

0.7mm thick PM Gutter support  
double sided plastisol coated

9mm x 3mm Butyl rubber sealant

200mm Fixing centres

75mm  
Approx

Air seal - 8mm diameter  
butyl rubber sealant

KS1000 RW/LPCB Insulated roof panel

Double sided  
plastisol highline  
type gutter

Mineral fibre insulation  
site applied

Air seal - 6mm  
diameter butyl  
rubber sealant

20 35  
(mm)

Eaves beam to S/C  
design

This drawing to be read in conjunction with all specifications and all other consultants design information. Any contradictions between this drawing and any other design information to be advised to the contract administrator and author immediately.

The contractor to site measure, check and verify all information issued, and confirm the correctness of the contents prior to the commencement on site.

The contractor to comply with all current statutory legislation, Building Regulations, British Standards, and good building practice.

Do not scale from this drawing.

Mitigation Measures as recommended by Sanderson Associates (Consulting engineers) Ltd's report dated 13 November 2014

Any proposed development that has the potential to change the flood mechanisms on a site is to be designed such that there is no increased flood risk to the site itself, or sites upstream and downstream of the development.

Any critical plant or water sensitive stored goods within the site should be raised to a minimum of 600mm above the finished floor level of the proposed units where practicable to do so.

The floor slab of the unit and internal walls up to 600mm above slab level should be sealed with a treatment that will prevent the leaching of flood waters. This will assist in the cleaning of the units should a flood event occur.

Drains within the limits of the site should be regularly inspected and cleared wherever necessary to reduce the risk of blockages and subsequent flooding.

A flood evacuation plan should be provided for the site staff. The flood evacuation plan should include the following information for the current occupiers and must be passed onto any subsequent occupiers to ensure continuity as far as is practicably possible:

- How to register for 'Flood Warnings Direct', a free NRW service which provides flood warnings to each registered member by selected media such as telephone, email, text message which is tailored to each registered members requirements.

- What the different flood codes mean for the property when issued by the NRW (Natural Resources Wales) and what actions to take.

- Confirmation on what the sources of flood risk are to the property

- Confirmation of escape routes from the site should evacuation be attempted

- Advice on what to include in the flood kit

- Useful contact numbers if required.

Client: Windmill Property Development

Units 11 and 12

Title: TYPICAL EAVES DETAIL

Scale: 1 : 5 @ A3

Date: April 2014

Drawing No: A 015

Revision: A

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