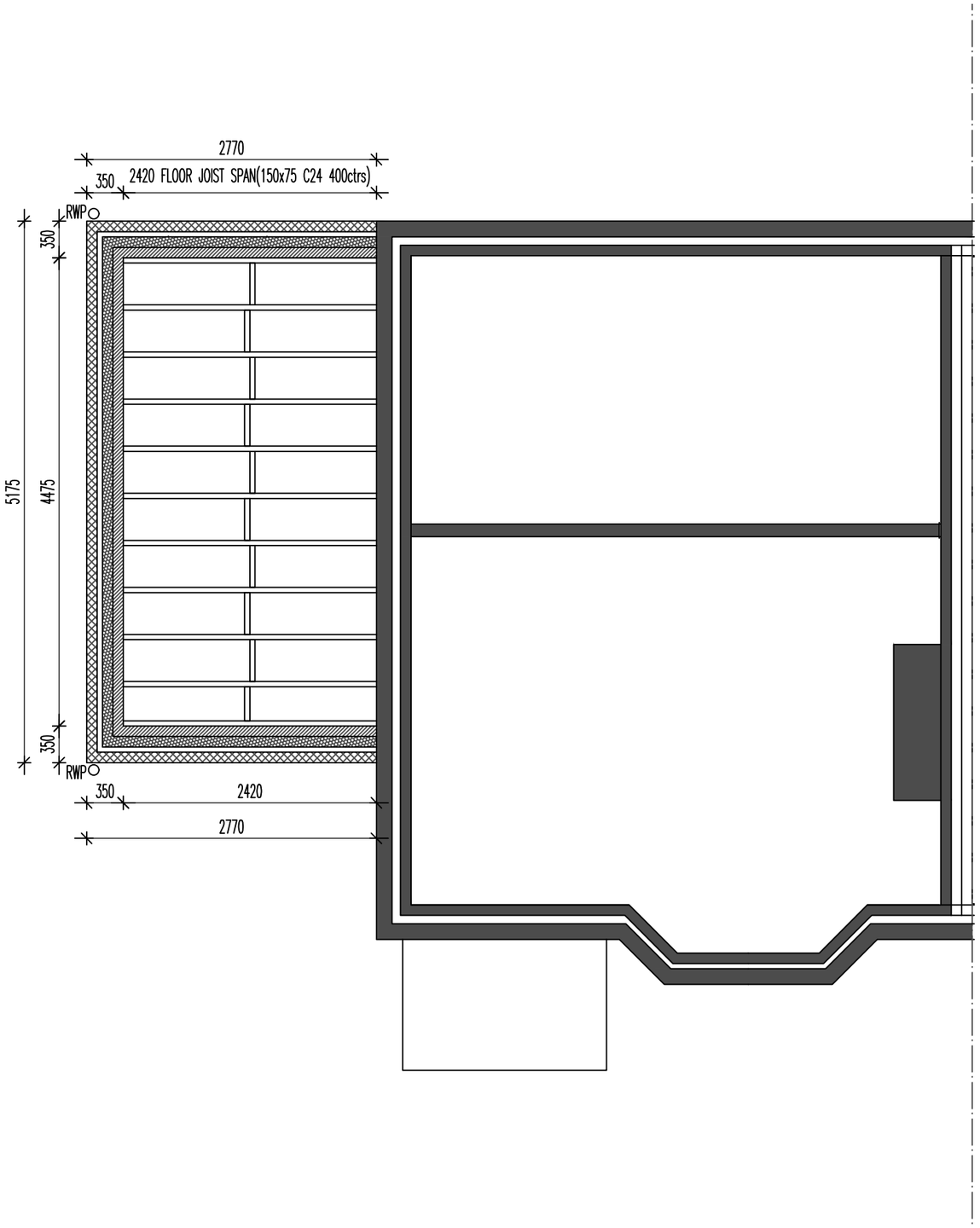
PROPOSED JOIST PLAN 1:50



THE PROPOSED WORKS RELATE TO THE CONSTRUCTION OF A 2 STOREY SIDE EXTENSION, THE EXTENSION IS STEPPED WELL BACK FROM THE FRONT ELEVATION AND THE SIDE BOUNDARY TO SIT SUBSERVIENT TO THE HOST DWELLING. ALL MATERIALS ARE ALSO TO MATCH THE MAIN DWELLING SO AS TO SIT COMFORTABLY IN CONTEXT THERETO. THE WORKS ALSO RETAIN A GOOD AMOUNT OF EXTERNAL GARDEN/AMENITY SPACE TO THE REAR.

