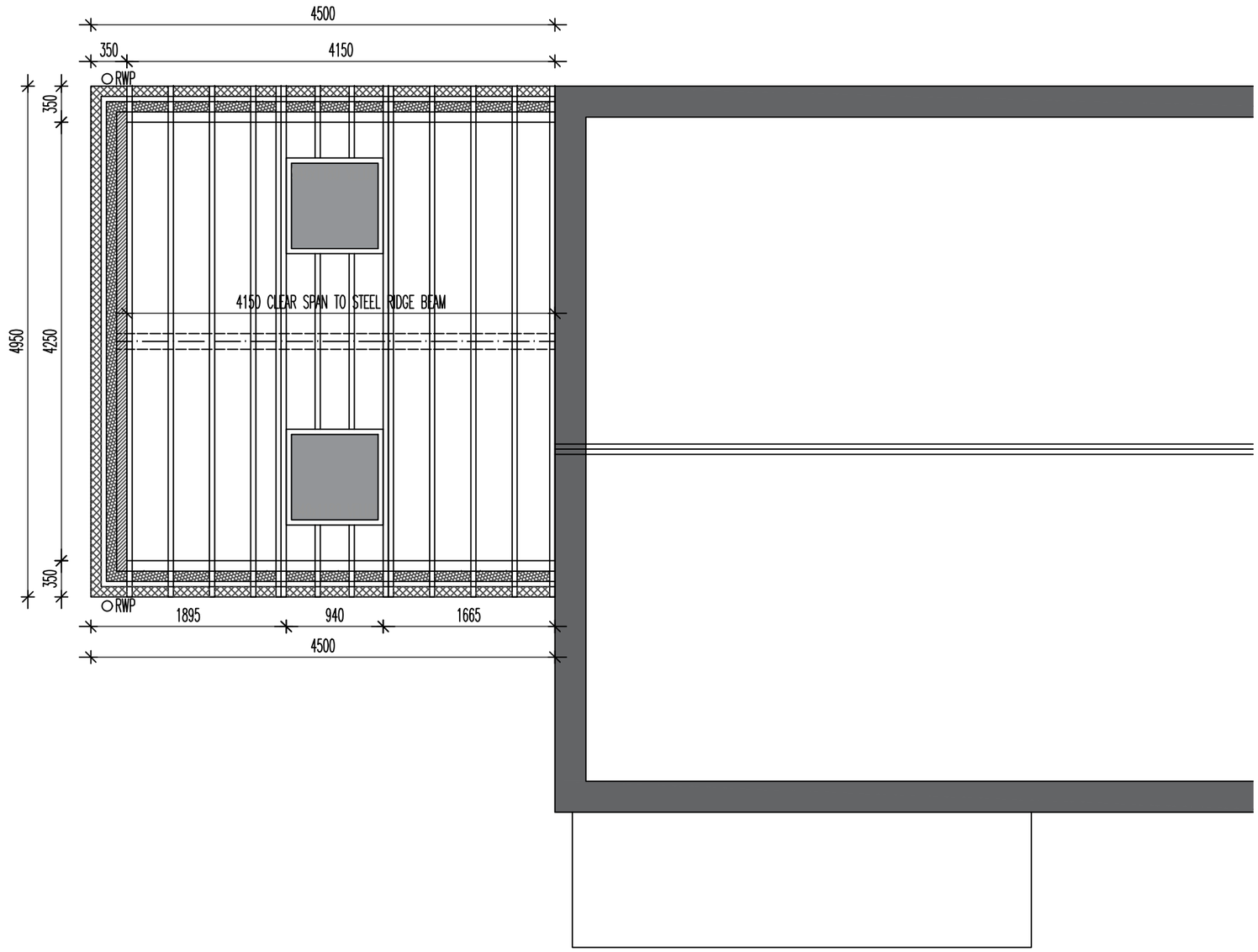
RAFTER PLAN AS PROPOSED 1:50



THE PROPOSED WORKS RELATE TO THE DEMOLITION OF THE EXISTING SIDE AND REAR CONSERVATORIES AND THE CONSTRUCTION OF A NEW 2 STOREY SIDE EXTENSION TO FORM AN OPEN PLAN FAMILY KITCHEN AND MASTER BEDROOM ABOVE.

