



GENERAL CONSTRUCTION NOTES:
FOUNDATION WALLS ARE TO BE CONC STRIP FOOTINGS WITH WEAK MIX CONC CAVITY CONSTRUCTION UP TO A GROUND BEARING SLAB CONSTRUCTION WITH 25mm SAND BLINDING, 150mm GROUND BEARING KINGSPAN INSULATION WITH 1200g DPM, 500g ISOLATING, 100mm CONC/SCREED COVER WITH 25mm PERIMETER INSUL TO PREVENT COLD BRIDGING AND FINISH TO CLIENTS REQUIREMENTS (UNDERFLOOR HEATING IF SO DESIRED - DISCUSS WITH CLIENT). EXTERNAL WALL CONSTRUCTION TO BE TO MATCH EXISTING WITH DASHED RENDER TO 100mm 7N SOLID BLOCK EXTERNAL SKIN, 100mm CAVITY WITH FULL FULL KINGSPAN (THERMALLY SEALED TO OPENINGS/JUNCTIONS ETC), 100mm INTERNAL 7N SEMI DENSE THERMAL BLOCK AND 12.5mm PLASTERBOARD AND SKIM TO FINISH. ALLOW FOR ALL RELEVANT WALL TIES AT 450 AND 750ctr

NEW BI-FOLD DOORS TO THE REAR TO BE ALUMINIUM WITH TRIPLE GLAZED UNITS. U VALUE OF 0.9 W/M2K OR BETTER. ALLOW FOR BLIND SYSTEM IN GLASS CAVITY OR AS REQUIRED BY THE CLIENT. ALLOW FOR ASSOCIATED CAVITY TRAY CATNIC LINTOL OVER OR STEEL RELEVANT TO WIDTH OF OPENING AS REQUIRED. ALLOW FOR BI-FOLD UNITS TO MATCH COLOUR OF ANY NEW WINDOWS AS REQUIRED. ALL NEW WINDOWS TO FLUSH SASH CASEMENTS

THE ROOF AREA IS TO BE CONSTRUCTED AS A HIPPED FLAT TOP WITH 150x75 C24 RAFTERS USED AT MAX 450ctrS UP TO A DOUBLE TRIMMED FLAT TOP FRAME WITH 150x75 C24 FLAT ROOF JOISTS. RAFTER SECTION AT PITCH OF 25-26deg TO MATCH MAIN ROOF. RAFTERS TO BE DOUBLE TRIMMED TO FRAME CONSERVATION ROOFLIGHT BY THE ROOFLIGHT COMPANY AS INDICATED (SUGGESTED SIZE - VIEWABLE TO BE: 821x525. ALLOW FOR 100 KINGSPAN BETWEEN RAFTER AND 50 BELOW WITH PBD AND SKIM TO FINISH. ROOF FINISH TO BE TILED TO MATCH - TILE SHOULD WORK AT PITCH WITHOUT SECONDARY MEBRANE SYSTEM. FLAT TOP SECTION TO BE CONSTRUCTED AS WARM DECK MAKE-UP WITH 19mm PLYBOARD DECK TO VAPOUR MEMBRANE OVER FLAT ROOF JOISTS WITH 150mm ROOFING GRADE KINGSPAN OVER WITH PLYBOARD DECK TO TAKE GRP FINISH, DRESSED TO ABUTMENT. ALLOW FOR DOUBLE JOIST TRIMMERS TO FRAME FLAT TOP ROOFLIGHTS TO SIZE AS INDICATED

ALL NEW STUDWORK IS TO BE 100x50 SW AT 450ctrS WITH ISOVER APR 1200 QUILT THERETO FOR SOUND INSULATION PURPOSES. OVERBOARD WITH PBD AND SKIM AND PLYBOARD TO AREAS REQUIRING WALL FIXING. ALLOW FOR NEW DOOR AND FRAME THERETO AND ALL RELEVANT SKIRTING JOINERY ETC.

ALLOW FOR ALL NEW STEELWORK INTERNALLY TO OPEN UP SPACE THROUGH FROM EXISTING TO NEW EXTENSION. ALL STEELS TO BE ON MIN 2 COURSE ENG BRICK PADSTONE SUPPORT TO STRUCTURE EITHER END - STRUCTURAL ENGINEER CALCS TO BE PROVIDED UNDER SEPARATE COVER.

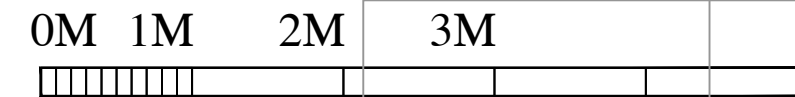
ALLOW FOR ALL RELEVANT WORKS TO EXISTING DRAINAGE AS REQUIRED AND BRANCH CONNECTION TO EXISTING. ALLOW FOR ANY NEW MANHOLES AS/IF REQUIRED AND UNDERTAKE ALL WORKS IN ACCORDANCE WITH APPROVAL FROM BUILDING REGULATIONS AND RELEVANT SERVICE AUTHORITY.

SUGGEST CREATION OF PATIO AREA TO REAR OF LOUNGE/SIDE OF EXTENSION TO RUN FLUSH THROUGH WITH FLOOR FINISH, ALLOW FOR ALL RELEVANT ACO DRAIN AT ABUTMENT

ALLOW FOR ALL STONWORK TO FRONT ELEVATION TO BE CLEANED UP WITH ALL NEW TO BE EITHER RECON OR NEW TO MATCH.

ALLOW FOR ALL EXISTING RENDER TO BE MADE GOOD AND PAINTED TO STABILIZER COAT. SUGGEST STONE COLOUR TO FINISH. ALLOW FOR NEW STONE HEADS AND CILLS TO WINDOWS TO REAR AND SIDE.

ALL NEW WINDOWS TO BE FLUSH SASH CASEMENT WINDOWS AND FINISHED EITHER LIGHT GREY OR CHARTWELL GREEN ETC BI-FOLDS TO BE TRIPLE GLAZED ALUMINIUM



DWG: PROPOSED
33 THE FRONT
WATERSWALLOWS, BUXTON

REVISIONS:

1:50	CHECKED:
DATE: MAY'23	DRAWN:

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

A.J.S ARCHITECTURE

32 carr road.
buxton.
derbyshire.
sk17 6wf.

h: 01298 26062
m: 07794 400237

REAR ELEVATION AS PROPOSED 1:50 33 THE FRONT, WATERSWALLOWS

PROPOSED 09

33 THE FRONT