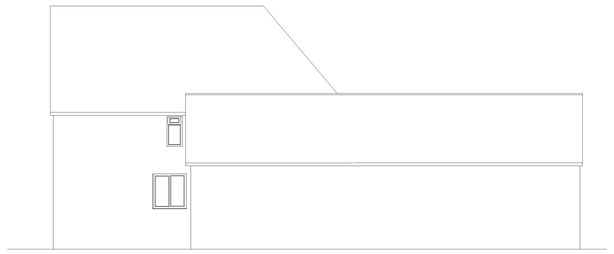


Existing Rear Elevation



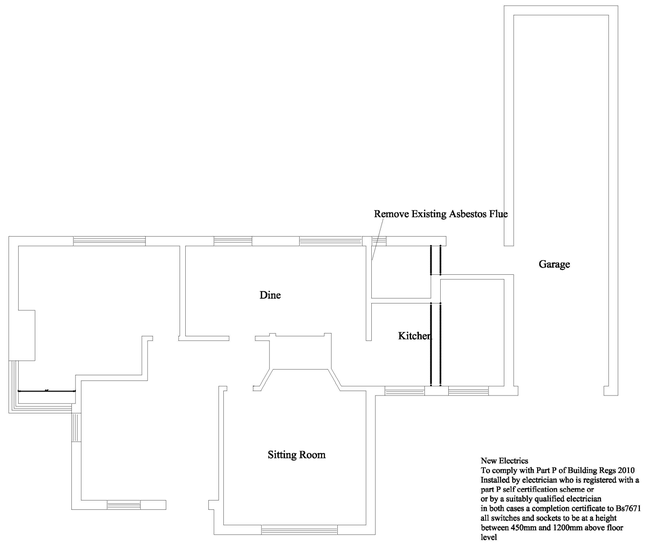
Existing Front Elevation



Existing Side Gable Elevation



Existing First Floor Plan



Existing Ground Floor Plan

Roof to be constructed to achieve .16 w/m2k
In fill between rafters with 100mm kingspan
under clad rafters with 50mm kingspan
500g vapor barrier to warm side
finish with 12.5mm foil backed plaster board
finish with skim plaster
Min 50mm air gap
Extension Roof
Roof pitch Roof pitch to match Existing
Rafters 100 mm * 50mm @ 400mm cents
Purlin 175mm * 63mm
Hip Rafters 275mm * 50mm
Wallplate 100mm *75mm
Ceiling joists 170mm * 47mm @ 400mm cents
All timber details and sizes in accordance
with the Trada design schedules C24
rafters and ceiling joists to be fixed by using bat connectors
or other suitable fixings in accordance with the
Trada technology timber roofing details
Holding down straps @ 1000mm
Roof covering
Match existing tiles laid on 30mm*25mm battens
colour to be agreed suitable breathable membrane
to BS5534
provide ventilation to current building regs
Provide 25mm wide glidevale verm to soffits
Tiles to be laid in accordance with
Manufacturers instructions

Rain Water
125mm half round PVC gutter fixed with
brackets @ max 900mm cents
Downpipes 75mm dia PVC pipe fixed with brackets
@ max 900mm Cents
All downpipes to dichargh into properley traped
guileys
Colour =

Extract ventilation
to Kitchen 60litres/sec or if cooker hood fitted
30litres/sec utility 30litres/sec bathrooms WC areas
15litres/sec with 15min over run if no
opening window

Stud Partions
75mm * 50mm timber vertical studs @400mm centr
75mm * 50mm timber horizontal @450mm centr
cladded both sides with 12.5mm Boarshield rapid
plasterboard finish with skim plaster

New Patio Doors
To comply with current Building Regs
Glazing ti be K2 toughen Glass
thermal value .16 W/M2K
Provide passive vents (10000 sqmm)

INSPECTION CHAMBERS UPTO 900mm IN DEPTH
TO BE POLYPROPYLENE W/75mm dia SUPPLIED
WITH 150mm THICK C15P CONCRETE
TOP TO BE STRUCTURAL MASTIC COVER

