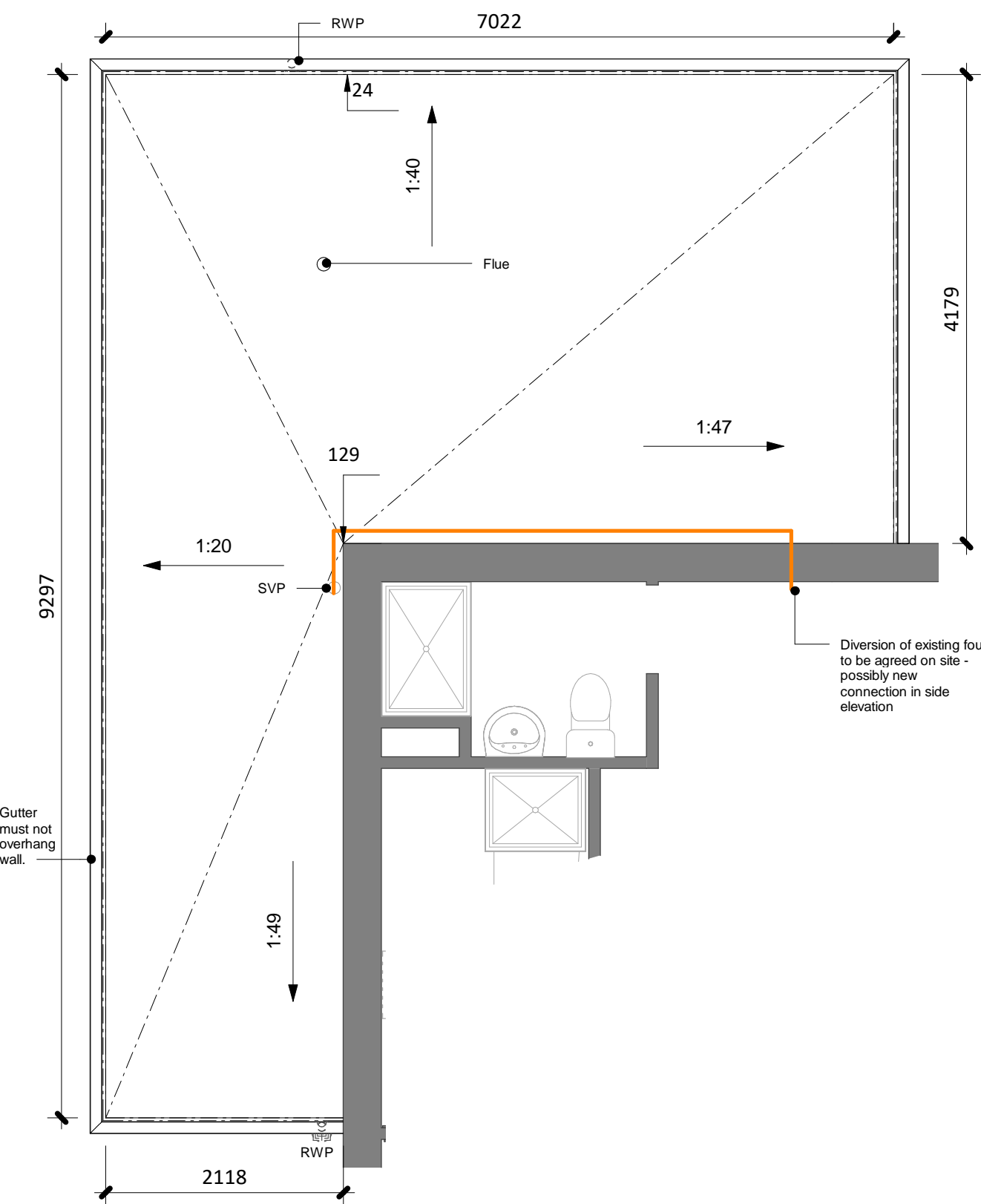
