

Cunningham Developments & Property Services

19 East Dulwich Grove
East Dulwich
London SE22 8PW

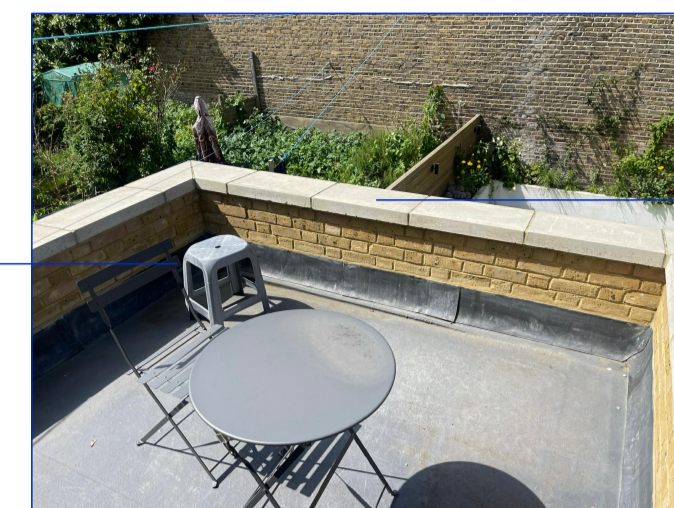
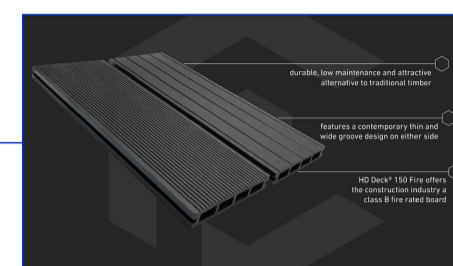
Telephone: 0208 693 76 89
Mobile: 07951 755 808

Email: justin.roach@yahoo.co.uk

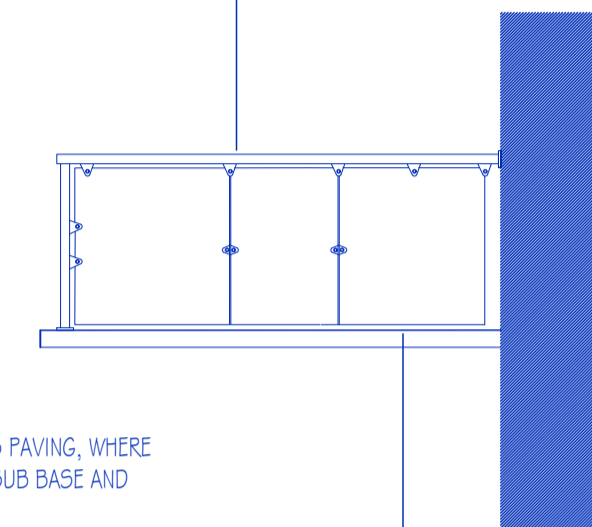
COMPOSITE DECKING FRAMING. THIS WILL SIT UNDER NEATH THE DECKING ALLOWING FOR RAIN WATER TO PASS THROUGH OUT THE EXISTING GULLY FRAME TO SIT 50MM ABOVE FIBERGLASS DECK.



COMPOSITE DECKING DETAILS:



GLASS BALUSTRADES:
BALUSTRADES TO BE INSTALLED TO ARCHITECTS SPECIFICATION. 10MM TOUGHENED GLASS BALUSTRADE FRAME TO CONNECT TO GABLE. BOLTED IN WITH M10 BOLTS DRILLED BOLTED AND ANCHORED.