MANHOLES 900mm TO 1500mm TO BE CONCRETE SECTION MANS
1200mm DIA LAID IN 150mm C15P CONCRETE BASE
MANS TO BRICK WITH C15P CONCRETE 150mm THICK
COVER TO BE 600mm DIA CLASS B 125KN FOR ROADWAY
CLASS D 22.5 KN FOR DRA 600mm OR 600mm DIA SPECIAL
COVER WHERE SPECIFIC

New Soil choice
100mm dia poly choice laid to a fall 1:40
discharging into existing

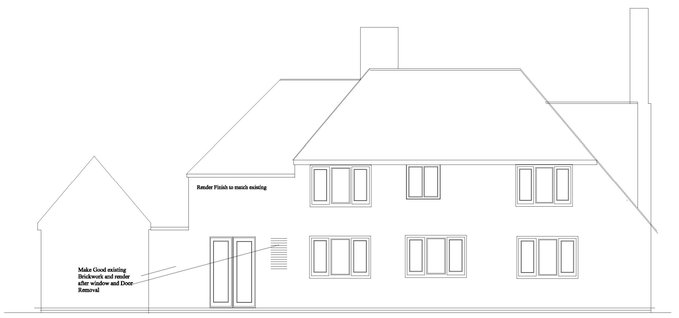
All foul drainge to discharge into existing
Foul drainge system water system

Fire
Fire detection and alarm system installed to be
compliant with BS5839-8:2004 grade D category
LD3 standard
The system must be mains operated to BS5445-1:2000
standard with standby power (battery backed up or capacitor)
All self contained smoke alarms to be fitted
to ceilings at least 300mm away from any
light fittings and within 7m of kitchen and living rooms
and 3m of bedrooms interconnected and permanently wired
to separate fused circuit
Fit Co2 detector to living room

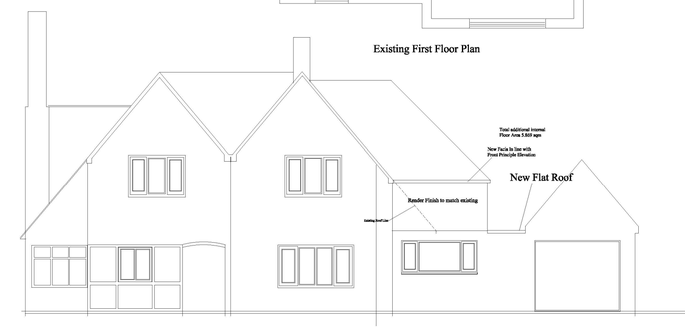
Provide and Fix Mechanical Fixings such as
ss Fix Fix or Similar Where Non brickwork Subs
Existing Brickwork
Fixed in accordance with Manufacturers Instructio

Wall Construction
102mm thick facing bricks to match existing
Insenkki 100mm thermalite block
100mm dryliners cavity insulation
provide stainless steel cavity ties @ 675mm horizontal centr
450mm vertical centr 275mm centr to all opening reveals
provide holding down straps @ 1200mm centr to wallplate
Provide vertical and horizontal DPC to walls and openings
external finish rough cast render to match existing

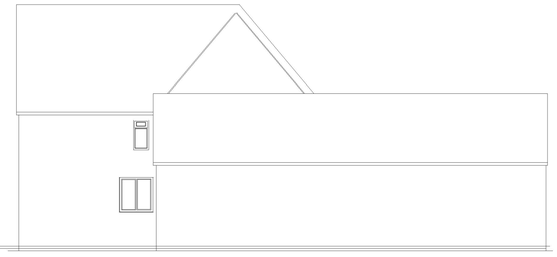
Internal Walls PVCu
Stud wall backs @ 450mm centres
Provide Vent Pipe Air Admittance valves to internal finish
Sink Waste 40mm waste with soilpipe/stack trap
40 mm dia PVC waste pipe not length 3m
50 mm dia PVC waste pipe not length 6m
Wash basin 32mm/40mm waste 1.7m max length
32 mm waste 3m max length 40mm waste pipe
Sink Waste 40 mm with 75mm deepseal trap
40mm dia waste pipe max length 3m
50 mm dia PVC waste pipe max length 6m
all waste pipes secured with brackets @ max 900mm centr



