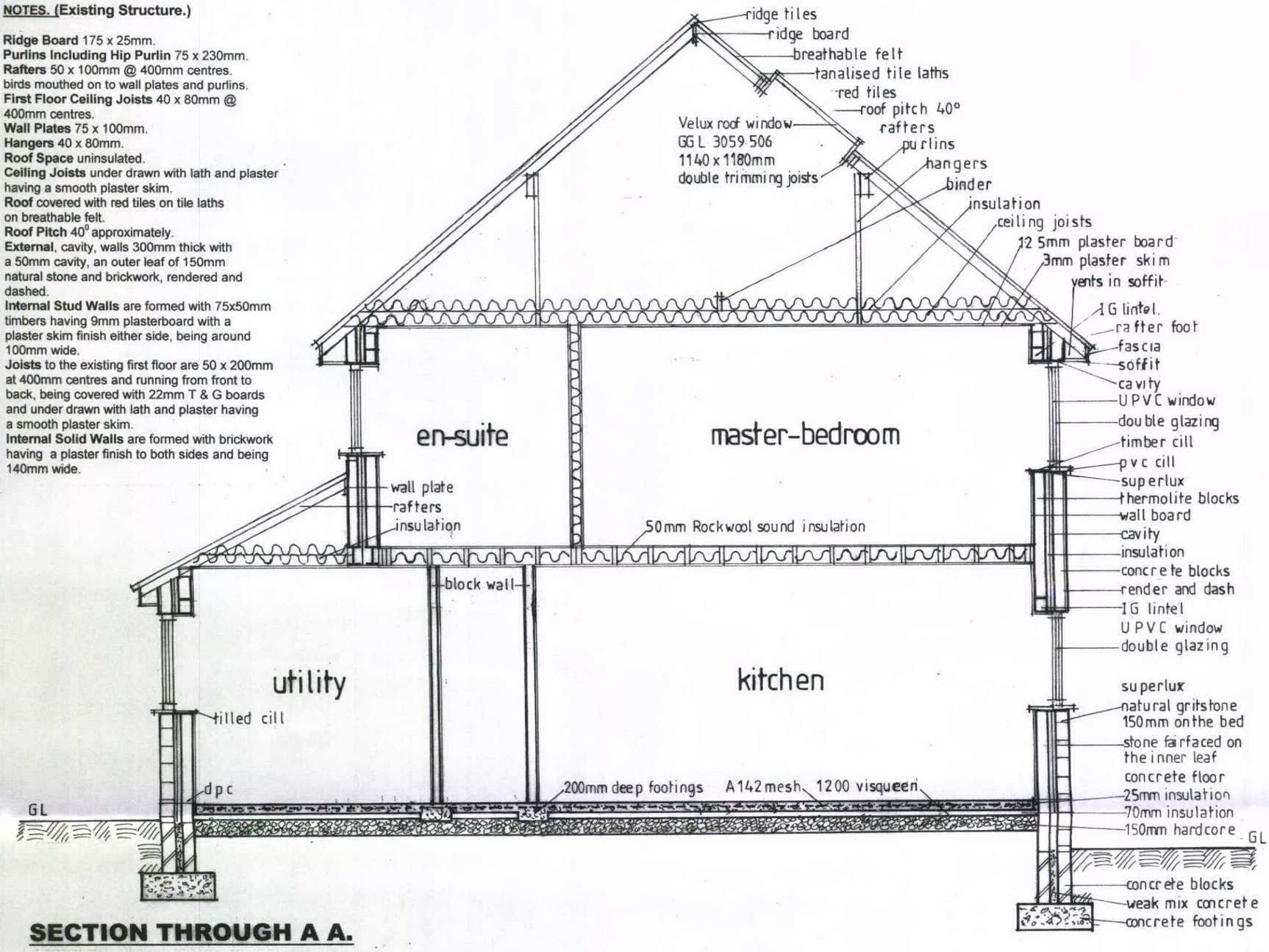
NOTES. (Existing Structure.)

Ridge Board 175 x 25mm.
Purlins Including Hip Purlin 75 x 230mm.
Rafters 50 x 100mm @ 400mm centres. birds mouthed on to wall plates and purlins.
First Floor Ceiling Joists 40 x 80mm @ 400mm centres.
Wall Plates 75 x 100mm.
Hangers 40 x 80mm.
Roof Space uninsulated.
Ceiling Joists under drawn with lath and plaster having a smooth plaster skim.
Roof covered with red tiles on tile laths on breathable felt.
Roof Pitch 40^0 approximately.
External, cavity, walls 300mm thick with a 50mm cavity, an outer leaf of 150mm natural stone and brickwork, rendered and dashed.
Internal Stud Walls are formed with 75x50mm timbers having 9mm plasterboard with a plaster skim finish either side, being around 100mm wide.
Joists to the existing first floor are 50 x 200mm at 400mm centres and running from front to back, being covered with 22mm T & G boards and under drawn with lath and plaster having a smooth plaster skim.
Internal Solid Walls are formed with brickwork having a plaster finish to both sides and being 140mm wide.



SECTION THROUGH A A.

Notes: - 168, Green Lane, Buxton, Derbyshire. SK17 9DG.

