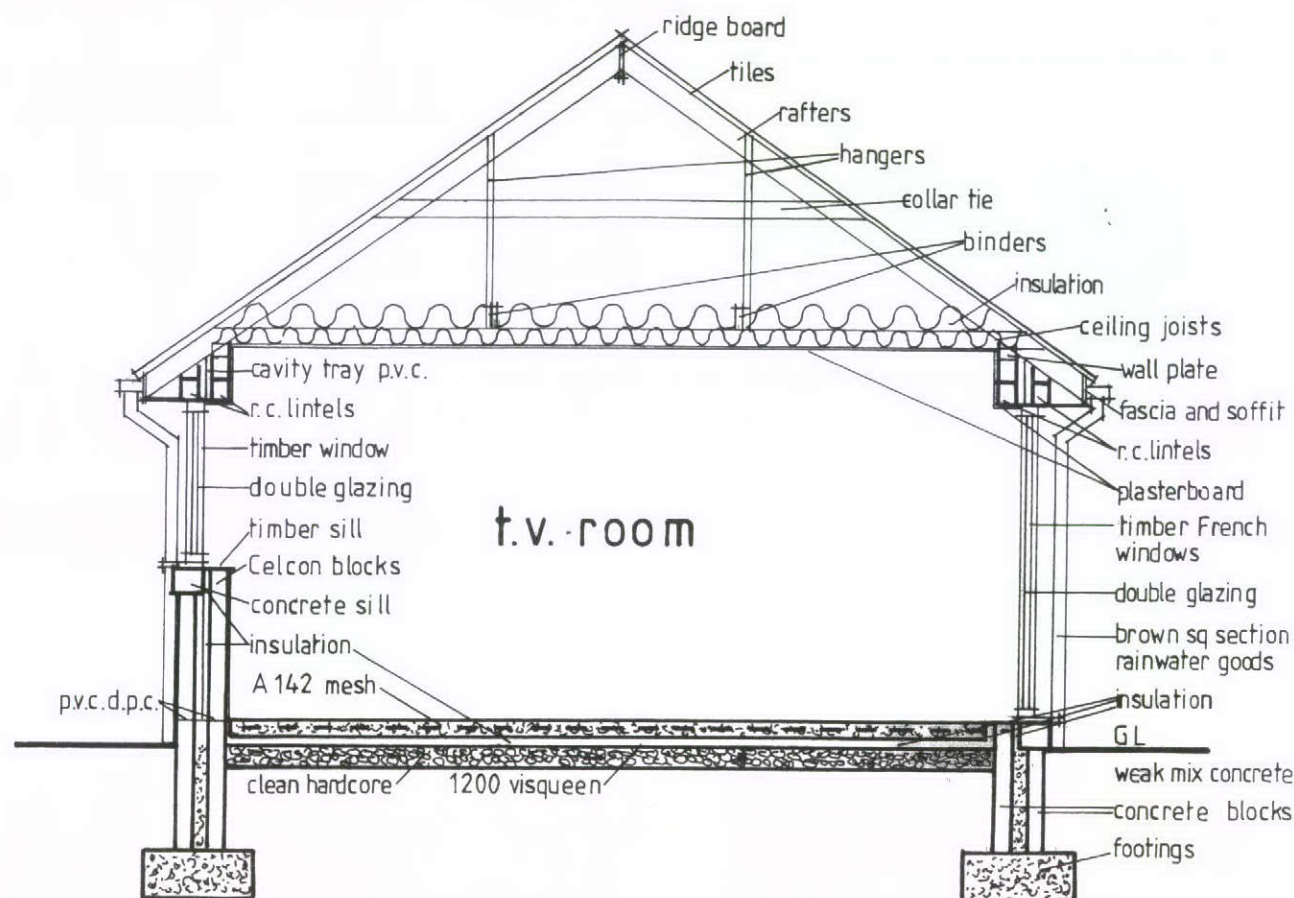


SECTION THROUGH "B" "B".**Notes Cont: - 4, Wye Head Close, Buxton, Derbyshire. SK17 9AX. (Sections A A and B B.)**

38. The roofs over the proposed two storey, front and the single storey, gable additions, which have a pitch of around 35°, are to be formed with a 175 x 50mm ridge boards and 150 x 50mm rafters, at 400mm centres, birds mouthed on to the 100 x 75mm wall plates, with 100 x 50mm collar ties at 800mm centres. Ceiling joists to be 125 x 50mm at 400mm centres with 50 x 25mm hangers from the rafters to the 125 x 50mm binders. Rafters and ceiling joists to be strapped to the gable walls with 30 x 5mm bat straps, spanning at least 3No rafters or joists, at not more than 1000mm centres. The wall plates are to be strapped to the walls with 30 x 5mm bat straps at not more than 1000mm centres.
