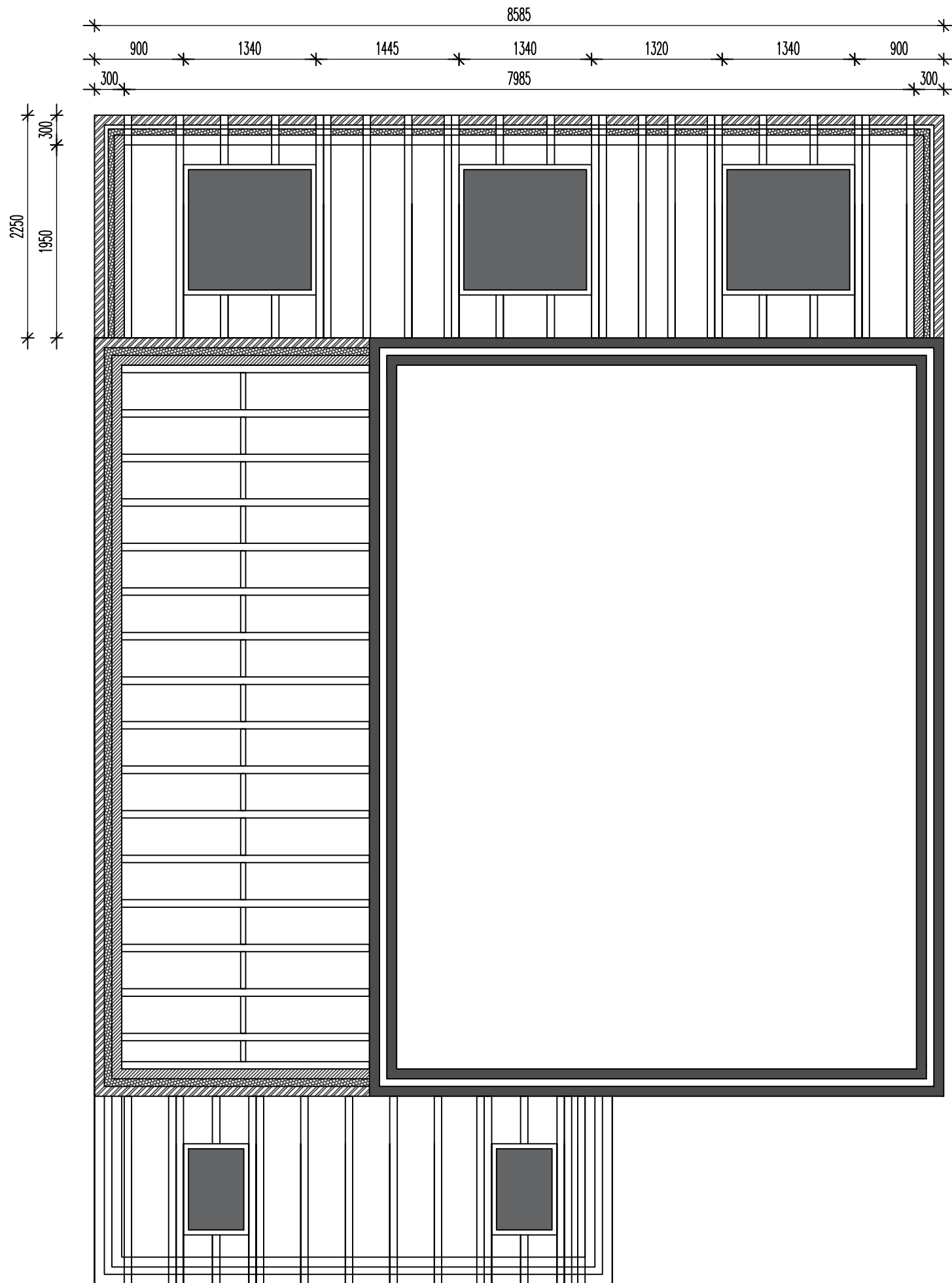
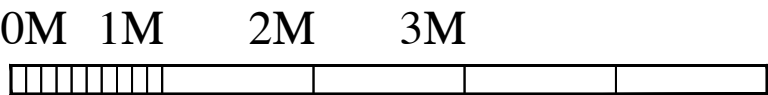




