

**CONSTRUCTION NOTES**

**STEELWORK**

Structural Steel to be designed by Structural Engineer :  
 Provide reinforced concrete padstones min. 450x100x65mm dp bearing onto concrete blockwork  
 600x30x5mm Galvanised steel restraint straps screwed to min. 2 joists built into blockwork @ 1200mm c/c to full extent of perimeter masonry.  
 Preformed insulated galvanised steel lintols over openings.  
 DPC tray over to close cavity.  
 Min. 3 no. weephole vents over openings

**FLAT ROOF**

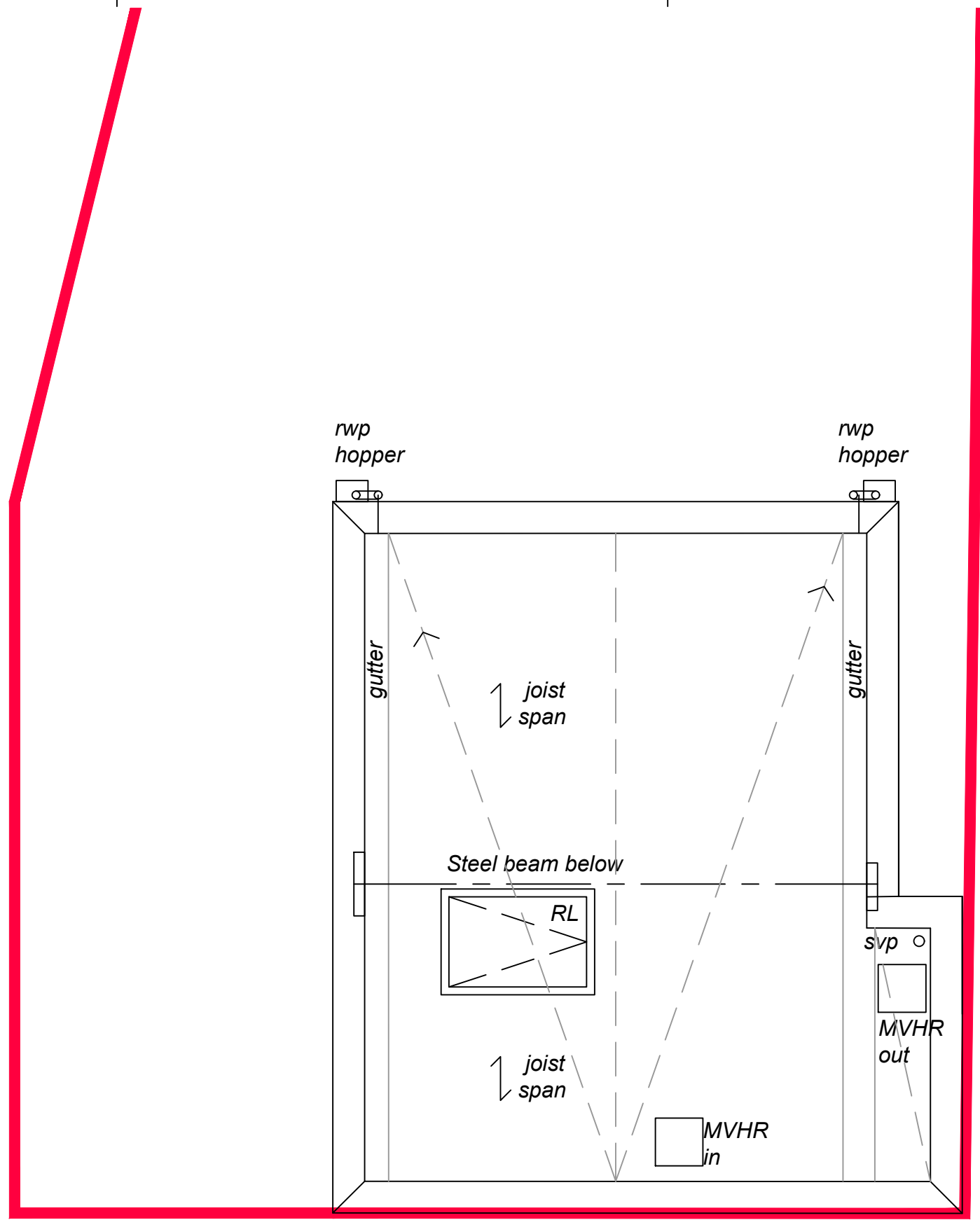
Warm Roof system :  
 Min "U" Value = 0.18 W/m<sup>2</sup>/K  
 50x200mm C24 Flat Roof Joists at 400mm C/C bearing onto Galv MS Joist hangers built into blockwork & into web of new Steel beam to Structural Engineer details.  
 Steel Beam to be built into and supported by Blockwork with 100 x 65mm dp. reinforced concrete padstones min 450mm length.  
 Allow solid blocking between joists at mid span and beneath Galv. M.S Restraint straps.  
 600x30x5mm Galvanised M.S. restraint straps at max. 1500mm c/c to full extent of perimeter.  
 22mm Roofing grade OSB, isolation membrane, 1200 Gauge Polymer VCL with taped lapped joints.  
 150mm Min. tapered PIR Insulation falls to be 1:40 designed 1:60 min.  
 Waterproofing with 3 layer hot melt bituminous felt system by Bauder or similar.  
 Allow min. 150mm upstand and metal flashing tucked into brickwork parapet.  
 Underline with Min. 15mm Soundbloc or similar dense plasterboard.  
 Taped joints & thistle coat skim finish.

**VENTILATION**

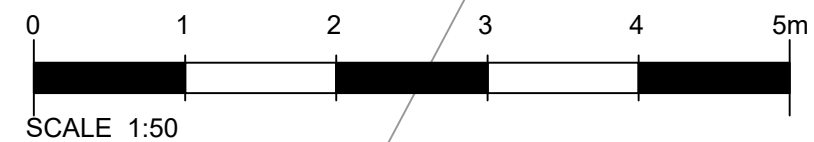
All Windows & Doors to be fitted with trickle ventilation slots to provide a min of 5000mm<sup>2</sup> per habitable room  
 Window openings to provide a minimum of 1/20th openable area to Floor area Ratio.  
 Mechanical ventilation extract to Bathroom to provide a minimum of 15 l/s extract rate

**HEATING**

All electric storage heating in conjunction with Electric underfloor heating mat  
 Roof mounted Solar panels with supply to Grid  
 Potential MVHR inlet & outlet mounted on Flat Roof



**ROOF PLAN**



|     |                   |    |            |
|-----|-------------------|----|------------|
| 2   | Site Amendment    | jf | 10.10.23   |
| 1   | DRAFT For Comment | jf | 21.01.22   |
| Rev | Description       | By | Check Date |

Client  
 Mr. & Mrs. Jones

Project  
 Proposed New Ancillary Annexe  
 20 ARMADALE ROAD CHICHESTER

Drawing  
 Proposed Roof Plan

|         |          |                |
|---------|----------|----------------|
| Scale   | Date     | Project No     |
| 1:50@A3 | JAN 2022 | JF-2022-01     |
| Checked | Author   | Drawing No     |
| CJ      | JsF      | L-102 / Rev. 2 |