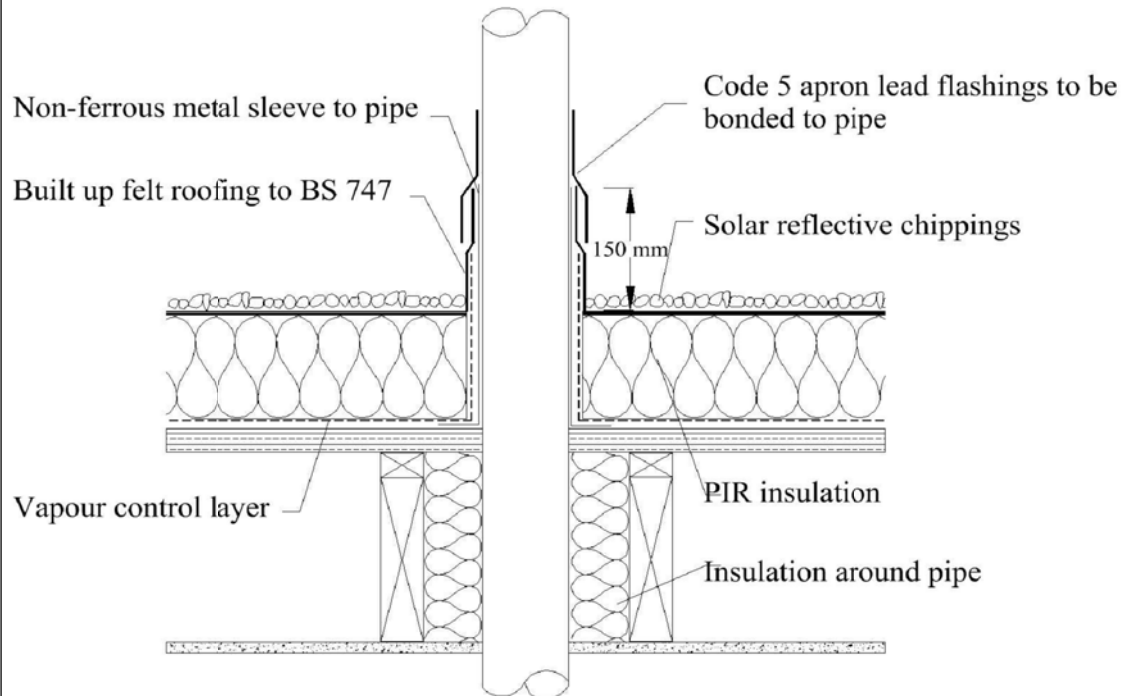
LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

VENTILATED FLAT ROOF
To achieve U value of 0.18 W/m²K
Ventilated flat roof construction comprising: 12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229 laid on 22mm exterior grade plywood on firings to give a 1:40 fall, fixed to 50 x 150mm grade C16 timber joists at 600 ctrs. (see engineer's details for sizes). Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation. Insulation to be 90mm Celotex GA4000 between joists and 62.5mm Celotex PL4000 insulated plasterboard with a vapour barrier under joists finish with a 3mm skim plaster finish. Provide cavity tray where pitched roof meets existing wall. Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