JOIST/RAFTER PLAN AS PROPOSED 1:50



THE PURPOSE OF THE APPLICATION IS TO PROVIDE A SINGLE STOREY REAR EXTENSION OFF THE EXISTING BUILDING LINE TO FORM AN OPEN PLAN KITCHEN/DINING/FAMILY ROOM. THE ORIGINAL FLAT ROOF GARAGE/KITCHEN ELEMENT WILL ALSO BE BUILT UP OFF TO FORM EXTENDED FIRST FLOOR BEDROOM ACCOMMODATION. THE SAME WORKS HAVE BEEN UNDERTAKEN IN THE LAST FEW YEARS AT 8 BROOKSIDE GROVE, 2 DOORS DOWN.

THE REAR EXTENSION IS TO BE BUILT UP OFF STRIP FOOTINGS 600X300 CONC WITH A 7N CAVITY WALL CONSTRUCTION WITH WEAK MIX CONC FILL TO THE CAVITY UPTO 225 FROM DPC LINE. FLOOR CONSTRUCTION TO BE 150 DEEP BEAM AND BLOCK WITH 7N BLOCKS LAID FLAT, 1200g DPM, 100mm XTRATHERM XT/UF INSULATION OVER, 500G ISOLATING MEMBRANE, 100MM CONC COVER WITH SCREED AND 25mm UPSTAND INSULATION TO PERIMETER TO PREVENT COLD BRIDGING. ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE EXISTING CENTRAL HEATING SYSTEM.

WALL CONSTRUCTION TO BE CAVITY WORK 300 O/A. OUTER BRICK TO MATCH, 100 CAVITY WITH 60mm PARTIAL FILL XTRATHERM INSULATION AND 100 7N INTERNAL BLOCK (HEMELITE OR EQUIVALENT ETC). ALLOW FOR ALL RELEVANT WALL TIES IN ACCORDANCE WITH ATTACHED SPECIFICATION. INTERNAL DRY LINED PLASTERBOARD, TAPED AND SEALED TO FINISH INTERNALLY. NEW ALUMINIUM BI-FOLD DOORS TO REAR FINISHED TO CLIENT REQUIREMENTS - U VALUE 1.2 W/M2K OR BETTER IF TRIPLE GLAZED. ALLOW FOR BLIND SYSTEM AS/IF REQUIRED BY CLIENT. ALLOW FOR STEEL OVER AND REQUIRED CALCS THERETO TO RELEVANT OPENING WIDTH. ALLOW FOR ALL ASSOCIATED WORKS TO FORM KNOCK-THROUGH AND STEEL SUPPORT OVER RELATIVE TO THE OPENING WIDTHS AS INDICATED.

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO SUPPORT 150x75 C24 RAFTERS AT 450ctrs AT ANGLE OF 20deg MINIMUM. ALLOW FOR ALL ASSOCIATED DOUBLE TRIMMERS TO FRAME 1340X1400 ROOFLIGHTS AS INDICATED (660x980 FRONT). ALLOW FOR ONDUTILE SECONDARY MEMBRANE SYSTEM DUE TO LOW PITCH. ROOF COVERINGS TO BE TILE TO MATCH. ROOF SLOPE TO BE INSULATED WITH 100mm KINGSPAN BETWEEN RAFTER AND 50mm BELOW. ALLOW FOR ALL ASSOCIATED ABUTMENT LEAD FLASHINGS AND ALL MAKING GOOD TO WALL FINISHES THERETO. ALLOW FOR ALL ASSOCIATED FLASHINGS TO ABUTMENT. ENSURE ALL AREAS SEALED AND FULLY INSULATED THERETO. IT IS POSSIBLE THE TILE TO MATCH MAY HAVE A VERSION THAT WORKS AT LOW PITCH - CHECK ACCORDINGLY.

