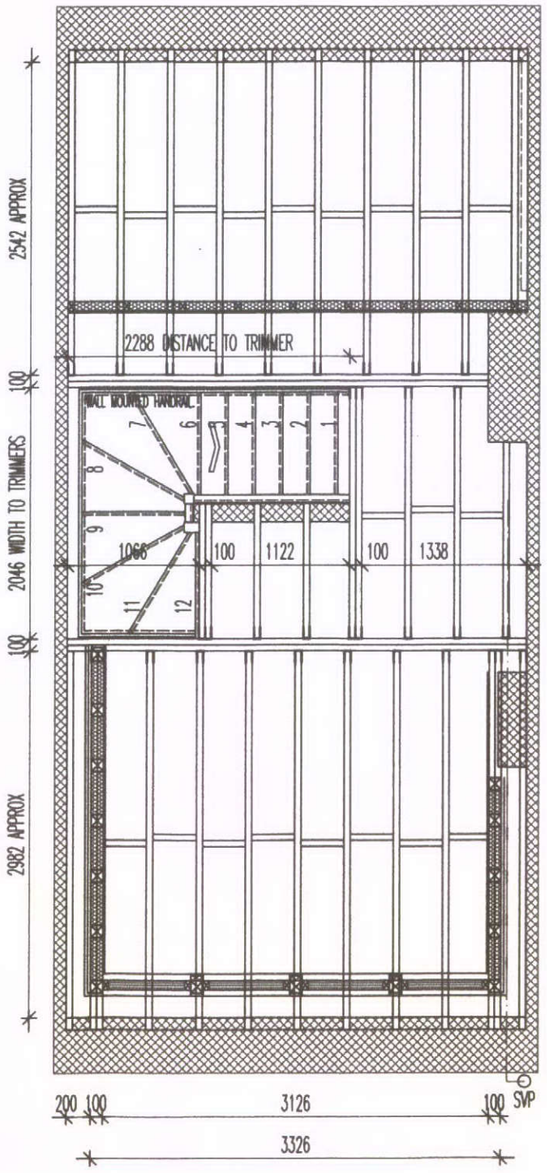
HPK/2011/0058

JOIST PLAN 1:50

CONSTRUCTION PLANS AS PROPOSED



PROPOSAL RELATES TO THE CONVERSION OF THE EXISTING ATTIC TO FORM A DOUBLE BEDROOM WITH EN-SUITE:

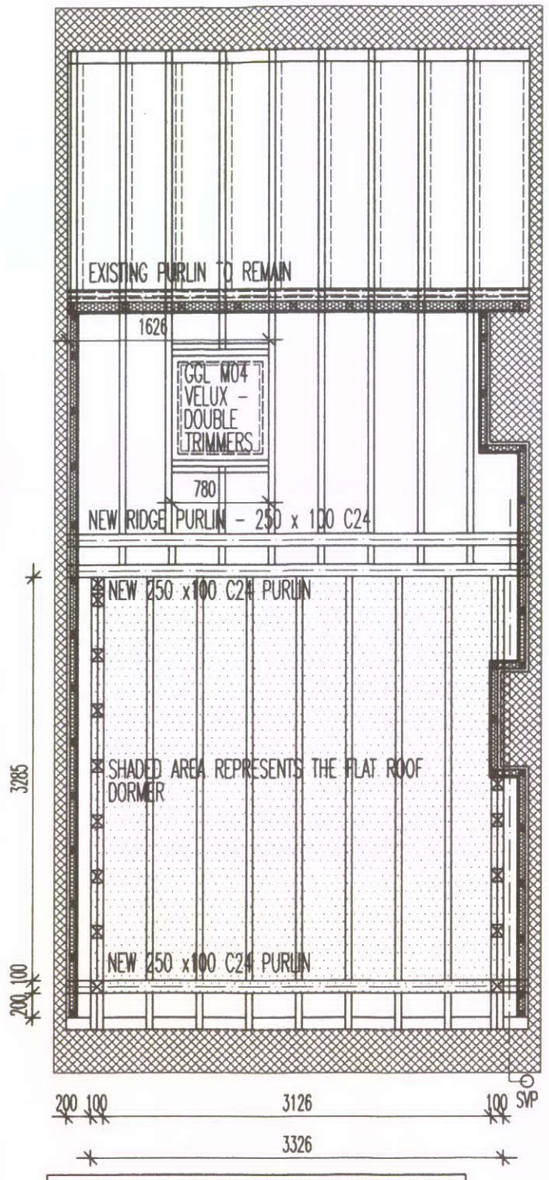
NEW 200x50 C24 (450ctrs) GRADE FLOOR JOISTS ARE TO BE PUT IN AT A HEIGHT OF 2215mm ABOVE THE EXISTING FIRST FLOOR - JOISTS ARE TO BE BUILT INTO THE EXISTING WALL AND SEALED AGAINST AIR LEAKAGE AND WRAPPED IN DPM AND HUNG FROM DOUBLE TRIMMERS TO STAIRCASE. ALLOW FOR MID SPAN NOGGINS AND UNDER STUDWORK. JOIST TO BE STRAPPED TO PARTY WALLS OVER THE LAST THREE JOISTS. FLOOR VOID TO BE INSULATED WITH ISOWOOL QUILT AND UNDERDRAWN WITH 15mm FIRELINE BOARD AND SKIM. TAPE AND SEAL ALL JOINTS. FLOOR TO BE FINISHED WITH 22mm T&G CHIPBOARD TO ALLOW FOR FINISH TO CLIENTS REQUIREMENTS.