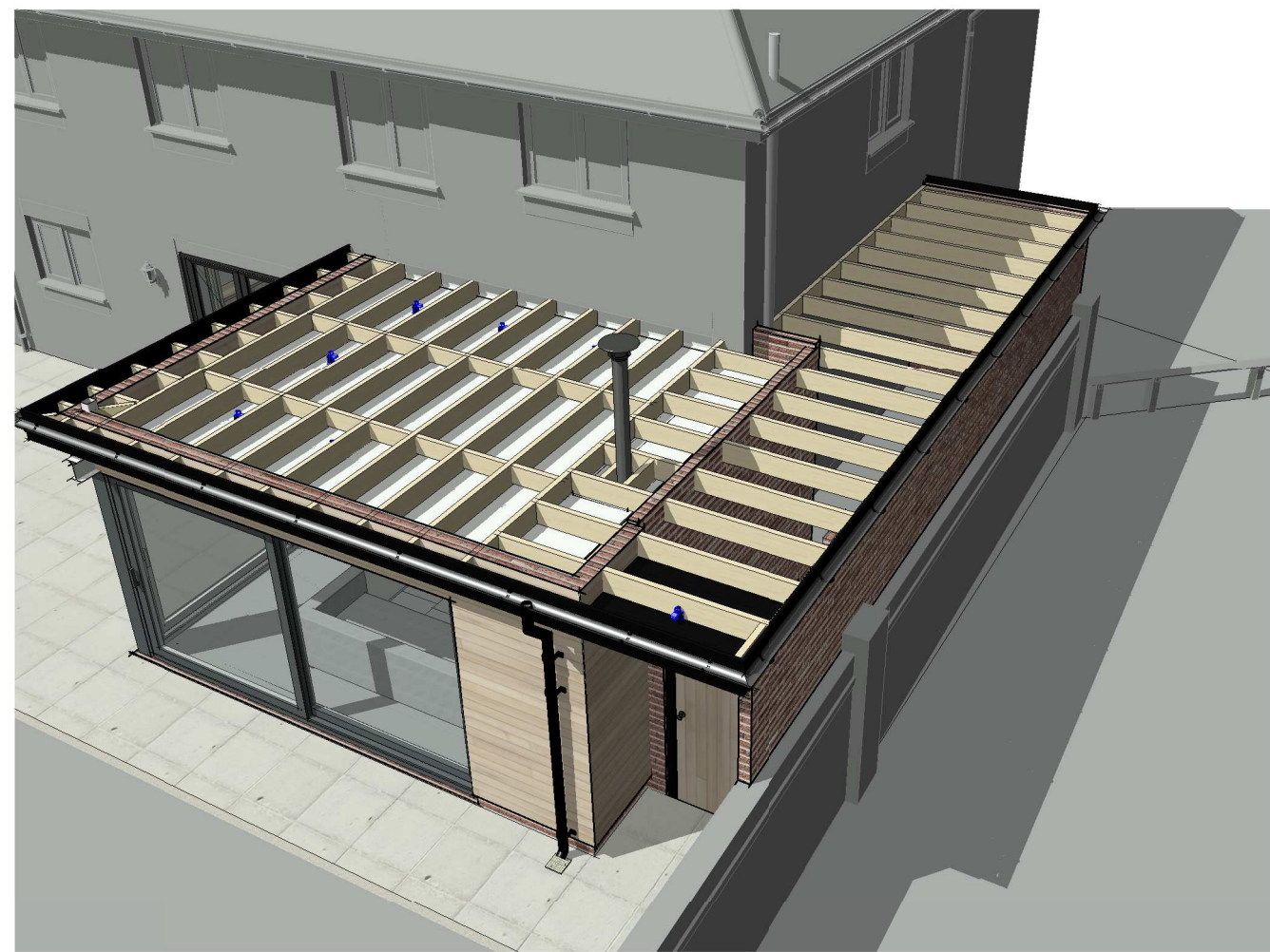