FOUNDATIONS ARE TO BE 600x300 CONCRETE STRIP FOOTING TO AN AGREED DEPTH WITH BUILDING CONTROL ON SITE RELATIVE TO SITE CONDITIONS AND RETAINED WALL TO SIDE. FOUNDATION WALL TO BE 350 O/A WITH 100mm 7N INTERNAL AND EXTERNAL BLOCK WALLS, 150mm CAVITY WITH WEAK MIX CAVITY TO 225 BELOW DPC. FLOOR TO BE EITHER - GROUND BEARING SLAB CONSTRUCTION TO BE 150 MOT, WITH 25mm SAND BLINDING TO DAMP/RADON MEMBRANE, 150mm GROUND BEARING KINGSPAN OVER WITH 500g ISOLATING MEMBRANE OVER WITH 100mm CONC OVER TO 25mm PERIMETER UPSTAND INSULATION TO TAPED AND SEALED DPM/DPC TO AVOID COLD BRIDGING. IF GROUND CONDITIONS DICTATE FLOOR MAY NEED TO BE BEAM AND BLOCK - IF SO 150 DEEP BEAMS SPAN SIDE TO SIDE AT MAX 440 CTRS (DISCUSS WITH SUPPLIER RELATIVE TO SPAN) WITH 7N BLOCKS LAID FLAT BETWEEN (- MAKE UP OVER AS PER ABOVE MINUS MOT AND BLINDING). DISCUSS WITH CLIENT AS TO REQUIREMENT FOR UNDERFLOOR HEATING TO EXTENDED AREAS AS/IF REQUIRED - IF NOT ALLOW FOR TALL RADS TO EXTENDED ROOMS.

NEW EXTERNAL WALL CONSTRUCTION TO 350mm O/A WITH 100mm COURSED GRITSTONE FINISHED TO MATCH, 150mm CAVITY WITH 100mm KINGSPAN THERETO WITH THERMAL CLOSERS TO ALL JUNCTIONS/OPENINGS. INTERNAL BLOCK WALLS TO BE 7N SEMI DENSE THERMAL BLOCKS WITH PBD AND SKIM TO FINISH. WALLS TAKEN UP TO 100x75 WALLPLATES TO PICK UP NEW ROOF STRUCTURE. ALLOW FOR ALL NEW WHITE DOUBLE GLAZED WINDOWS WITH COMPLIANT OPENABLE CASEMENTS AT FIRST FLOOR FOR ESCAPE PURPOSES. ALLOW FOR NEW CATNIC LINTOLS RELEVANT TO ALL NEW OPENINGS WITH NEW ALUMINIUM BI-FOLD TO REAR. ALLOW FOR NEW STEEL TO KNOCK THROUGH AT GROUND FLOOR FROM EXISTING KITCHEN TO EXTENSION WITH MIN ENG BRICK/CONCRETE PADSTONES EITHER SIDE TO STEEL BEARING - 1800 WIDE OPENING (WILL NEED CLACS IF NOT CATNIC).

NEW FIRST FLOOR STRUCTURE TO BE 150x75 C24 GRADE AT 400ctrs WITH MID SPAN NOGGINS THERETO. ALL JOISTS ON HANGERS TO NEW AND EXISTING WITH ISOVER SOUND QUILT TO JOIST DEPTH. PBD AND SKIM TO CEILING AND 22-25mm FLOOR BOARDING OVER TO TAKE FINISH AS REQUIRED. ALLOW FOR NEW DOOR OPENING THROUGH TO BEDROOM WITH EXISTING WINDOW OPENING BUILT UP THERETO. NB: FLOOR IS SET TO BE FLUSH TO STEPPED LANDING - IE ONE STEP LOWER THAN MAIN FLOOR AS BUILDING REGS DOESN'T ALLOW FOR STEPPED DOOR INTO NEW BEDROOM EXTENSION.

ROOF STRUCTURES TO SIDE EXTENSION TO BE 150x50 C24 GRADE RAFTERS AT 400ctrs WITH DOUBLE RAFTERS TO FRAME ROOFLIGHTS AS INDICATED. RAFTER TO SPAN UPTO HIP RAFTER AND DIMINISHING THERETO, BUILD UP WALL BETWEEN NEW AND EXISTING ROOF SPACES SO AS TO PICK UP RIDGE LINE THERETO AND NEW RAFTER FRAME TO SIT INTO EXISTING HIP TO MAIN ROOF. ALLOW FOR 100mm KINGSPAN BETWEEN THE RAFTERS WITH 50mm BELOW WITH PBD AND SKIM TO FINISH OR 150 BETWEEN WITH VAPOUR CHECKED PBD AND SKIM BELOW WITH BREATHER MEMBRANE OVER TO BATTEN WITH SLATE FINISH TO MATCH - ROOF PITCH TO MATCH EXISTING AT ASSUMED APPROX 30deg.

ALLOW FOR ALL M AND E WORKS THROUGHT IN COMPLIANCE WITH BUILDING REGULATIONS AND BUILD OVER TO EXISTING COMBINED DRAIN TO SIDE (DRAIN TO RUN THROUGH FOUNDATION WALL)
ALL LIGHT FITTINGS/SOCKET POSITIONS/RADS ETC IN ACCORDANCE WITH CLIENT REQUIREMENTS.

0M 1M 2M 3M

DWG: PROPOSED
86 ROCKFIELD ROAD
BUXTON

REVISIONS:

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

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PROPOSED 09

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