39. The two valleys, on the front elevation, are to be formed with 250 x 25mm valley boards, covered with 5lb lead, 400mm wide, and 175 x 50mm valley rafters.
40. A well-pointed flush verge finish is to be provided to the roof verges.
41. A 4lb lead flashing, with a minimum 150mm upstand, is to be provided where the roof to the single storey gable addition abuts the existing North gable house wall.
42. A p.v.c. cavity tray is to be provided in the existing external wall where it abuts the roof of the proposed single storey gable addition, should this prove necessary.
43. All ceiling joists to be under drawn with 12.5mm plasterboard, having a smooth, 3mm plaster skim finish.
44. Bedroom 4 is to have an escape window having an aggregate area of 0.33m² with no dimension less than 500mm, and a sill not less than 800mm above the floor level and not greater than 1100mm.
45. Interlinked mains smoke detectors, with battery back up, to be fitted in the hallway and landing along with a heat detector in the proposed kitchen, as shown on the plans.
46. The new fascias and soffits are to be formed with 175 x 22mm timbers, stained, with preservative, to match the existing, whilst the existing timber fascias and soffits are to be treated with an additional coat of preservative.
47. The roof formed in the item 36 above is to be covered with breathable felt, fitted in accordance with the manufacturers instructions, and covered with small, plain concrete tiles, to match the existing as closely as possible, nailed to tanalised tile laths with galvanised nails. Note that a 25mm, patent, continuous eaves ventilation strip is to be provided on top of the fascia, to provide adequate cross ventilation along with a 225 x 150mm air-brick positioned in the pike of the West gable.
48. All roof voids to be insulated with a 270mm quilt, having a 120mm laid between the ceiling joists and a further 150mm laid across them.
49. All ground floor rooms, in the extension to have a ceiling height of 2410mm approximately and those on the first floor one of 2275mm approximately.
50. Stud partitions to be constructed with 75 x 50mm timbers forming the studs and nogginns, at 600mm centres, along with the sole and head plates. Studs to be filled with 50mm, Rockwool, dense, sound deadening, insulation quilt and covered with 12.5mm plasterboard, having a smooth, 3mm plaster finish.
51. Those stud partitions that run parallel with the floor joists are to have double floor joists under them in all appropriate locations.
52. Door to the proposed en-suite shower-room to be 680mm wide and to have a 10mm gap at its base.
53. All new windows to be manufactured from softwood with hardwood sills, stained with two coats of preservative, and to satisfy the trickle ventilation regulations. Those on the ground floor are to have controllable trickle ventilators (strip 8000mm²) whilst those on the first floor are to have night latches, all to be glazed with Pilkington, Optitherm double-glazing, having a 16mm gap between the panes.
54. Any glazing to the doors, glazing in panels adjacent to doors, all glazing less than 900mm above floor level and any glazing in a critical location, to be toughened or laminated glazing complying with BS6206.
55. All habitable rooms to have windows with an area equivalent to 1/10th of the floor area and an open able area equivalent to 1/20th.
56. Both U.B.'s are to be painted with two coats of red oxide, prior to installation, to sit on the concrete pad stones, designed by the Structural Engineer and to be encased in a layer of 12.5mm Fire Shield Board having a smooth 3mm plaster skim finish. (See the attached steelwork calculations, from the Structural Engineer.)
57. Both steps are to be formed with artificial stone steps having a d.p.c. and layer of insulation between the rear of the step and the concrete floor.
58. A p.v.c. d.p.c. is to be provided in both leafs of the external wall a minimum of 150mm above ground level.
59. The cooker in the kitchen is to be fitted with a hood and a fan capable of extracting at least 30 litres/second.
60. A fan capable of extracting at least 15 litres/second, of being operated intermittently and with an over run period of at least 15 minutes will be provided in the proposed revamped bathroom and en-suite shower-room.
61. A high efficacy lighting point will be provided in the proposed en-suite shower-room, having a luminous efficacy greater than 40 lumens per circuit watt.
62. All power points will be positioned no lower than 450mm from the floor and all light switches no higher than 1200mm.
63. An electrical installation certificate to confirm that the work has been designed, installed and tested to BS 76712001 will be submitted to the Local Authority Building Control Section prior to the occupation of the new section.
64. All external and internal finishes and materials to match the existing as closely as is reasonably possible.
65. Site to be left in a clean and tidy condition on completion with all surplus materials and rubbish being moved from the site.
66. All work 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 to be carried out by competent trades people and their associates in a workmanlike and professional manner.