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### Roof Plan

Scale: 1 : 50



### FLAT ROOF OVER KITCHEN/LIVING

The roof is a warm roof and is NOT to be ventilated. Overall construction to achieve a U value of 0.18W/msqK.

#### Covering:

To be GRP, single ply membrane or, 12mm mineral chipping's bedded in bitumen on 3 layers of polyester base roofing felt to BS 747 hot bedded and laid to BS 8217. Roof membrane to be turned vertically up parapet wall and be bedded onto tilting fillets at wall/floor junction. Ensure chased roof covering is suitable for direct fixing to PIR insulation

#### Insulation

65mm PIR insulation board with a thermal conductivity of 0.022w/mk taped and sealed and fitted to manufacturers instructions onto roof deck.

#### Deck:

Roof deck to be 18mm exterior plywood on tapered firings to achieve 1:40 fall on 50 x 200 C24 roof joists at 400mm centres. See RWO location before setting falls. Joists to be fixed to a 100x75mm SW wall plate, secured to the inner leaf of cavity walls with 30 x 5 mm galvanised steel straps at a maximum of 1.2m centres.

Where the roof bears onto single skin brickwork a 50mm x 100mm wall plate can be used and notched into the roof joist so that the fascia board conceals the wall plate. The effective depth of the joist is reduced to 150mm which is sufficient for the span.

#### CEILING

Plasterboard ceilings are to be constructed from 12.5mm plasterboard with 3mm skim. Fire line plasterboard shall be used to cover any structural steelwork. No holes or constructional gaps shall be permitted in any ceilings; especially at the junction with dry lined external walls. Penetrations for services must be permanently sealed with suitable products.

### WINDOWS & DOORS

#### Generally

Doors to be double glazed powder coated aluminium sliding door units to Employer/Client approval.

Sealant to match window colour around frame both internally and externally. Take site dimensions of openings before manufacture and installation.

All units to be at least double glazed low emissivity glass with 16mm gap between panes to achieve a U value of 1.6W/m<sup>2</sup>K or a centre pane U value of 1.2W/m<sup>2</sup>K or have a energy rating of band C (unless stated otherwise), and all units to be fitted with draught seals.

Threshold detail to be agreed with door client/Employer and to incorporate a threshold drain.

Door to external store to be vertically boarded external grade door to client approval.

#### Safety

Provide opaque toughened safety glass to new doors. Ensure glazing is etched with a kite mark for inspection.

#### Security

All external windows and doors are to be fitted with security fittings that comply with part Q, and British Standards publication PAS 24:2012. All fittings are subject to the clients approval. Provide background ventilation to all habitable rooms via trickle vents in windows or air bricks or a combination of both. All rooms to have a minimum equivalent area of 5000sqmm (located 1750mm above floor level), and contractor to ensure product is marked for compliance.

### HEATING

#### Wood Burning Stove

A Wood burning stove is to be installed in the extension, the type model and size of which is to be confirmed by the Employer. The Contractor shall allow for all builders work in connection with the installation of the log burner. The flue size and position as shown on the drawings is indicative only. The design and installation is to be carried out by a HETAS approved engineer.

#### Air Supply

Permanent air supply to be provided with an area at least equal to 50% of flue cross sectional area. Vent to be placed where it unlikely to become blocked or where occupier is provoked into sealing against draughts. Not to be placed in fireplace recess.

#### Reporting

Responsibility for achieving compliance with Part J of the building regulations rests with the person carrying out the work. Please ensure the steps taken to achieve compliance are logged on a report sheet.