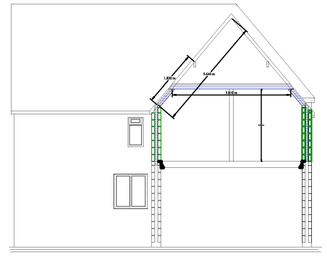
Proposed Rer Elevation



Proposed Front Elevation



Proposed Side Gable

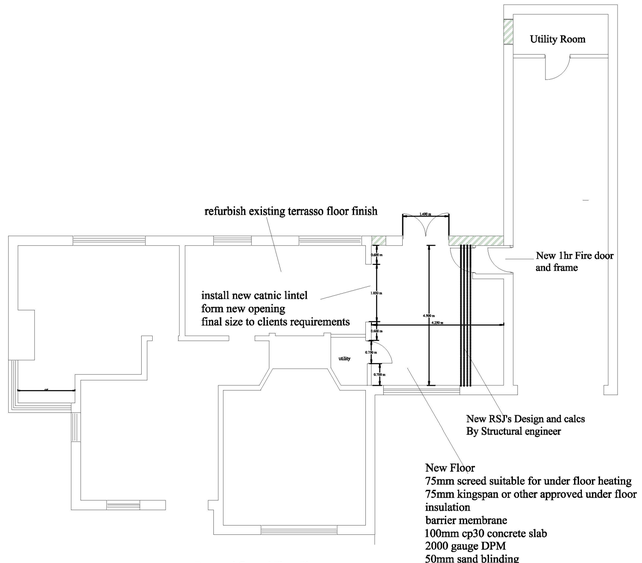


Section

New windows
To comply with current building Regs
min 10th of floor area for light
min 20th of floor area for ventilation
Provide passive vents giving min ventilation of min
8000mm2
All glazing be double glazed units with K2 glass
and meeting new u-value of .16W/m2K
provide security locks to ground/floor windows
first floor windows to have a means of escape min
opening 450mm
min opening
All glazing upto 800mm above floor level in a wall or
within a 300mm
and upto 1500mm above floor level in a door or
within a 300mm
Brickwork Insenkly glaze
Patio Doors
To comply with current Building Regs
Glazing ti be K2 toughen Glass
thermal value .16 W/M2K
Provide passive vents (10000 sqmm)
Wall Construction
102mm thick facing bricks to match existing
100mm dryliners cavity insulation
provide stainless steel cavity ties @ 675mm horizontal centr
450mm vertical centr 275mm centr to all opening reveals
provide holding down straps @ 1200mm centr to wallplate
Provide vertical and horizontal DPC to walls and openings
external finish rough cast render to match existing
Internal Walls PVCu
Stud wall backs @ 450mm centres
Provide Vent Pipe Air Admittance valves to internal finish
Sink Waste 40mm waste with soilpipe/stack trap
40 mm dia PVC waste pipe not length 3m
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Wash basin 32mm/40mm waste 1.7m max length
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Sink Waste 40 mm with 75mm deepseal trap
40mm dia waste pipe max length 3m
50 mm dia PVC waste pipe max length 6m
all waste pipes secured with brackets @ max 900mm centr

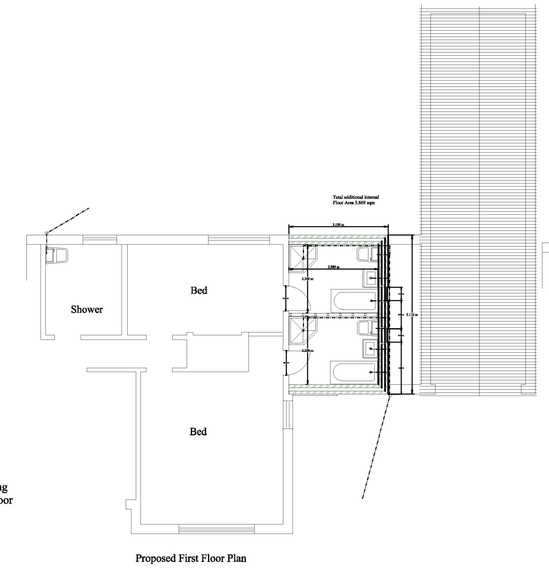
Steelwork
See Structural Engineers drawings for all
Steelwork Calculations and installation instructions
sit on three course deep RC pad stones
to Engineers specifications

