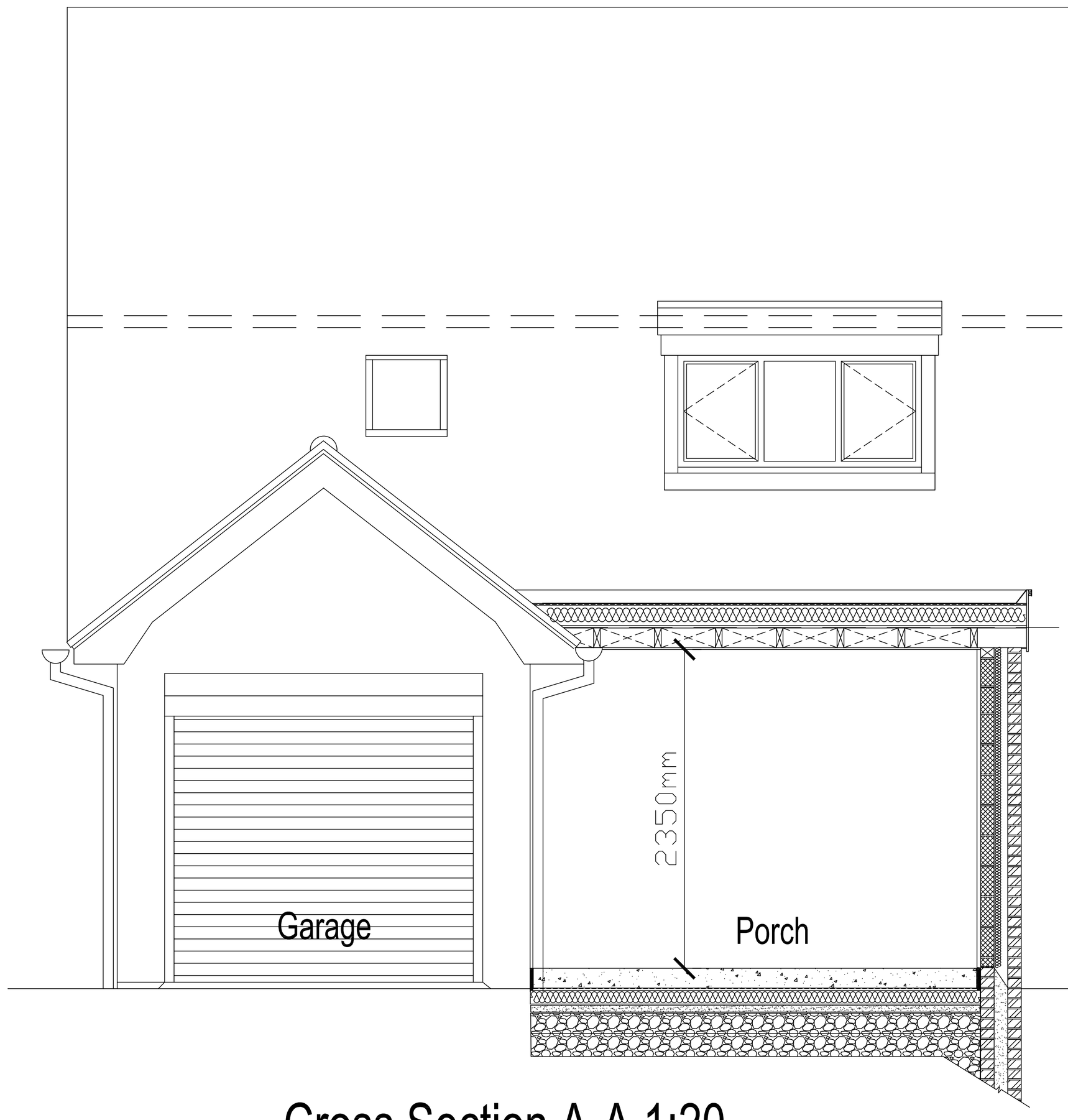


Cross Section A-A 1:20

ALL STRUCTURAL STEELS TO BE DESIGNED BY
STRUCTURAL ENGINEER AND BE ENCASED IN
2No LAYERS PLASTERBOARD & SKIM TO GIVE
1/2 HOUR FIRE PROTECTION

NEW FLAT ROOF TO CONSIST OF 12mm BUILT UP FELT FINISH WITH
BONDED STONE CHIPPINGS OR OTHER PROTECTIVE LAYER FULLY
BONDED ON 120mm KINGSPAN THERMAROOF TR24 ON VAPOUR CONTROL
LAYER ON 19mm PLYWOOD DECK FIXED ON TOP OF FIRRINGS TO FALLS
ON 47x145mm C24 ROOFING JOISTS AT 400mm CTRS WITH 12.5mm
PLASTERBOARD AND SKIM FINISH TO CEILING.
FELT TO BE LAPPED AND SEALED TO NEW PITCHED ROOF

