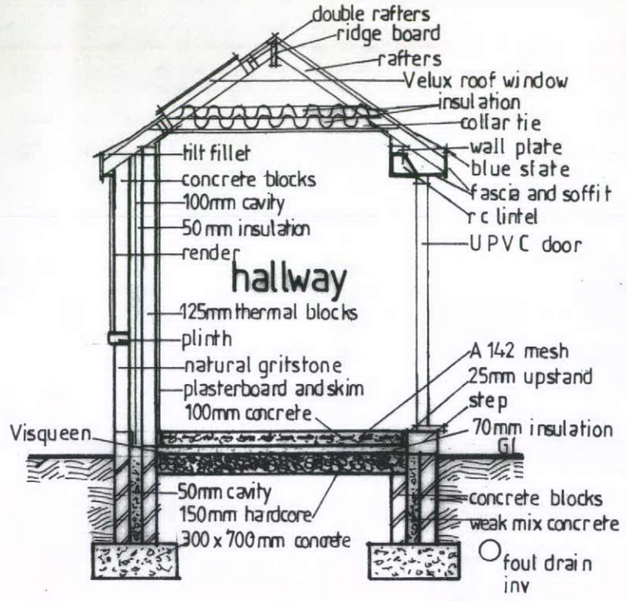
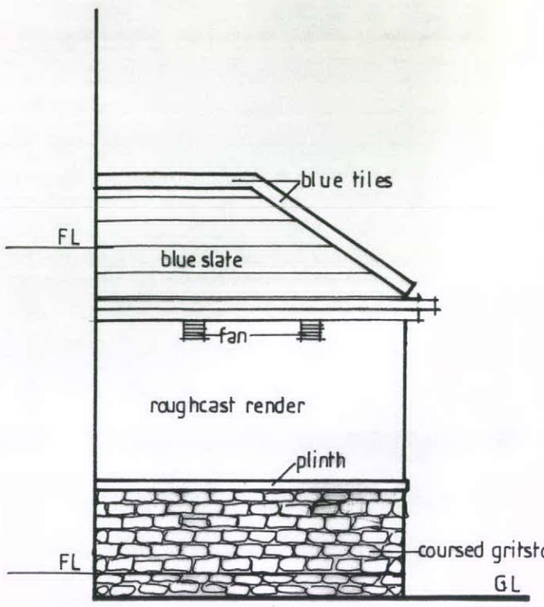
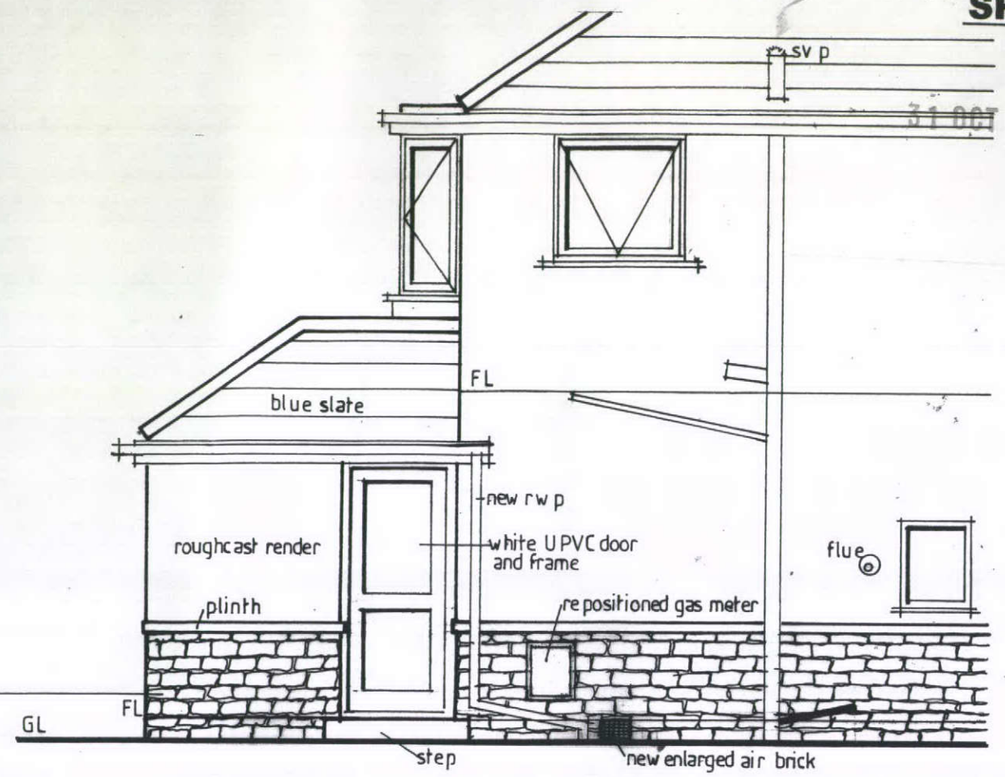


SECTION A TO A.



PROPOSED PART GABLE WEST ELEVATION.



PROPOSED PART GABLE EAST ELEVATION.

NOTES: - 18, Alexander Road, Dove Holes, Buxton, Derbyshire. SK17 8BN.