EXISTING RAFTERS ARE TO BE RETAINED WHILST NEW 150x50 RAFTERS ARE PUT IN PLACE SIDE BY SIDE. ALL NEW TIMBER TO BE C24 GRADE STRUCTURAL. THIS WILL ALLOW FOR THE REPOSITIONING OF THE PURLINS AS SHOWN WITH NEW PURLINS TO BE 250x100 C24 GRADE. ALLOW FOR DOUBLE GIRDER RAFTERS TO ALLOW FOR THE STRUCTURAL SUPPORT OF THE FRAME TO THE DORMER SIDES.
RAFTERS ARE TO BE INSULATED WITH 100mm CELOTEX TO ALLOW FOR 50mm AIR GAP AND THEN UNDERDRAWN WITH 40mm CELOTEX AND PBD AND SKIM. ALLOW FOR CONITINUOUS SOFFIT AND RIDGE VENTILATION (8000mm/2).

DORMER FRAME TO BE 100x50 SW AT 450ctr FRAME TO SIDES WITH 150x100 CEILING JOIST TRIMMER TO FRONT, WITH 150x50 C24 CEILING JOISTS AT 400ctrs WITH FIRRING PIECES OVER TO ALLOW FOR FALL. DORMER SIDES ARE TO BE FULLY INSULATED WITH 100mm CELOTEX AND OVERBOARDED WITH 40mm, FINISH WITH FIRELINEBOARD AS REQUIRED. DORMER CHEEKS ARE TO BE TREATED WITH QUELFIRE FINISH FOR SURFACE SPREAD OF FLAME, FRAME IS TO BE RACKED WITH EXTERNAL GRADE PLYBOARD AND 6mm SUPERLUX FOR FIRE RESISTANCE, AND 2000g DPM AND THEN BATTENED OUT WITH 25mm BATTENS TO TAKE VERTICAL SLATE HANGING TO MATCH THE EXISTING ROOF COVERINGS. WHITE PLASTIC SHIPLAP FINISH TO REAR ROOF OVER IS TO BE FINISHED AS A WARM ROOF CONSTRUCTION WITH 130mm CELOTEX EXTRA-R XR4000 INSULATION AND DPM AND 3 FELT MAKE UP TO FINISH - THIS MUST ALLOW FOR A CLASS 'AA' RATING

WASTE FROM THE SHOWER ROOM IS TO RUN WITHIN A SKIRTING BOXING TO THE EXISTING EXTERNAL SVP. (LAID TO FALL IN ACCORDANCE WITH BUILDING REGS). THE SVP IS TO BE ALTERED TO DISCHARGE 900mm ABOVE OPENABLE WINDOWS IF REQUIRED (- THE NEAREST OPENABLE WINDOW CAN HOWEVER BE A DISTANCE AWAY THAT WILL PROBABLY NOT REQUIRE THIS). ALL WASTE PIPES MUST BE MIN 50mm WITH 75mm SEALED TRAPS

ROOF PLAN 1:50



STRUCTURAL CALCS TO BE PROVIDED AS CONDITION OF APPROVAL WITH REGARD TO THE TIMBER PURLINS AND DORMER SUPPORTS

HIGH PEAK BOROUGH COUNCIL
RECEIVED
08 FEB

124 MACCLESFIELD OLD ROAD

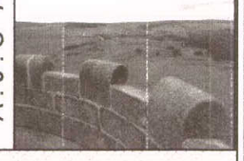
DWG: PROPOSED
124 MACCLESFIELD OLD ROAD
BUXTON

REVISIONS

1:50	CHECKED:
DATE: OCT 2010	DRAWN:

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PROPOSED 04

124 MACC OLD RD