ALLOW FOR MINOR DRAINAGE WORKS TO BRANCH CONNECT TO EXISTING IN ACCORDANCE WITH APPROVAL FROM BUILDING CONTROL AND ANY RELEVANT RELOCATION OF MANHOLES ETC. ENSURE NEW FOOTING SITS BELOW DRAIN INVERT LEVEL TO RUN WITHIN FOUNDATION LINE OF NEW EXTENSION

CONSULT WITH CLIENT WITH REGARD TO KITCHEN/UTILITY AND WC AS REQUIRED. SUPPLY AND FIT OF ALL NEW FIXTURES AND FITTINGS ETC.

TO THE ORIGINAL FLAT ROOF KITCHEN/GARAGE ELEMENT. ALLOW FOR THE REMOVAL OF ALL ROOF COVERINGS AND FLAT ROOF JOISTS THERETO TO ALLOW FOR THE BUILD UP OF THE STRUCTURE TO FORM A FIRST FLOOR EXTENSION OVER. STRUCTURE AT GROUND FLOOR IS ASSUMED TO BE ABLE TO TAKE THE LOADING/STRUCTURE OVER BUT CONFIRM WITH TRIAL PITS AND BUILDING CONTROL FIRST. STRUCTURE ASSUMED TO BE 275 O/A AND THUS WALL TAKEN UP TO SAME DIM AND MADE TO COMPLY WITH INSULATED CAVITY AND DRY LINING. FIRST FLOOR JOISTS TO BE ON HANGERS TO INTERNAL BLOCK TO LINE THROUGH WITH EXISTING. JOIST TO BE 200X50 C24 GRADE AT 450CTRS WITH MID SPAN NOGGINS. ALLOW FOR SOUND QUILT OVER HABITABLE SPACE BELOW AND 200MM THERMAL INSULATION OVER GARAGE ELEMENT. ALLOW FOR CEILING TO BE UNDERDRAWN WITH 30MIN FIRE RESISTANT PBD AND SKIM. FLOOR FINISH OVER TO MIN 22mm T&G BOARDING. EXTERNAL WALL TAKEN UP WITH OUTER BRICK TO MATCH WITH 75 CAVITY (ASSUMED) WITH FULL FILL CAVITY INSULATION WITH VAPOUR MEMBRANE TO OUTER FACE. INTERNAL 7N BLOCK - SEMI DENSE THERMALS. WALL TAKEN UP TO 100x75 WALLPLATE STRAPPED THERETO AT 1200CTRS.

AS A STRUCTURAL ELEMENT THE WALL DOESN'T COMPLY WITH BUILDING REGS THERMALLY SO SUGGEST A FULL FILL CAVITY AT 75MM WITH A VAPOUR CHECKED INSULATED BOARD TO SEAL THE CAVITY AND THEN DRYLINE THE INTERNAL FACE OF THE WALL WITH 50mm INSULATED BOARD ON DABS.

ROOF STRUCTURE OVER TO BE 175x75 C24GRADE RAFTERS AT 400ctrs WITH DOUBLE TRIMMERS TO FRAME VELUX OPENINGS AS INDICATED. WALL TO BE BUILT UP BETWEEN EXTENSION AND ORIGINAL FIRST FLOOR INTO ROOF LINE TO PICK UP TIMBER RIDGE BEAM THERETO WITH DIMINISHING RAFTERS TO TAKE THROUGH TO EXISTING ROOF WITH LAYBOARDS AND VALLEY THERETO. ALLOW FOR BREATHABLE MEMBRANE AND BATTENS THERETO TO TAKE TILE FINISH TO MATCH. INSULATE RAFTER LINE WITH 100 KINGSPAN AND UNDERDRAW WITH FURTHER 50 TO PBD AND SKIM FINISH THERETO. ALLOW FOR ALL RELEVANT STRUCTURAL OPENINGS TO EXISTING WALL BETWEEN AT FIRST FLOOR. ASSUMED TO BE SUPPORTED WITH RELEVANT CATNICS.

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF

DWG: PROPOSED
4 BROOKSIDE GROVE
BUXTON

1:50	CHECKED:
DATE: AUG'22	DRAWN:

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PROPOSED 05

4 BROOKSIDE GR