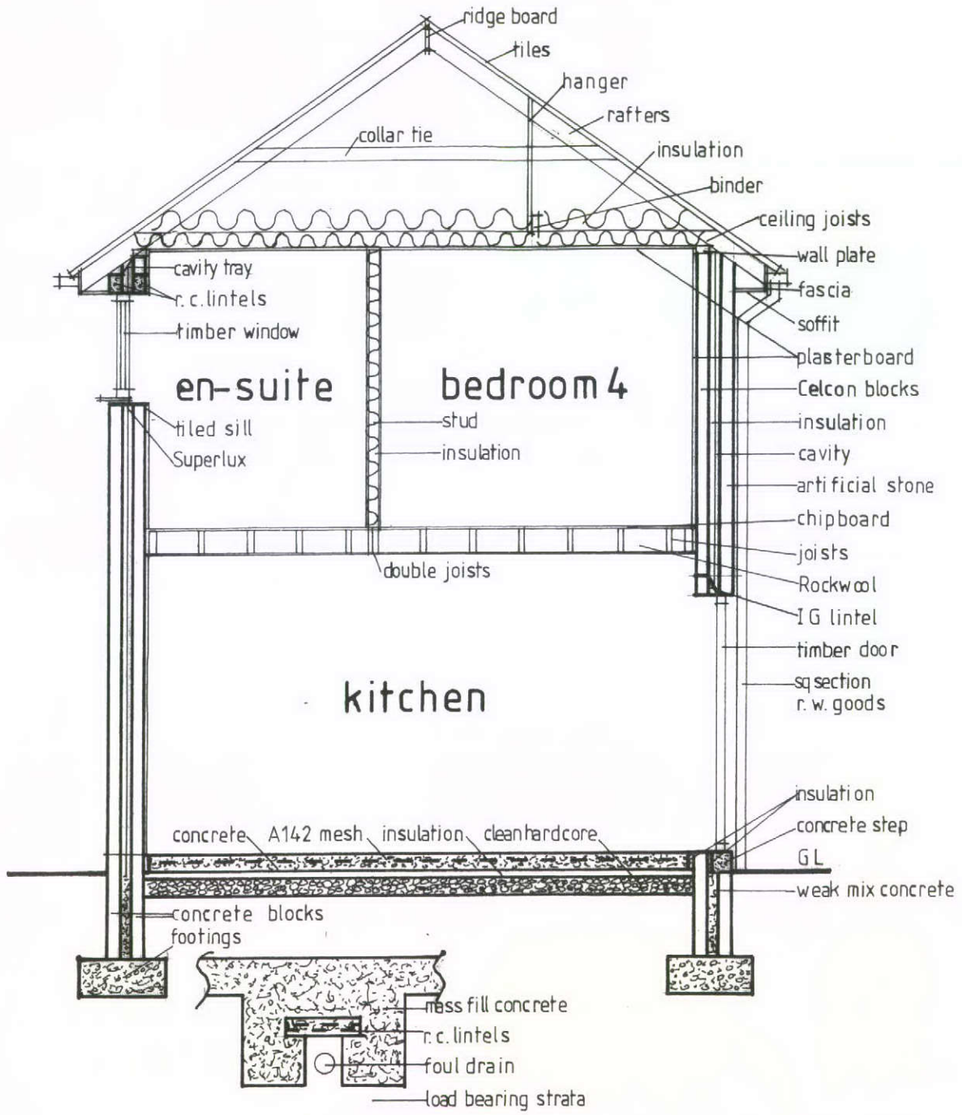
SECTION THROUGH "A" "A".



Notes: - 4, Wye Head Close, Buxton, Derbyshire. SK17 9AX. (Sections A A and B B.)

1. The existing footings that are to receive additional loadings are to be exposed, by digging trial holes, to enable them to be checked for adequacy, by the Building Control Officer, should this prove necessary, prior to commencement, along with the existing window and door lintels. Should any additional strengthening be found to be necessary, the nature of this additional work will be agreed on site in discussions between the builder, the Client and the Local Authority Building Control Officer.
2. New footings, 700mm wide by 1000mm deep, the exact depth being determined by the ground conditions, are to be dug with a mini digger. The footings will be taken down below the invert of the foul drain for 500mm either side of the drain.
3. Footings to be formed with 1:2:4 concrete, having an average depth of 300mm, that is discharged into the footings from the vehicle parked on the road at the front of the property.
4. Footings to just below ground level to be constructed using 450 x 225 x 100mm solid concrete blocks and concrete common bricks as appropriate with a 100mm cavity.
5. All cavities below ground level to be filled to ground level with a weak mix of concrete.
6. The minimum distance between the under side of the p.v.c. d.p.c. and the top of the cavity fill is to be 225mm.
7. All new walls to be bonded to the existing with multistarters or their equivalent.
8. A p.v.c. d.p.c. is to be incorporated in the existing wall at its junction with the new walls, to prevent the ingress of moisture, as shown on the plans.