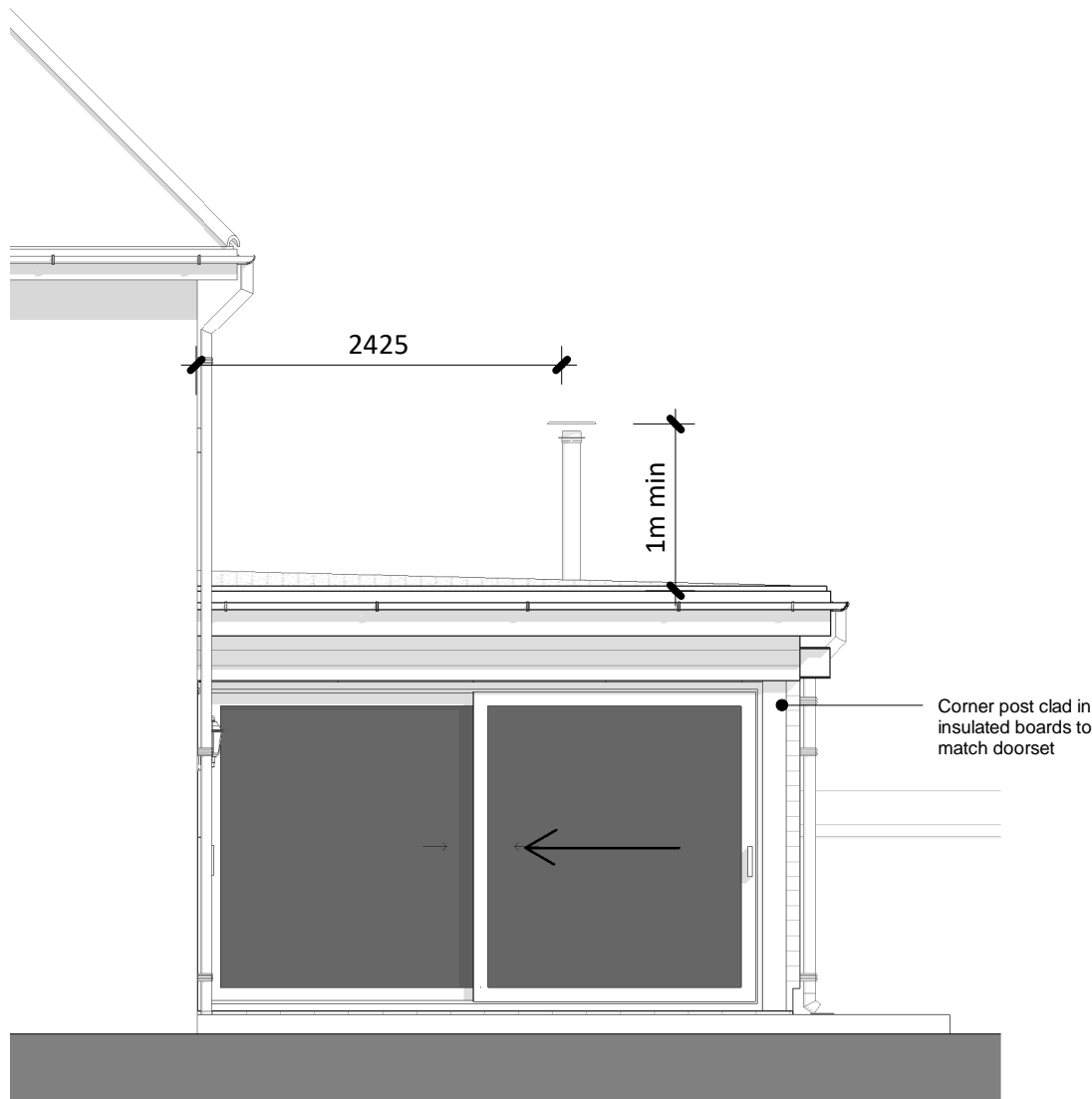
Notice plate to be fixed in accordance with J4 stating location of hearth, fireplace or beginning of flue, The category, type and size of flue and installation date. Notice plate to be robust, indelibly marked and securely fixed in unobtrusive but obvious position such as next to hearth or electric meter

