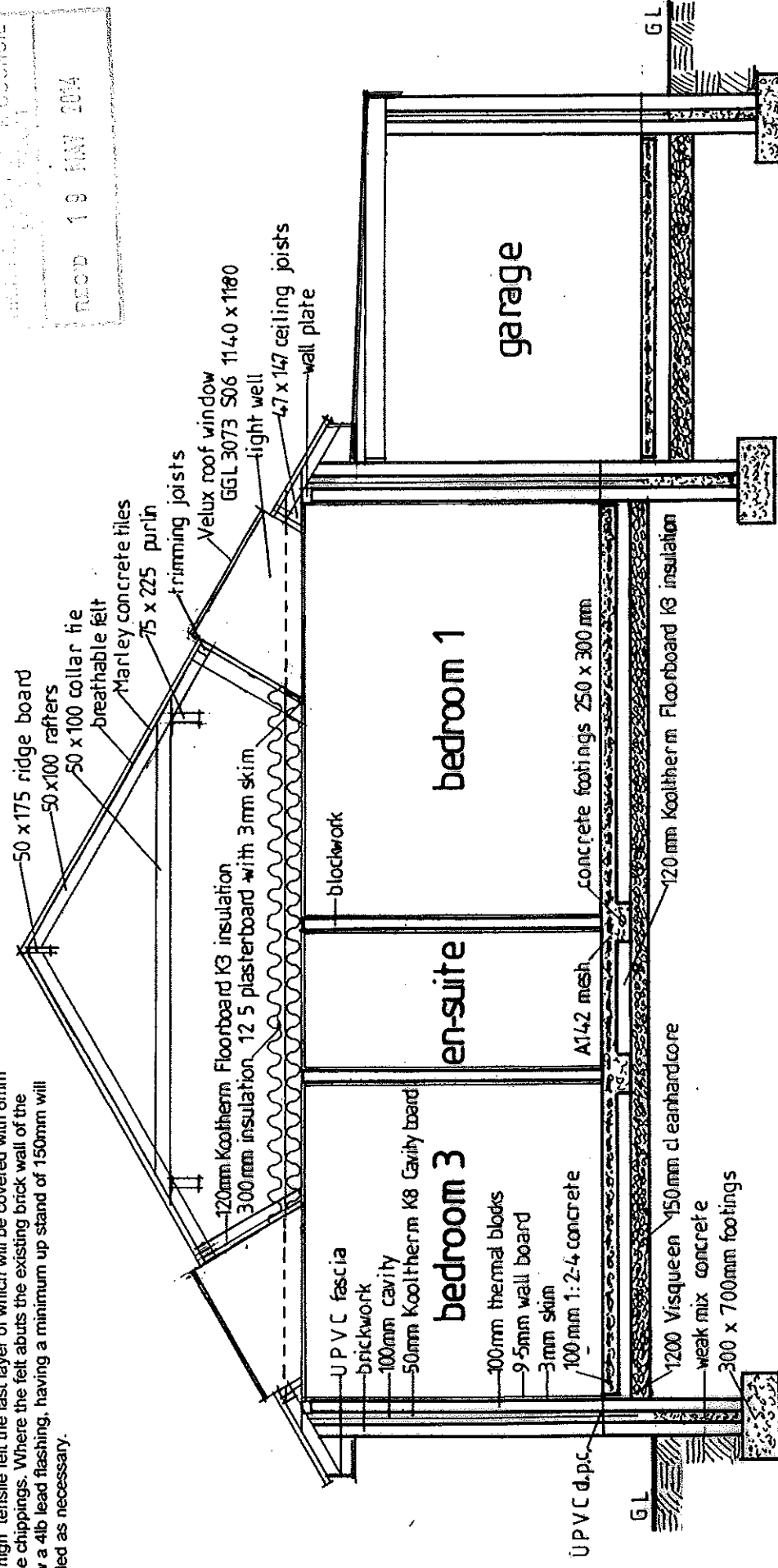




The roof to the garage is to be formed with 47 x 150mm spars@ 400mm centres secured to a 47 x 155mm wall plate and a 75 x 100mm one. The spars are to have 50mm wide felt fillets nailed to them giving around a 50mm fall with the whole being covered with 18mm chipboard covered with three layers of high tensile felt the last layer of which will be covered with 6mm lime stone chippings. Where the felt abuts the existing brick wall of the bungalow a 4lb lead flashing, having a minimum up stand of 150mm will be provided as necessary.