1. New footings 700mm wide are to be dug to a depth of around 1000mm below the existing ground level and below the invert of the adjoining foul drain the exact depth being determined by the ground conditions and the depth of the foul drain.
2. Footings to be formed with 1: 2: 4 concrete having a minimum depth of 300mm.
3. A new 100mm Brett Martin underground foul drain and a back inlet gully is to be laid on 6mm limestone gravel to a fall of 1: 40 as shown on the attached plans connecting with the existing foul drain at a patent p.v.c. inspection chamber at the junction of the new with the old pipe.
4. The rainwater downspout is to discharge below the gully top of the existing gulley on the existing gable as shown on the plans.
5. The footings are to be constructed to just below ground level using 450 x 225 x 150mm solid concrete blocks and common concrete bricks as appropriate with a clear 50mm cavity.
6. The 50mm cavity is to be filled to ground level with a weak mix of concrete.
7. The minimum distance between the undersides of the p.v.c. d.p.c. to the top of the concrete cavity fill is to be 225mm.
8. All the new walls are to be bonded to the existing with multi-starters and a vertical d.p.c. in the existing outer leaf of the brickwork as shown on the attached plans to prevent the tracking of moisture along the existing outer leaf of brick and stonework.
9. The new floor is to be formed with a 100mm layer of 1: 2: 4 concrete reinforced with A142 mesh on 70mm of Kingspan insulation having a 25mm upstand around the perimeter on 1200 gauge Visqueen on 150mm well rolled dust blinded clean hard core. The visqueen is to be taken up and over the p.v.c. d.p.c's as a seal against Radon gas.
10. All rainwater goods are to be black round section p.v.c. to match the existing.
11. The external walls are to be constructed with a 100mm cavity insulated with 50mm Kingspan cavity wall insulation fixed in accordance with the manufacturer's specification having an outer skin of 125mm on the bed natural grit stone with a plinth to match the existing as closely as possible with 450 x 225 x 100mm solid concrete blocks above with an inner one of 450 x 225 x 125mm thermal blocks.
12. The cavity tie irons are to be DD140-2 Type 4 made from austenitic stainless steel and provided at 450mm and 750mm centres.
13. The internal block walls are to be covered with 12.5mm plasterboard or 9.5mm wallboard spot fixed to the wall with an approved adhesive having a smooth 5mm plaster skim finish.
14. The foul drain that passes through the footings is to have concrete lintels or continuous concrete blocks over it to afford it adequate protection.
15. The existing condensating gas fired boiler positioned under the staircase is considered to be capable of heating the proposed addition.
16. The proposed addition is to be heated by an enlarged radiator or towel rail fitted with thermostatic radiator valve that is connected to the existing central heating system.
17. All the plumbing is to be to BS5572 1978 and is to be carried out by a Corgi registered engineer.
18. The new lintel over the external door opening is to be a 100 x 140mm reinforced concrete one having a minimum end bearing of at least 100mm.
19. Any masonry return below 650mm in width is to have Bricktor or similar incorporated in its construction.
20. The cavities below the wall plate is to be closed with 12.5mm Superlux or a similar product.
21. The door reveal in the addition is to be insulated to 1.2w/m20C and to have a vertical p.v.c. d.p.c.
22. The proposed addition will have a ceiling height of around 2400mm.
23. The hip roof to the proposed addition is to have a pitch of around 35 degrees with a 50 x 170mm ridge board, 25 x 175mm hip rafters, 50 x 100mm rafters, ceiling joists both at 400mm centres and 75 x 100mm wall plates that are strapped to the internal wall with 30 x 5mm bat traps at appropriate centres. All to be as shown on the plans.
24. The 50 x 100mm rafters and 50 x 100mm ceiling joists are to be strapped to the gable walls with 30 x 5mm bat straps at appropriate intervals spanning at least 3 No rafters and ceiling joists. Note that the ceiling joists are to be bolted to the rafter feet with toothed timber connectors between.
25. The light well to the Velux Roof Window is to be formed with 50 x 100mm spars at appropriate centres with double 50 x 100mm rafters and trimming joists being provided to form the opening for the Velux roof window. The light well is to be insulated with 75mm Kingspan insulation in the best practical manner to the satisfaction of the Building Control Officer as is the coved area of the roof.
26. The space above the ceiling joists is to be filled with 2No layers of 100mm Cosywrap insulation to achieve a U value of 0.20.
27. A Code 4 lead flashing having a minimum up stand of 150mm is to be provided where the blue slated roof abuts the existing front house wall.
28. All ceiling joists are to be under drawn with 12.5mm plasterboard having a 5mm smooth plaster skim finish or decorative timber boarding which is to be treated with an approved flame retardant paint.
29. All new fascia and soffit boards are to be formed using 17 x 175mm white U.P.V.C. boarding.
30. The roof to the proposed addition is to be covered with Roofshield breathable felt fitted in accordance with the manufacturers specification and covered with sound reclaimed blue slated to match the existing as closely as possible nailed to tanalised slate laths with galvanized or copper nails.
31. A patent 25mm continuous eaves ventilation strip is to be provided on top of the fascia board
32. The existing external cavity wall between the hallway and the proposed addition is to be removed as shown on the attached plans and a new suitable IG lintel being provided having a minimum of 150mm end bearing. Allowance is to be made for propping and supporting the wall above whilst the IG is positioned.
33. Extractor fans are to be provided in the walk in shower and cloakroom that are vented to the external air that are capable of extracting at least 15 litres per second, of being operated intermittently and having at least a 15 minute over run period.
34. Any glazing less than 900mm above floor level and any in the door is to be toughened or laminated glass complying with BS6206.