#### Commissioning

Flue to be checked at completion and checked for spillage

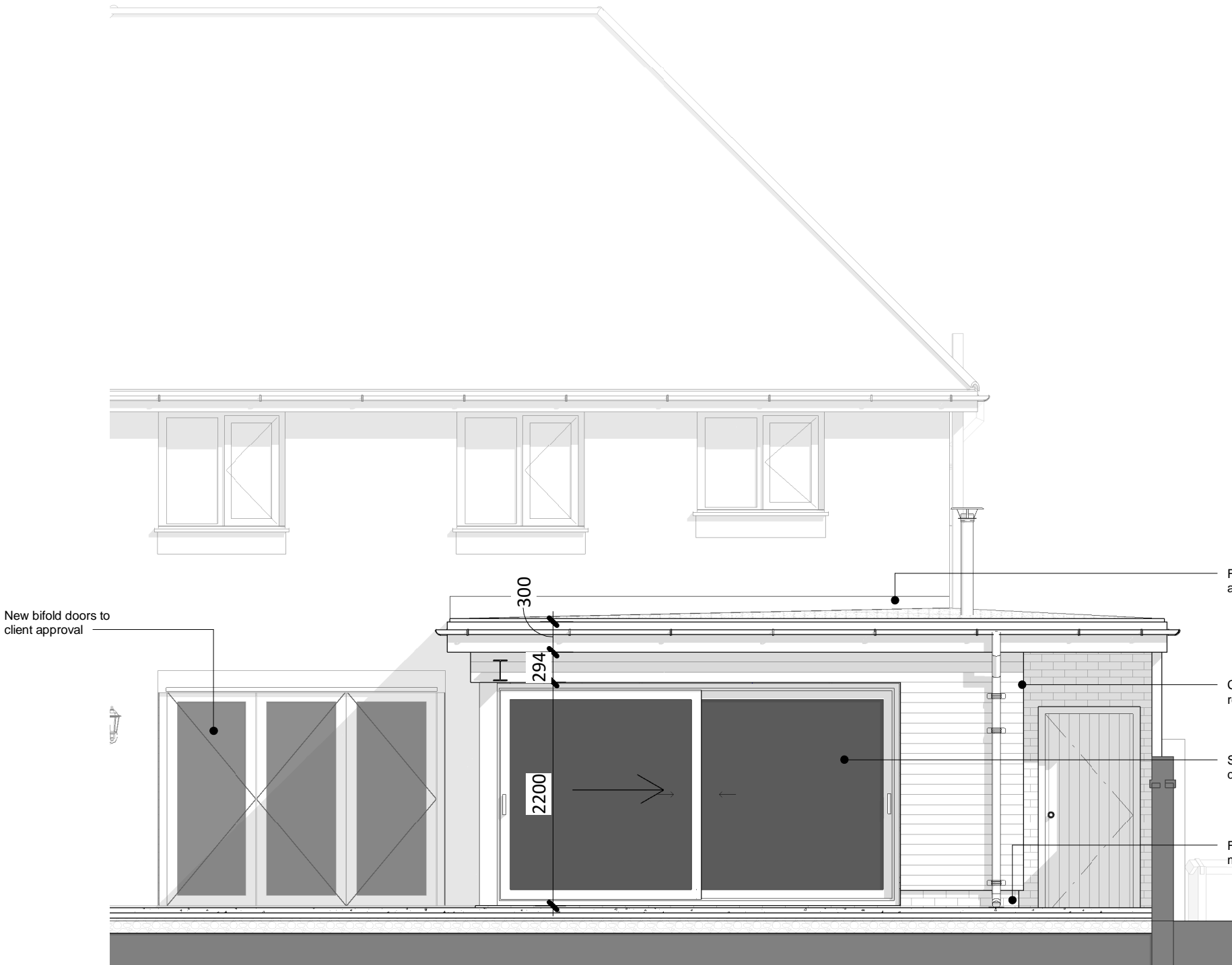
#### UNDER TILE HEATING

The additional floor area is to be fitted with an undertile heating system to match the existing. This is not the primary heating source.