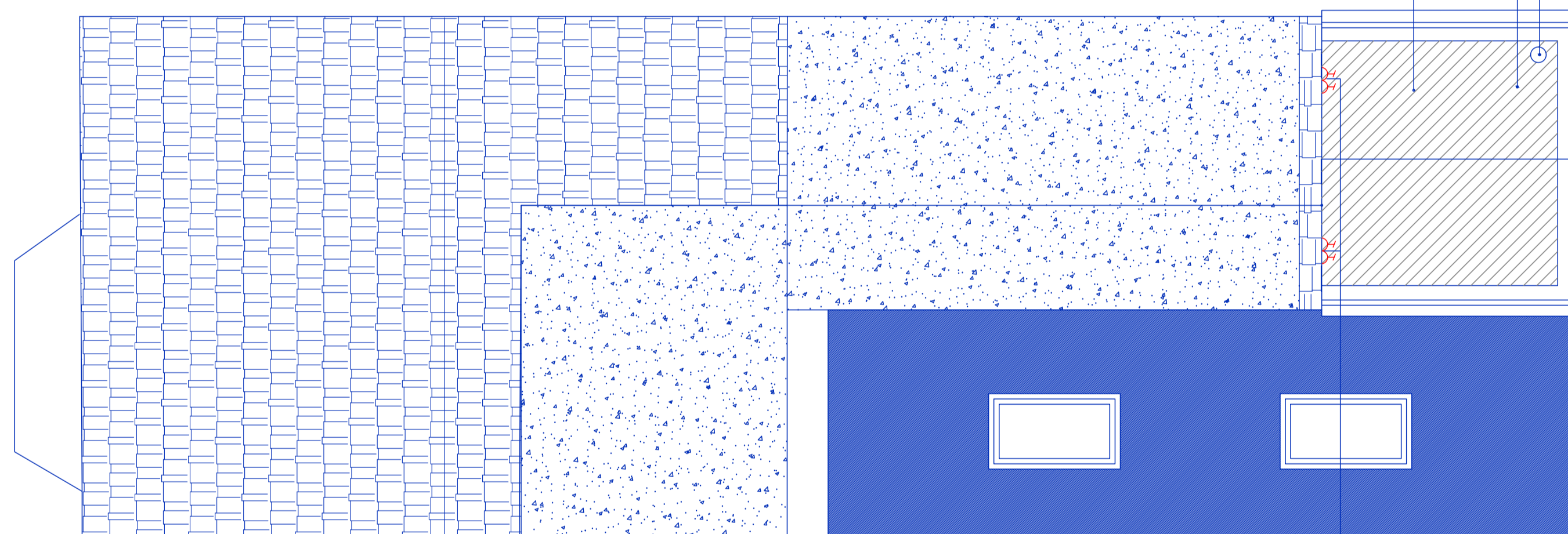
1. PLAN YOUR DECK: DETERMINE THE SIZE, SHAPE, AND LOCATION OF YOUR DECK. CONSIDER ANY OBSTRUCTIONS, SUCH AS TREES OR UTILITY LINES. CREATE A DETAILED PLAN AND ENSURE YOU HAVE THE CORRECT PERMITS OR APPROVALS, IF REQUIRED.
2. PREPARE THE BASE: CLEAR THE AREA AND LEVEL THE GROUND. CREATE A SOLID FOUNDATION USING A SUB FRAME RAISED 50MM TO ALLOW FOR RAIN RUN OFF. ENSURE THE FOUNDATION IS PROPERLY DRAINED TO PREVENT WATER DAMAGE.
3. INSTALL THE SUPPORT JOISTS: MEASURE AND CUT THE SUPPORT JOISTS ACCORDING TO YOUR DECK PLAN. ATTACH THEM TO THE FOUNDATION USING CORRECTLY SIZED JOIST HANGERS AND GALVANIZED DECKING SCREWS. SPACE THE JOISTS ACCORDING TO THE COMPOSITE DECKING MANUFACTURER'S RECOMMENDATIONS.
4. CREATE THE DECK FRAME: CUT AND INSTALL THE OUTER FRAME BOARDS ACCORDING TO YOUR DECK PLAN. ATTACH THEM TO THE SUPPORT JOISTS USING DECKING SCREWS. ENSURE THE FRAME IS SQUARE AND LEVEL.
5. INSTALL THE COMPOSITE DECK BOARDS: STARTING FROM ONE END, PLACE THE FIRST DECK BOARD AGAINST THE OUTER FRAME. USE HIDDEN FASTENERS OR CORRECTLY SPACED SCREWS TO ATTACH THE BOARD TO THE JOISTS. CONTINUE INSTALLING THE REMAINING BOARDS, LEAVING A SMALL GAP BETWEEN EACH FOR EXPANSION.
6. CUT AND FIT THE EDGING: MEASURE AND CUT THE DECK BOARDS FOR THE EDGE OF YOUR DECK. ENSURE THEY FIT SNUGLY AGAINST THE OUTER FRAME AND USE SCREWS TO SECURE THEM.
7. FINISHING TOUCHES: INSTALL ANY ADDITIONAL FEATURES, SUCH AS RAILINGS OR STAIRS, ACCORDING TO YOUR DECK PLAN. CHECK FOR ANY LOOSE SCREWS OR NAILS AND SECURE THEM PROPERLY. CLEAN THE DECK SURFACE AND REMOVE ANY DEBRIS.



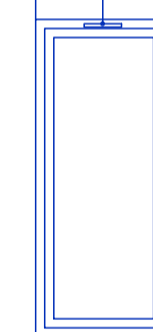
RAINWATER:
RUNOFF IS ALLOWED TO SOAK THROUGH STRUCTURAL PAVING.
THIS CAN BE PAVING BLOCKS WITH GAPS BETWEEN SOLID BLOCKS, OR POROUS PAVING, WHERE WATER FILTERS THROUGH TOWARDS TO GULLY. WATER CAN BE STORED IN THE SUB BASE AND POTENTIALLY ALLOWED TO INFILTRATE INTO THE GROUND.