9. Floor to be formed with a 100mm 1:2:4 concrete, reinforced with A142 mesh, on 70mm Kingspan, floor insulation, having a 25mm up stand around the perimeter, on 1200 gauge visqueen, on 150mm well rolled, dust blinded, clean hardcore. Note that the visqueen to be taken up and over both p.v.c. damp proof courses to form cavity tray and a seal against Radon gas.
10. Radon sump, with 110mm piped outlet to the external air to be provided under the new concrete floor.
11. All rainwater goods to be brown, square section p.v.c. to match the existing.
12. All rainwater downspouts to discharge to gullies connected to the surface water drainage system, below the back inlet gully tops, but above the water line.
13. External walls to be constructed with a 100mm cavity insulated with 50mm Kingspan cavity wall insulation, having taped joints, fixed in accordance with the manufacturers specification, having an outer skin of 100mm artificial stone, to match the existing as closely as possible, and an inner one built of solid, 450 x 225 x 125mm Thermalite insulation blocks or their equivalent.
14. All window and door reveals in the external wall are to be insulated to 1.2w/m^{20}C and to have vertical p.v.c. d.p.c.'s.
15. All the cavities below the wall plates and the sills to be closed with 12.5mm Superlux or similar.
16. The cavity ties are to be DD140-2 Type 4 manufactured of austenitic stainless steel.
17. All new block walls, along with the existing artificial stonewalls forming the rear wall of the addition are to be covered with 12.5mm plasterboard, spot fixed to the walls by an approved adhesive, having a smooth 3mm plaster skim finish.
18. Both the surface water and the foul drains that pass underneath the addition are to be checked for soundness and adequately protected against damage as shown on the attached drawings and agreed on site with the Building Control Officer.
19. All drains passing through the footings to have 140 x 100mm r.c. lintels over them to afford them adequate protection against any loading from the walls above.
20. All new drains to be formed with 110mm, underground p.v.c. pipe, bedded on pea gravel and laid to a fall of 1:40 approximately.
21. An additional, 110mm, black p.v.c. soil and vent pipe, connecting to the proposed new inspection chamber is to be provided on the North elevation, as shown on the plans, and be provided with a rodding eye at its base.
22. The existing bathroom is to be revamped and extended as shown on the attached plans
23. An en-suite shower room is to be provided to service bedroom 4.
24. All sanitary fittings to have anti-vac straps and 40mm and 110mm waste pipes, as appropriate, with access points at all changes of direction and connected to the existing and new soil and vent pipes.
25. The new inspection chamber in a new position, is to be formed, with patent concrete rings, as shown on the plans to replace the existing one which is to be removed and the existing 100mm, half channel pipes replaced with whole pipes all to be done to the satisfaction of the Local Authority Building Control Officer.
26. The existing, internal soil and vent stack, on the rear elevation, is to be repositioned and vented out through the roof of the dwelling as opposed to the gable wall as it does at present.
27. Both soil and vent pipes will terminate at least 900mm above any opening into the property within 3000mm of the soil and vent pipe
28. The newly extended parts of the dwelling will be heated with radiators connected to the existing central heating system.
29. The existing gas fired, Myson Apollo Fanfare S combination boiler, with a balanced flue, situated on the South elevation wall in the kitchen, is to be replaced with a gas fired condensing, combination boiler, of adequate size positioned in the proposed new kitchen, as shown on the plans.
30. All additional radiators will be fitted with t.r.v.'s and linked into the thermal controls of the proposed new boiler.
31. All plumbing to be to BS5572 1978. and to be carried out by a Corgi registered engineer.
32. All lintels above the new window and external door openings are to be a combination of I.G, r.c, and natural grit stone ones as. All to have p.v.c. cavity trays over them as appropriate.
33. All lintels to have a minimum end bearing of at least 100mm.
34. Every masonry return to be a minimum of 650mm unless Bricktor or the equivalent is incorporated in their construction.
35. All window and door reveals, in the external walls, are to be insulated to 1.2w/m^{20}C and to have vertical p.v.c. d.p.c.'s.
36. All cavities below wall plates and cills to be closed with 12.5mm Superlux or similar.
37. Suspended timber floor to be formed using 195x50mm joists at 400mm centres, hung on restraint type galvanised hangers from the walls, to support the joists off the walls and having mid point herring bone strutting. Joists to be strapped to the walls by 30 x 5mm bat straps, spanning at least 3No joists, at no greater than 1000mm centres, covered with 22mm chipboard or plywood. A 100mm layer of Rockwool dense sound deadening quilt, comprising 2No 50mm layers, is to be provided between all of the floor joists and fitted in accordance with the manufacturers specification.