SECTION THROUGH PROPOSED A.A.

NOTES: - "Brambles," Tunstead Milton,
Whaley Bridge, High Peak. S23 7AR.

1. The depth of the footings are to suit the ground conditions being a maximum of 1000mm below ground level and below the invert of the adjoining foul drain having a width of 700mm.
2. The existing footings on the existing rear house wall that are to receive additional loadings are to be checked for adequacy this is deemed necessary by the Building Control Officer.
3. The proposed 450 x 225 x 100mm solid concrete block walls to form the en-suite shower-room are to be built off 1: 2: 4 concrete footings 300mm wide by 225mm deep as shown on the attached plans.
4. A new foul drain is to be provided along with a back inlet gully to take the waste water from the washer in the garage addition using 110mm Brett UPVC underground fittings and pipework laid to a fall of around 1: 40. The foul drain is to terminate at a patent inspection chamber formed on the existing foul drain which leads to the existing foul sewer.
5. The new footings are to be formed on load bearing ground with 1: 2: 4 ready mixed concrete having an average depth of around 300mm of concrete.
6. The footings to just below the finished ground level are to be formed with a 100mm cavity using 450 x 225 x 100mm concrete blocks and concrete bricks as necessary.
7. All cavities to the foundations are to be filled to just below ground level with a weak mix of concrete.
8. The new solid floor is to be formed with a 100mm of 1: 2: 4 concrete reinforced with a 142 mesh on 120mm solid Kooltherm K3 Floorboard insulation having a 25mm up stand around its perimeter laid on 1200 gauge Visqueen taken up and over the UPVC damp proof course on the inner and outer leaf of masonry, on 150mm of dust blinded well consolidated clean hard core.
9. A radon sump with a 110mm piped outlet to the external air is to be provided under the new concrete floor.
10. The existing rainwater downspouts and their gullies are to be used to take the rainwater discharged from the new tiled and felted roofs.
11. All new rainwater gutters is to match the existing UPVC.
12. The external walls of the additions are to be constructed with a 100mm cavity insulated with 50mm Kooltherm K8 Cavity Board fixed in accordance with the manufacturers specification with the external leaf being formed with brickwork to match the existing as closely as possible and the internal skin being formed with 100mm Celcon thermal insulation blocks or their equivalent.
13. All new masonry walls are to be tied to the existing walls by means of multistarters or other similar approved product or method.
14. All masonry returns are to be a minimum of 650mm wide unless Bricktor or other approved product is incorporated in their construction.
15. All three new openings in the external walls are to have suitably insulated I. G. lintels over them that incorporate a cavity tray in their construction along with adequate end bearings.
16. All the window and door reveals in the external walls to the additions are to be insulated to 1.2w/m20C and are to have vertical UPVC damp proof courses.
17. All cavity tie irons are to be DD140-2 Type 4 made from austenitic steel.
18. A UPVC damp proof course is to be provided a minimum of 150mm above the external ground level in the external leaf in both masonry skins to form a cavity tray.
19. All cavities below the wall plates and window openings are to be closed with 12.5mm Superlux boarding or similar.
20. Both new window frames along with the new external door are to be white UPVC ones having double glazing with a U value of 1.8w/m20C using Pilkington Optitherm low-e-coated glass or its equivalent having a 16mm gap between the panes.
21. Both new window frames will satisfy the trickle ventilation regulations by having controllable trickle ventilators (8000mm²) fitted into the frames of the actual windows.
22. All glazing that is less than 900mm above the internal floor level along with all that in any new external and internal doors or glass panels adjoining the doors will be formed using toughened glass that complies with BS6206.
23. Two GGL 3073 S06 1140 x 1180mm Velux roof windows, one serving each bedroom addition are to be fitted into the roof. The windows are to be fitted between double trimming rafters and 50 x 100mm timbers are to be used to form a light well boarded out with reclaimed timber boarding that is insulated with 120mm Kooltherm K3 Floorboard insulation as shown on the plans.
24. On completion all habitable rooms will have windows with an area equivalent to one tenth of the floor area with an open able area equivalent to one twentieth.
25. The roof which will have a 30° pitch will be formed with 50 x 100mm rafters at 400mm centres birds mouthed on to the 75 x 225mm purlins and 75 x 100mm wall plate and nailed to the 50 x 175mm ridge board along with 50 x 100mm collar ties at 800mm centres and 50 x 147 ceiling joists at 400mm centres secured to the rafter feet with bolts having crocodile washers on them. In addition the first three rafters and the ceiling joists are to be secured to the new gable wall with 30 x 1200 x 5mm galvanised metal straps at around 1400mm centres.
26. The roof structure that is detailed above is to be covered with Marley modern concrete tiles to match those on the existing main house roof nailed to tanalised tile laths with galvanised nails that sit on breathable roofing felt fixed in accordance with the manufacturer's specification.