THE DESTINATION FOR SURFACE WATER RUNOFF THAT IS NOT COLLECTED FOR USE SHOULD BE PRIORITISED IN THE FOLLOWING ORDER:

- A: INFILTRATION.
- B: DISCHARGE TO SURFACE WATERS
- C: DISCHARGE TO SURFACE WATER SEWER, HIGHWAY DRAIN OR ANOTHER DRAINAGE SYSTEM.
- D: DISCHARGE TO A COMBINED SEWER.



VENTILATION:
ALL NEWLY FITTED DOORS TO COME WITH TRICKLE VENTILATION GIVING THE MINIMUM BACKGROUND VENTILATION OF 8000mm² IN ALL ROOMS AND INHABITABLE SPACES.



PART K COLLISION & IMPACT:
GLAZING IN CRITICAL LOCATIONS SUCH AS THE REAR GROUND FLOOR GLAZING IS TO BE APPROVED DOCUMENT - K AND GLAZING SUCH AS REAR PATIO UPVC DOORS AND WINDOWS AT LOW LEVEL ARE TO BE ANNEALED 10mm THICK TOUGHENED GLASS.
IF BROKEN GLASS IS TO PROVIDE A SMALL CLEAR OPENING AS DEFINED IN BS EN 12600 & BS 6206.

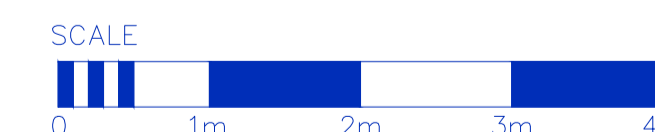
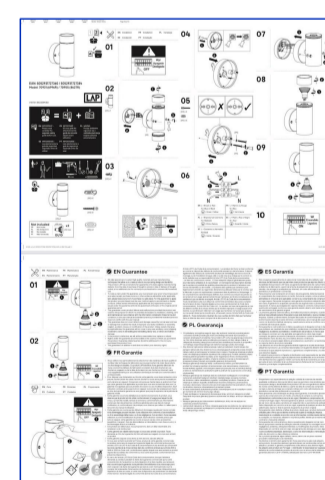
POWER AND LIGHTING FOR THE THE EXTERNAL SOCKET AND LIGHT CAN BE ADDED TO THE INTERNAL RING OF THE MASTER BEDROOM. AS THIS IS WHERE THE POWER AND LIGHTING WILL BE CONTROLLED FROM.



ELECTRICAL: ALL SMOKE ALARMS HEAT DETECTORS AND FULL RE - WIRE ARE TO BE COMPLETED BY NIC APPROVED ELECTRICIAN. MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS5839-6:2004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD AND TO BE MAINS POWERED WITH BATTERY BACK UP. ELECTRICIAN TO TEST AND INSPECT ALL FIRE SYSTEM AND ELECTRICAL POWERLIGHTING WHEN COMPLETED. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF (PART P), ELECTRICAL SAFETY. PRIOR TO COMPLETION OF (PART P), THE COUNCIL NEED TO BE SATISFIED THAT (PART P) HAS BEEN COMPLETED, THE REQUIREMENT AND APPROPRIATE B5761 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED BY ELECTRICIAN ON COMPLETION.



EXTERNAL LIGHT FITTING TO BE INSTALLED TO SPECIFICATION, ALLOWING FOR OUTSIDE VERANDA TO BE ILLUMINATED WHEN NECESSARY.



ALL DRAWINGS | UNIT = 1MM.

PROJECT: TO DESIGN AND PROPOSE REAR BALCONY ACCESS ONTO THE EXISTING VERANDA. VERANDA TO HAVE PRIVACY SCREENING INSTALLED.

CLIENT: OLIVIA PHILLIPS

ADDRESS: APARTMENT 2, 30 SHENLEY ROAD, CAMBERWELL SE5 8NN

DRAWING TITLE: PROPOSED ROOF PLAN WITH CONSTRUCTION DETAILS

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS & ENGINEERS SPECIFICATIONS.

ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS, CODES OF PRACTICE AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTORS REQUIREMENTS

COPYRIGHT NOTE:
THE REPRODUCTION OF THIS DRAWING IN PART OR IN WHOLE IS NOT PERMITTED WITHOUT THE WRITTEN SANCTION OF JAR SPACE LTD | J. Roach

ORDNANCE SURVEY COPYRIGHT:
ANY ORDNANCE SURVEY EXTRACT REPRODUCED WITHIN THIS DRAWING IS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, (c) CROWN COPYRIGHT. LICENCE No: AL50417A.

SCALE	1:50@A1
DATE	02.09.2023
DRAWN BY	Justin Roach
	REV-01