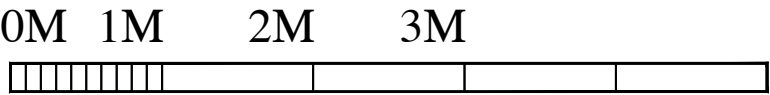
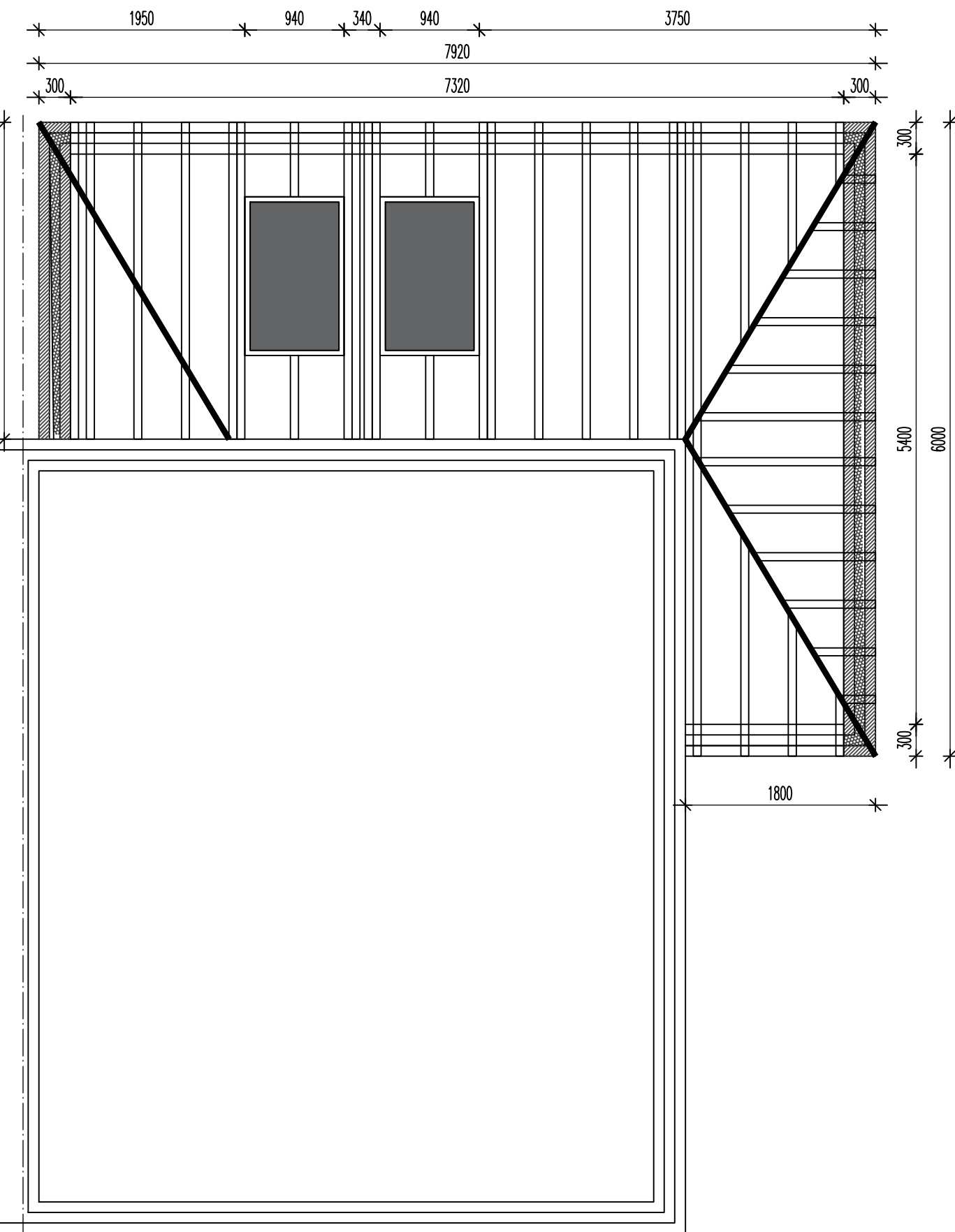


RAFTER PLAN AS PROPOSED 1:50



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 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 A GROUND BEARING SLAB CONSTRUCTION WITH 150mm GROUND BEARING KINGSPAN INSULATION, 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. 7N EXTERNAL BLOCK RENDERED TO MATCH, 100 CAVITY WITH FULL FILL KINGSPAN INSULATION THERMALLY SEALED TO CAVITY 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 AT WIDTH OF 4000mm. ALLOW FOR ALL ASSOCIATED WORKS TO FORM KNOCK-THROUGH AND STEEL SUPPORT OVER RELATIVE TO THE OPENING WIDTH 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 940x1600 ROOFLIGHTS AS INDICATED (940x550 TO SIDE 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 INTEGRA OPERATION TO ROOFLIGHTS AS/IF REQUIRED

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.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND ACO ABUTMENT DRAINS ETC

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF

DWG: PROPOSED
12 HOLKER RD
BUXTON

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

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