FLAT ROOF / WALL ABUTMENT

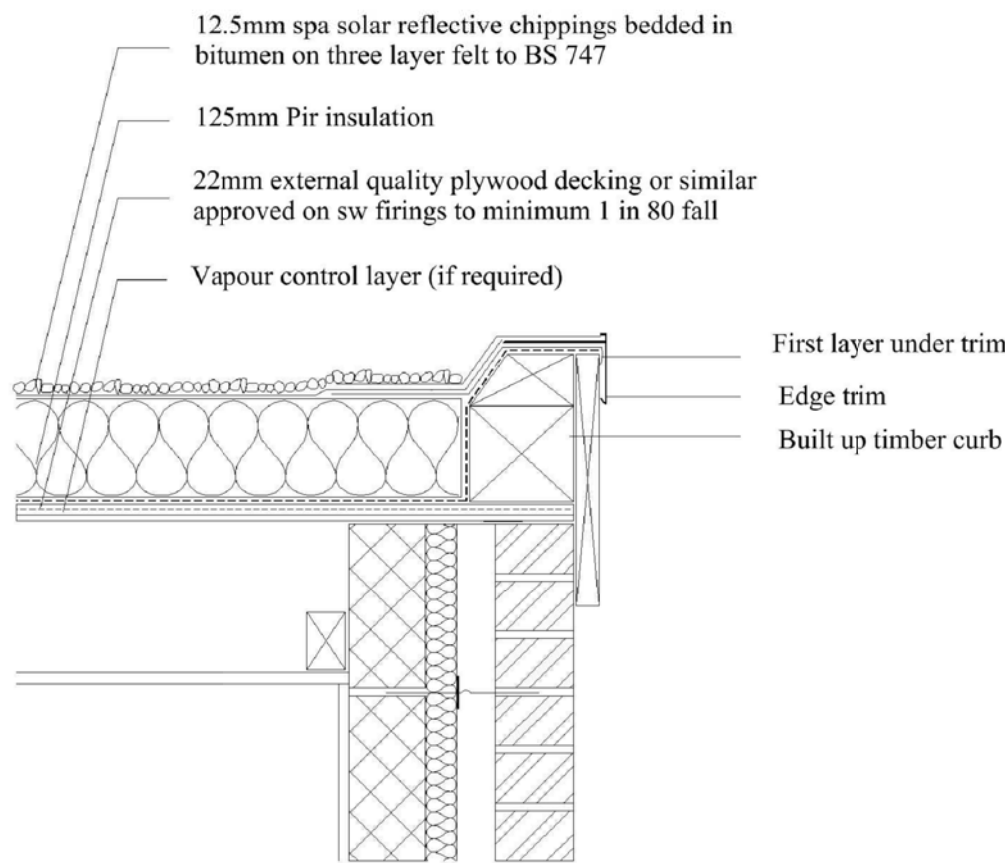


SLEEVED PIPE PASSING THROUGH ROOF

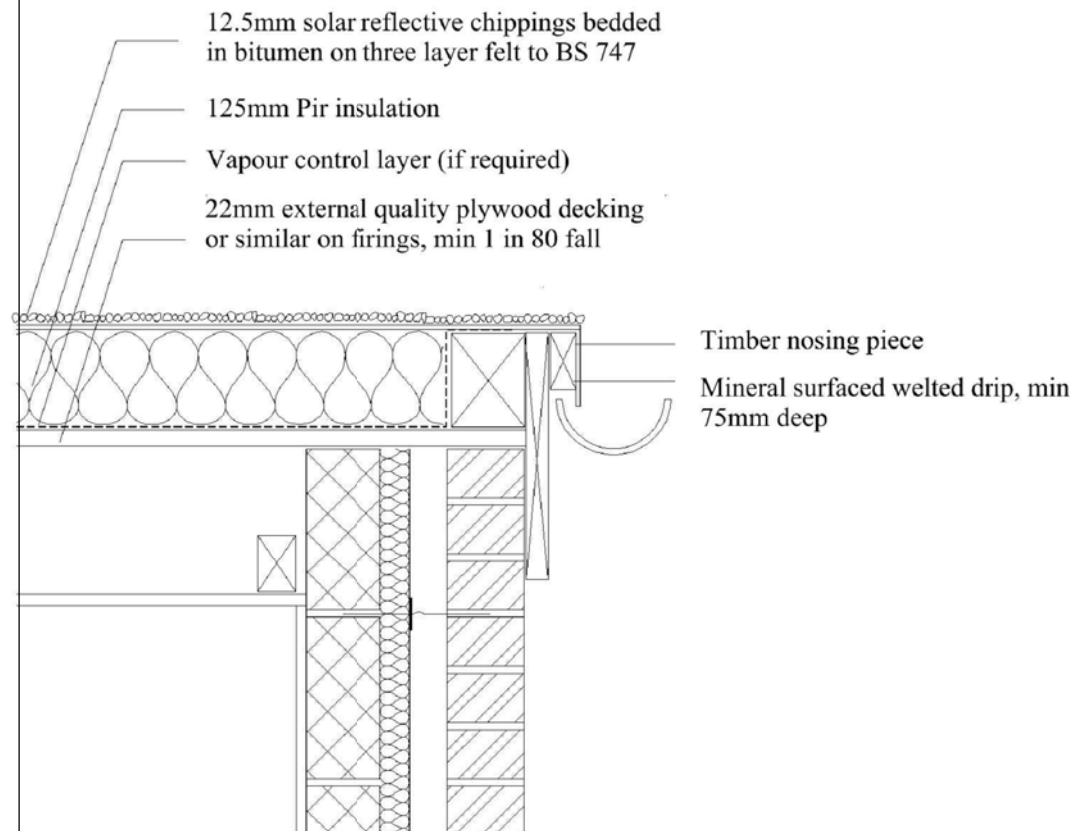


2 3D View 1

VERGE DETAIL



WELTED DRIP TO EXTERNAL GUTTER



Notes:

This drawing is copyright (C). The reproduction of this drawing is expressly prohibited.

Dimensions and conditions shall be verified on site. Any discrepancies between this drawing and the site conditions shall be raised prior to placing orders or construction. Contractor to check and verify all dimensions before commencing any work.

This drawing should not be scaled.

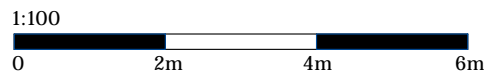
All work to comply with building regulations and all statutory authorities requirements.

All internal fittings and finishes to be confirmed by the builder in conjunction with clients requirements.

It is the contractors responsibility to ascertain the location of all services prior to the commencement of works.

All structural works to be confirmed by a structural engineer.

Scale bar:



Key:

A	PRELIMINARY	YM	20.06.21
REV	DESCRIPTION	BY	DATE
STATUS:	PRELIMINARY		



CLIENT:	Henry and Talya Ozorewor
PROJECT:	Proposed Single Story Rear Extension

SITE:				48 Gayhurst Drive, Sittingbourne, Kent, ME10 1UD							
TITLE:								PROPOSED ROOF BUILDING REGS			
SCALE AT A1:		DATE:		DRAWN:		CHECKED:					
1 : 25		20.06.21		YM		JC					
PROJECT NO:		DRAWING NO:				REVISION:					
094		00-BR-FP-02				A					