All structural steel work to be encased
with 15mm fire line board and skimmed

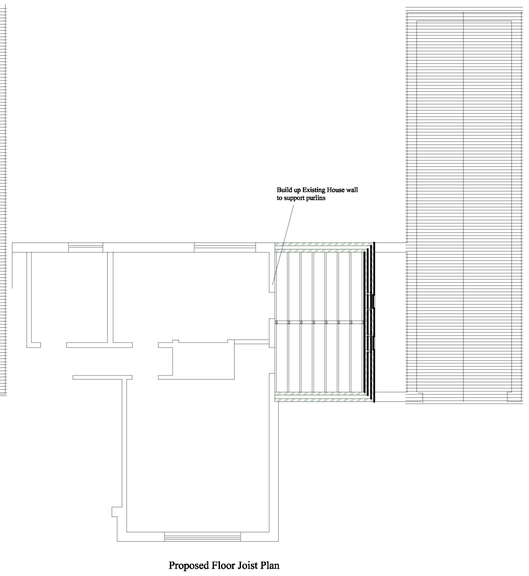


Proposed Ground Floor Plan

New Floor
75mm screed suitable for under floor heating
75mm kingspan or other approved under floor
insulation
barrier membrane
100mm cp30 concrete slab
2000 gauge DPM
50mm sand blinding
150mm sulphate free consolidated hardcore



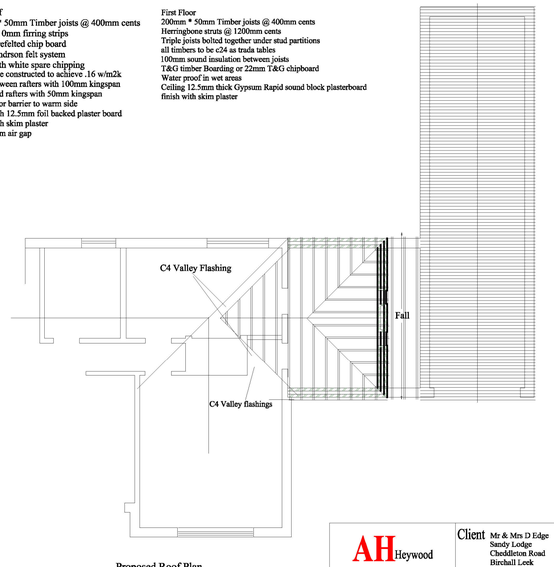
Proposed First Floor Plan



Proposed Floor Joist Plan

Flat Roof
200mm * 50mm Timber joists @ 400mm cents
50mm to 0mm firring strips
20mm prefelted chip board
3 layer andrson felt system
finish with white spare chipping
Roof to be constructed to achieve .16 w/m2k
In fill between rafters with 100mm kingspan
under clad rafters with 50mm kingspan
500g vapor barrier to warm side
finish with 12.5mm foil backed plaster board
finish with skim plaster
Min 50mm air gap

First Floor
200mm * 50mm Timber joists @ 400mm cents
Herringbone struts @ 1200mm cents
Triple joists bolted together under stad partitions
all timbers to be c24 as trada tables
100mm sound insulation between joists
T&G timber Boarding or 22mm T&G chipboard
Water proof in wet areas
Ceiling 12.5mm thick Gypsum Rapid sound block plasterboard
finish with skim plaster



Proposed Roof Plan

AH Heywood
45 Highton Street
Milton
Stoke-on-Trent
ST2 7BA
Mobile 07922258241
e-mail anthony0848@yahoo.co.uk

Client Mr & Mrs D Edge
Sandy Lodge
Cheddleton Road
Birchall Leek
ST135QZ

Title Proposed First floor En suites and kitchen alterations

SIZE	DWG NO	REV
A1	001/A	

Scale 1:100 SHEET