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 Local Authority Building Control Officer, should this prove necessary. 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 Building Control Officer.
2. New footings, 700mm wide by 900mm 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 proposed new combined drain as shown on the plans.
3. The existing drain taking the foul drainage from the first floor W.C. will be replaced by a 110mm p.v.c. pipe passing between and adequately secured to the 50 x 195mm floor joists forming the floor of the ensuite master bedroom connected to the new foul drain and terminating in an air admittance valve positioned in the W.C. compartment.
4. All footings to be formed with 1:2:4 concrete, having an average depth of 300mm, the concrete is to be discharged into the footings from the vehicle positioned on the front driveway.
5. Footings to just below ground level to be constructed using 450 x 225 x 100 and 150mm solid concrete blocks and concrete common bricks as appropriate to achieve suitable levels having a 100mm cavity.
6. All cavities below ground level to be filled to ground level with a weak mix of concrete.
7. 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.
8. All new walls to be bonded to the existing with multistarters or their equivalent.
9. A vertical 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, by tracking as shown on the plans.
10. The ground floor to be formed with 100mm 1:2:4 concrete, reinforced with A142 mesh, on 70mm Ballytherm floor insulation on 1200 gauge visqueen, on 150mm well rolled, dust blinded, clean hardcore. Note that the visqueen is to be taken up and over both of the p.v.c. damp proof courses to form cavity tray and a seal against Radon gas. Note that the Ballytherm insulation is to have 25mm upstand around its outer edges.
11. Radon sump, with 110mm piped outlet to the external air to be provided under the new concrete floor in an appropriate position.
12. All rainwater goods are to be brown square section p.v.c. to match the existing.
13. All new rainwater downspouts are to discharge via trapped gullies below the gully tops to the new Brett 110mm, p.v.c. combined drain, as shown on the plans.
14. External walls to be constructed with a 100mm cavity insulated with 50mm Ballytherm cavity wall insulation, or its equivalent fixed in accordance with the manufacturers specification, in the areas indicated on the attached plans, having an outer skin of 450 x 225 x 100mm solid concrete blocks and an inner one built of solid, 450 x 225 x 125mm Thermalite insulation blocks or their equivalent. Note that part of the external wall to a height of around 2100mm above the internal floor level on the front and rear elevations is to be built using natural grit stone sitting around 150mm on the bed to match the existing as closely as possible.
15. 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.
16. All the cavities below the wall plates and the sills to be closed with 12.5mm Superlux or similar.
17. The cavity ties are to be DD140-2 Type 4 manufactured of austenitic stainless steel and are to be spaced at 750mm horizontally and 450mm vertically.
18. The internal surfaces of all new block walls, in the habitable areas of the addition, are to be covered with 9.5mm wall board, spot fixed to the walls by an approved adhesive, having a smooth 3mm plaster skim finish.
19. The external surfaces of all new solid concrete block walls are to be covered with a two-coat sand and cement render, having a dash finish, to match the existing. Note that a bell bead is to be fixed at d.p.c. level and where the render joins on to the natural stonework. Note that no render will bridge the p.v.c. d.p.c.
20. All new drains are to be formed with Brett 110mm, underground p.v.c. pipe, bedded on 6mm limestone gravel and laid to a fall of 1:40 approximately.
21. All sanitary fittings, in the proposed new en-suite bathroom are to have anti-vac traps and 40mm and 110mm waste pipes, as appropriate, with access points at all changes of direction and be connected to the new patent inspection chamber at the front of the property via the new boxed in soil and vent stack in the proposed porch and a new 110mm foul drain.
22. A new patent plastic inspection chamber is to be provided at the front of the dwelling where the new combined drain joins the existing one and at the rear of the dwelling as shown on the plans.
23. A new black p.v.c. soil and vent pipe that terminates with a patent cage is to be provided on the rear elevation of the existing dwelling as shown on the plans.
24. The existing conventional brick built inspection chamber situated in the front drive of the dwelling is to be retained.
25. The newly extended parts of the dwelling, namely the kitchen, cloakroom utility room and first floor bedroom and bathroom will be heated with radiators having thermostatic radiator valves.
26. The existing condensing combination gas boiler is to be replaced with a condensating boiler situated in the proposed kitchen to meet the increased demand for space heating and hot water.
27. All plumbing is to be to BS5572 1978 and be carried out by a Corgi Registered Engineer.
28. All lintels above the new window and external door openings are to be a combination of I.G and r.c. ones, having p.v.c. cavity trays over them as appropriate.
29. All lintels and U.B's are to have a minimum end bearing of at least 150mm.
30. Every masonry return to be a minimum of 650mm unless Bricktor or the equivalent is incorporated in their construction.
31. All cavities below wall plates and cills to be closed with 12.5mm Superlux or similar.
32. The suspended timber floor is to be formed using 50 x 195mm joists at 400mm centres, hung on restraint type galvanised hangers from the walls, to support the joists off the walls having mid point herring bone strutting and double joists under the proposed stud partition. Joists to be strapped to the walls by 30 x 5mm bat straps, spanning at least 3No joists, at around 1000mm centres, covered with 22mm chipboard or plywood. A 100mm layer of Cosywrap insulation, or similar, is to be provided between all of the floor joists which enjoys a close fit with all of the floor joists, so that no gap is greater than 3mm.
33. The main roof over the proposed, two-storey gable addition, which is to have a pitch of around 40^0 is to be formed with a traditional roof construction consisting of a 25 x 125mm ridge board, 75 x 100mm wall plates, 75 x 230mm purlins, including the hip purlin, 50 x 100mm rafters, at 400mm centres birds mouthed on to the purlins and wall plates and 2No 50 x 275mm hip rafters with 50 x 150mm ceiling joists at 400mm centres with 50 x 25mm hangers from the purlins and a 50 x 150mm binder. In addition the ceiling joists are also to be strapped to the gable wall, where possible, with 30 x 5mm bar straps, spanning at least 3No joists or rafters.
34. Two number Velux GGL 3059 S06 roof windows (1140 x 1180mm) are to be position in the rear half of the main roof with each one having double trimming joists and a patent Velux flashing