THE SIDE 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 150 HARDCORE, 1200g DPM, 25 SAND BLINDING WITH 150mm KINGSPAN INSULATION OVER, 500G ISOLATING MEMBRANE, 100MM CONC COVER WITH SCREED AND 25mm UPSTAND INSULATION TO PERIMETER TO PREVENT COLD BRIDGING. TAPE AND SEAL ALL DPC/DPM AND ALLOW FOR UNDERFLOOR HEATING WITH ZONE CONTROLS OFF THE EXISTING CENTRAL HEATING SYSTEM. (NB: IF BUILD UP DICTATES – ALLOW FOR A 225 DEEP BEAM AND BLOCK FLOOR SPAN. 7N BLOCKS LAID FLAT AT MAX 440 CTRS) – TO BE AGREED RELATIVE TO FOOTING DEPTHS ON SITE WITH BUILDING CONTROL.

WALL CONSTRUCTION TO BE CAVITY WORK 350 O/A. 100 OUTER RECON COURSE TO MATCH, 150 CAVITY WITH 100mm KINGSPAN TO CAVITY (MAINTAINING 50 AIR GAP), THERMALLY SEALED TO ALL OPENING JUNCTIONS WITH THERMAL CLOSERS AND 100 7N INTERNAL SEMI DENSE THERMAL BLOCK (HEMELITE OR EQUIVALENT ETC). ALLOW FOR ALL RELEVANT WALL TIES IN ACCORDANCE WITH BUILDING REGS. INTERNAL DRY LINED PLASTERBOARD, TAPED AND SEALED TO FINISH INTERNALLY. NEW ALUMINIUM BI-FOLD/SLIDER DOORS TO REAR FINISHED TO CLIENT REQUIREMENTS – SUGGEST TRIPLE GLAZING TO ALLOW FOR U VALUE OF 0.9W/M2K OR BETTER. ALLOW FOR BLIND SYSTEM AS/IF REQUIRED BY CLIENT. ALLOW FOR STEELS OVER RELATIVE TO WIDTH (CATNICS CAN BE USED TO SMALLER OPENINGS). ALLOW FOR ALL INTERNAL STRUCTURAL WORKS TO OPEN THROUGH AND STEEL CALCS RELATING TO KNOCK THROUGH. TAKE INTO ACCOUNT FLOOR JOIST LOADING INTO THE STEEL AND WALL LOADING ABOVE.

FIRST FLOOR CONSTRUCTION TO BE 200x75 C24 GRADE FLOOR JOISTS AT 400ctrs ON HANGERS TO NEW AND EXISTING WALLS WITH MID SPAN NOGGINS AND ISOVER APR1200 SOUND QUILT THERETO.

WALL TAKEN UP TO 100X75 WALLPLATE STRAPPED TO WALL BELOW AT 1200 CTRS TO PICK UP NEW GABLE ENDED PITCHED ROOF CONSTRUCTION AT PITCH TO LINE WITH EXISTING. RAFTERS TO BE MIN 150X50 C24 GRADE AT 400 CTRS WITH DOUBLE RAFTERS TO FRAME ROOFLIGHTS AND STRIKE POINT OF HIP. ROOFLIGHTS TO BE 940x1180 FRONT AND BACK. ALLOW FOR BLINDS THERETO AS REQUIRED.
RAFTER LINE TO BE INSULATED WITH 100 KINGSPAN BETWEEN AND 50 BELOW AND PBD/SKIM TO FINISH. BREATHABLE MEMBRANE OVER TO BATTEN TO TAKE TILE TO MATCH MAIN ROOF. ALLOW FOR ALL ABUTMENT FLASHINGS AND MAKING GOOD THERETO

ALLOW FOR ALL ON-SITE 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 WHERE RELEVANT.

ALLOW FOR ALL ASSOCIATED EXTERNAL GROUND WORKS AND ACO ABUTMENT DRAINS ETC IF SO DESIRED.

ALLOW FOR ALL RELEVANT STEELWORK AND CALCULATIONS THEREOF – STEEL CALCS WILL BE NEEDED UNDER SEPARATE COVER.

ALLOW FOR ALL RELEVANT MECHANICAL/ELECTRICAL WORKS IN ACCORDANCE WITH CLIENT REQUIREMENTS AND TO BUILDING REG COMPLIANCE.

ALL NEW WINDOWS TO BE FLUSH CASEMENT WINDOWS IN ACCORDANCE WITH CLIENT REQUIREMENTS WITH BI-FOLDS/SLIDERS IN ALUMINIUM TO MATCH.

0M 1M 2M 3M

DWG: PROPOSED
18 SYCAMORE CLOSE
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: JULY'25	DRAWN:

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PROPOSED 10

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