FACING BRICKWORK EXTERNALLY, 10mm CAVITY AIR GAP WITH 90mm
KINGSPAN THERMAWALL K106 POLYPROPYLENE FLEECE (GRAY FACING)
TO FACE OUTWARDS INSULATION WITH 100mm AERATED BLOCKS
INTERNALLY FINISHED WITH 13mm LIGHTWEIGHT PLASTER
STAINLESS STEEL WALL TIES SET AT 750mm CTRS STAGGERED
HORIZONTALLY, 450mm CTRS VERTICALLY & 250mm AT JAMBS
ALL CAVITIES CLOSED AT TOP
CAVITY REVEALS TO HAVE THERMABATE INSULATED CAVITY CLOSERS
100x75mm SW TREATED WALLPLATE TO ALL WALLS CARRYING ROOF
STRUCTURE TIED DOWN WITH 30x6mm M/S STRAPS AT MAX 1200mm CTRS

150mm CONCRETE FLOOR SLAB INCORPORATING 2No LAYERS A193 MESH FABRIC
REINFORCEMENT MIN 50mm COVER ALL ON 1200 GAUGE VISQUEEN DPM ON 100mm
KINGSPAN GREENGUARD GG300 ON 120mm KINGSPAN GREENGUARD GG300
INSULATION ON 50mm SAND BLINDING ON 150mm SULPHATE FREE WELL
CONSOLIDATED HARDCORE .

FOUNDATIONS TO STRUCTURAL ENGINEERS DESIGN/DETAILS

NOTES

MAIN ROOF

WARM DECK ROOF CONSTRUCTION TO BE :- MARLEY PROFILED ROOFING TILES TO MATCH EXISTING ON 30mm SW TREATED BATTENS ON 25mm COUNTER BATTENS ON BREATHABLE MEMBRANE WITH 120mm KINGSPAN KOOLTHERM K10 INSULATION LAID BETWEEN 150x47mm C24 RAFTERS
AT 600mm CTRS TIED TO EXTERNAL WALLS WITH 30x6mm M/S STRAPS TAKEN INTO BED JOINTS & DOWN CAVITY OR ACROSS
WALLPLATE & SCREWED TO RAFTER WITH LATERAL RESTRAINT STRAPS AT 2000mm CTRS
KOOLTHERM K118 INSULATED PLASTERBOARD TO UNDERSIDE OF RAFTERS

FLAT ROOF

NEW FLAT ROOF TO CONSIST OF 12mm BUILT UP FELT FINISH WITH BONDED STONE CHIPPINGS OR OTHER PROTECTIVE LAYER FULLY BONDED ON 120mm KINGSPAN THERMAROOF TR24 ON VAPOUR CONTROL LAYER ON 19mm PLYWOOD DECK FIXED ON TOP OF FIRRINGS TO FALLS ON 47x145mm C24 ROOFING JOISTS AT 400mm CTRS WITH 12.5mm PLASTERBOARD AND SKIM FINISH TO CEILING.
FELT TO BE LAPPED AND SEALED TO NEW PITCHED ROOF

WALLS

FACING BRICKWORK EXTERNALLY, 10mm CAVITY AIR GAP WITH 90mm KINGSPAN THERMAWALL K106 POLYPROPYLENE FLEECE (GRAY FACING) TO FACE OUTWARDS INSULATION WITH 100mm AERATED BLOCKS INTERNALLY FINISHED WITH 13mm LIGHTWEIGHT PLASTER
STAINLESS STEEL WALL TIES SET AT 750mm CTRS STAGGERED HORIZONTALLY, 450mm CTRS VERTICALLY & 250mm AT JAMBS
ALL CAVITIES CLOSED AT TOP
CAVITY REVEALS TO HAVE THERMABATE INSULATED CAVITY CLOSERS
100x75mm SW TREATED WALLPLATE TO ALL WALLS CARRYING ROOF STRUCTURE TIED DOWN WITH 30x6mm M/S STRAPS AT MAX 1200mm CTRS
NEW INTERNAL STUD WALLS TO BE 100x75mm STUDDING AT 600mm CTRS WITH 9mm PLY LINING TO BOTH SIDES WITH 13mm PLASTERBOARD & SKIM TO BOTH SIDES WITH INSULATION TO VOIDS

FLOOR

150mm CONCRETE FLOOR SLAB INCORPORATING 2No LAYERS A193 MESH FABRIC REINFORCEMENT MIN 50mm COVER ALL ON 1200 GAUGE VISQUEEN DPM ON 100mm KINGSPAN GREENGUARD GG300 ON 120mm KINGSPAN GREENGUARD GG300 INSULATION ON 50mm SAND BLINDING ON 150mm SULPHATE FREE WELL CONSOLIDATED HARDCORE .
FF JOISTS TO BE 170x47mm @ 450mm CTRS, T@G BOARDING OVER
13mm P/BOARD & SKIM CEILING BELOW & HERRINGBONE STRUTTING AT MID SPAN, INSULATION TO VOIDS