27. The 300mm wide soffits are to have 75 x 150mm insect proof patent soffit ventilators which are provided at around 1000mm centres or a 25mm continuous insect proof patent eaves ventilation strip.
28. The roof space is to be insulated with a 300mm thick Cosywrap or similar layer of insulation that is laid in two 150mm layers, one in between the joists and the other draped over the same.
29. The ceiling joists are to be under drawn with 12.5mm plasterboard nailed to the ceiling joists with galvanised nails having a 3mm layer of plaster that is brought to a smooth finish.
30. The walls to create the proposed en-suite bathroom serving the main bedroom will be constructed using 450 x 225 x 100mm solid concrete blocks built off 1: 2: 4 strip footings 300mm wide by 250mm deep as shown on the attached plans, covered with 9.5mm wallboard having a 9mm plaster skim that is to be brought to a smooth finish having a 90 x 140mm reinforced concrete lintel is to be provided over the new door opening.
31. The w.c. is to be connected to the soil pipe via a 110mm UPVC pipe connected to a Durgo or similar air admittance valve having adequate 90 x 140 reinforced concrete lintels over it where it passes through the footings to protect it from damage from vertical loading.
32. Both the shower and the wash hand basin are to be fitted with 75mm deep seal traps and have separate 40mm waste pipes connected to the soil pipe in accordance with BS 5572 with the waste pipes having adequate rodding access points.
33. All hot taps are to be positioned on the left hand side of the appliance that they serve.
34. An extractor fan capable of extracting at least 15 litres per second, of being operated intermittently, that vents to the external air, with at least a 15 minute over run period is to be provided in the proposed en-suite shower-room.
35. The outward opening door into bedroom 1 to the proposed en-suite shower-room is to have an air gap at its base of at least 10mm.
36. The existing former external walls part of which are to become internal ones are to be removed to give adequate access to the proposed additions as shown on the attached plans and adequate I.G. lintels, 3000mm long having 150mm end bearing provided above the openings so formed with all surplus materials being removed from the site and all disturbed surfaces being made good.
37. The new thermal block walls along with the area of the former rear wall that is to become an internal wall surface are to be covered with 9.5mm fastened to the wall with an approved adhesive wallboard having a 3mm plaster skim brought to a smooth finish.
38. All new window sills are to be formed with 25mm MDF board screwed down to the masonry with galvanised or good quality brass screws.
39. All power points will be positioned now lower than 450mm from the floor and all light switches no higher than 1200mm.
40. Linked mains smoke detectors having battery backup are to be positioned in the lobby and bedroom 1 with a heat detector in the kitchen area.
41. Energy efficient light bulbs and appliances are to be used where ever this is possible.
42. All of the electrical works will be carried out by a competent and NICEIC accredited and registered electrical contractor in a workmanlike manner.
43. All of the additional radiators are to be fitted with Thermostatic Radiator Valves and connected into the existing heating system
44. All of the plumbing works are to be carried out in accordance with BS 5572 1978 by a Registered Contractor.
45. The washing machine in the garage will be connected to all necessary services and the waste water from the same will discharge into the new back inlet gully below the top of the grid as shown on the attached plans via a 40mm waste pipe.
46. Adequate mixed skips are to be provided for the duration of the works along with all the necessary scaffolding erected in accordance with and maintained to comply with all health and safety requirements.
47. All of the timber to be used on the job is to be SC 3 Grade.
48. The floor area of the en-suite shower-room will be tiled with tiles of the Clients choice.
49. The surplus materials and rubbish are to be removed from the site on completion and the site left in a clean and tidy condition.
50. All work is to be done to the satisfaction of the Local Authority Building Control Officer, to comply with current Building Regulations and all other relevant Codes of Practice etc:- and is to be carried out by competent trades people and their associates in a workman like and professional manner with the minimum disturbance, as far as is reasonably practicable to any neighbours.