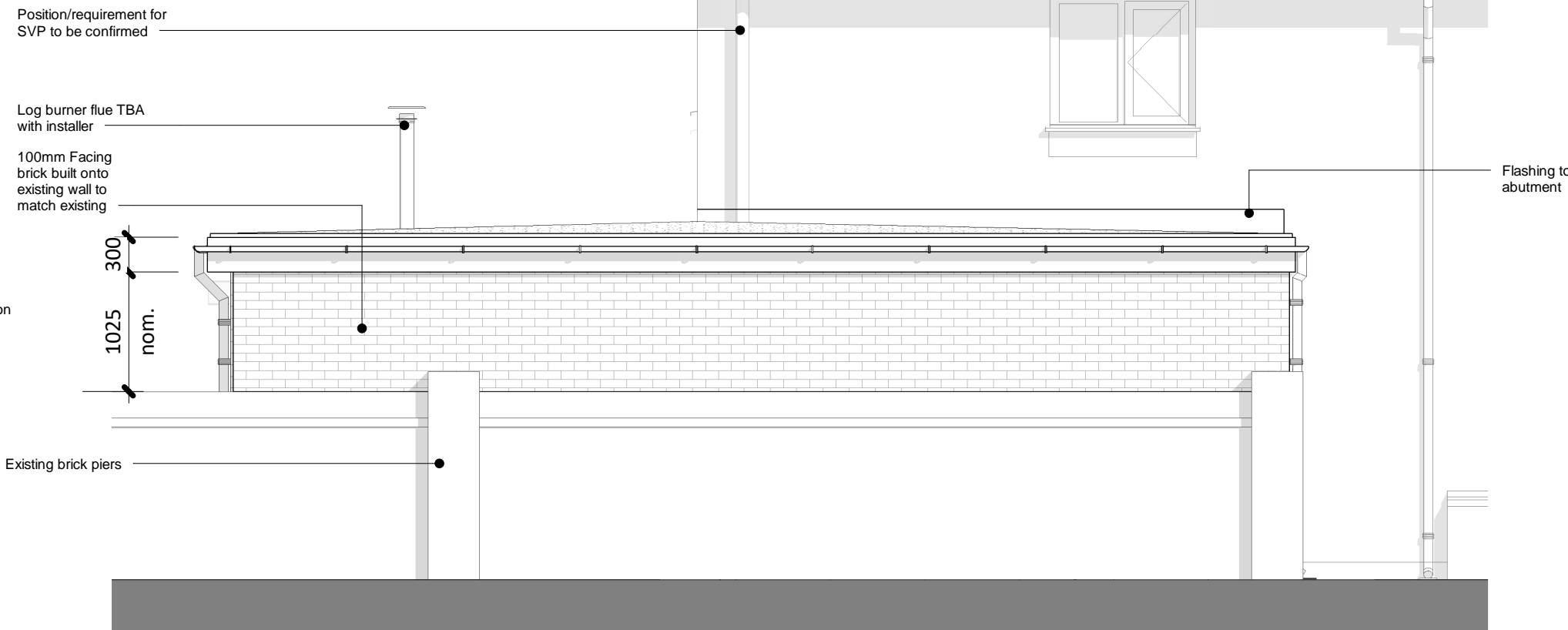
### RHS Elevation

Scale: 1 : 50



### Rear Elevation

Scale: 1 : 50



### LHS Elevation

Scale: 1 : 50

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**DO NOT SCALE FROM PRINTS  
USE FIGURED DIMENSIONS ONLY.**

The contractor is to check all dimensions on site prior to commencing setting out works and report any discrepancies. DO NOT PROCEED IN THE EVENT OF A DISCREPANCY

Rev	Date	Revision Description
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### ELECTRICAL

Electrical installation to be designed, installed, inspected and tested by appropriately qualified persons or building control MUST be notified before work starts. Ensure all fittings are installed to manufacturers' instructions and that recessed light fittings are suitably protected with fire hoods if required.

#### Design:

Electrical installation to adhere to the 'Fundamental Principles' for achieving safety given in BS 7671:2001 Chapter 13 and to IEE regulations, including earth bonding of metallic fittings and pipework. The contractor must ensure that the rating and condition of the existing equipment/supply can carry the additional loads or are improved so that they can, and the correct protective measures are used, and that earthing and equip-potential bonding is satisfactory.

#### Low energy lighting

Provide 100% low energy lights

#### Certification

Contractor to ensure that all work is carried out by suitably competent and qualified persons and a BS 7671 INSTALLATION CERTIFICATE must be issued on completion.

### FIRE PROTECTION

#### Detection

Mains operated interconnected smoke alarms with battery backup to be installed to BS 5839- 6:2004 on a dedicated electrical circuit and independently fused. Provide a minimum of 1 ionization and 1 optical smoke alarm within the circulation space of each storey and interlinked to a heat detector in the kitchen. **Installation of smoke alarms for each room to be discussed with employer before installation.**

Smoke detectors should not be positioned above heat sources such as radiators etc and should be at least 300mm away from walls and light fittings and within 7m of living room and kitchen and 3m from bedrooms.

**Fire Doors IMPORTANT** – see plan for location and rating for fire doors. Fire doors to be minimum FD20 with intumescent strips.

#### Escape Route from Floors over 4.5m

Conversion of the loft requires the provision of a protected route from the loft to the final exit at ground floor. The protected stairs must be enclosed in a minimum of 30min fire resisting construction. All doors opening onto the stairs should be upgraded to FD20 with intumescent seals. Self closer's not required but recommended. Door stops 25 x 35mm glued and screwed if required. Where built over habitable rooms, circulation spaces with 18mm plan edge floor boards to be overlaid with 4mm hardboard. Any door glazing or fanlights within protected stair enclosure to be fitted with fire-resisting glazing.

**City Architectural Ltd.**

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Project: **Green Howards Road**

Drawing: **Detail Elevations**

Client: **Mr & Mrs Jones**

Sheet Size: A1L Scale: as shown at A1

Project / Drawing / Revision  
**0761 / BR02**

22/08/2018 16:14:26