FOUNDATIONS

SEE STRUCTURAL ENGINEERS DETAILS

DRAINAGE

FLEXIBLE JOINTED S.G.W EMBEDDED IN 150mm CONCRETE JACKET BELOW BUILDING OR WHERE REQUIRED, ELSEWHERE SET IN 150mm LAYERS OF 18mm PEA GRAVEL
100mm DIA MIN 1:40
ALL RAINWATER TO DISCHARGE INTO RAINWATER GULLIES

D.P.C

PITCH FREE 'XTRALOAD ELITE' DPC TO JAMBS & CILLS OF ALL OPENINGS & TO ALL WALLS MIN 150mm ABOVE ADJACENT GROUND LEVEL
VISQUEEN DPM TURNED UP AT EDGES & TUCKED INTO DPC

GENERALLY

ALL GLAZING TO BE TOUGHENED SAFETY GLAZING AND COMPLY IN ALL RESPECT WITH BS2606
ALL GULLIES TO BE RODDABLE
ALL LINTOLS TO BE INSULATED
ALL NEW PVC TRIPLE GLAZED WINDOWS TO BE MIN 1/20TH OF ROOM FLOOR AREA & BE FITTED WITH TRICKLE VENTS
WINDOWS TO GIVE A 'U' VALUE OF 1.2w/m2k
DOORS TO GIVE A 'U' VALUE OF 1.2w/m2k & COMPLY IN ALL RESPECTS WITH REVISED PART 'L' OF CURRENT BUILDING REG'S
ALL CAVITIES TO BE CONTINUOUS
ALL LINTOLS TO BE CATNIC UNLESS STATED OTHERWISE

CAVITY WALLS : 0.17 W/m2K
PITCHED ROOF : 0.11 W/m2K
FLAT ROOF: 0.18W/m2K
SOLID GROUND FLOOR : 0.13 W/m2K

NOTE: POSITION OF EX DRAINAGE TO BE CHECKED
ON SITE BY CONTRACTOR ON SITE & APPROVED WITH
BUILDING INSPECTOR
ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART 'P' MUST BE DESIGNED & INSTALLED,
INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO, WITH CERTIFICATE ISSUED ON COMPLETION.
SUPPLY & FIT SMOKE DETECTORS TO B.S. 5839, PART 6 LINKED TO MAINS SUPPLY VIA 5AMP FUSE
ALL NEW RADS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES TO COMPLY WITH REGULATION 'L'
ALL NEW LIGHTING LAMPS TO HAVE A LUMINOUS EFFICIANCY GREATER THAN 40 LUMENS PER CIRCUIT WATT

NEW HEATING BOILER CAPACITY TO BE SUITABLE TO SUPPLY THE
ADDITIONAL HEATING SYSTEM WHICH WILL BE FITTED WITH
RADIATOR THERMOSTATIC CONTROL VALVES.
EXTENSION TO BE FITTED WITH MAINS OPERATED SMOKE DETECTION
WITH BATTERY BACKUP TO B.S 5446
PROPERTY TO BE HAVE 2No ROOMS FITTED WITH ENERGY EFFICIENT
LIGHTING OUTLETS TO COMPLY WITH PARA 1.54.
ALL GLAZING IN WINDOWS LESS THAN 800mm ABOVE FFL IN DOOR LESS THAN 1500mm ABOVE FFL AND IN WINDOWS WITHIN 300mm OF A DOOR AND LESS THAN 1500mm ABOVE FFL IS TO BE SAFETY GLAZING IN ACCORDANCE WITH REQUIREMENT N1 PART N OF THE BUILDING REGS

ALL GLAZING IN THESE AREAS TO BE LAMINATED SAFETY GLAZING COMPLYING WITH BS 6206:1981 SPECIFICATION FOR IMPACT PERFORMANCE REQUIREMENTS FOR FLAT SAFETY GLASS AND SAFETY PLASTICS FOR USE IN BUILDINGS CLAUSE 5.3.

MECHANICAL VENTILATION
WORKING OFF LIGHT SWITCH VIA TIMER DELAY
BATHROOM 60 LITRES PER SEC

PLUMBING

ALL INTERNAL PLUMBING TO B.S 6700:2006
75 SQUARE SECTION UPVC RAINWATER PIPES
100 SQUARE SECTION GUTTERS
100mm WASTE CONNECTION TO WC
32 WASTE TO WHB/BATH
38 WASTE TO SINK

Proposed First Floor Rear Bedroom & Ground Floor Porch Extensions with Internal Alterations at 13 Sandy Lane, Brown Edge, Stoke-on-Trent
For Miss D . Spooner Scale:- 1:20 Date Feb 2023

Rev A 10.7.23 First floor front bedroom extension removed

Original Sheet A1