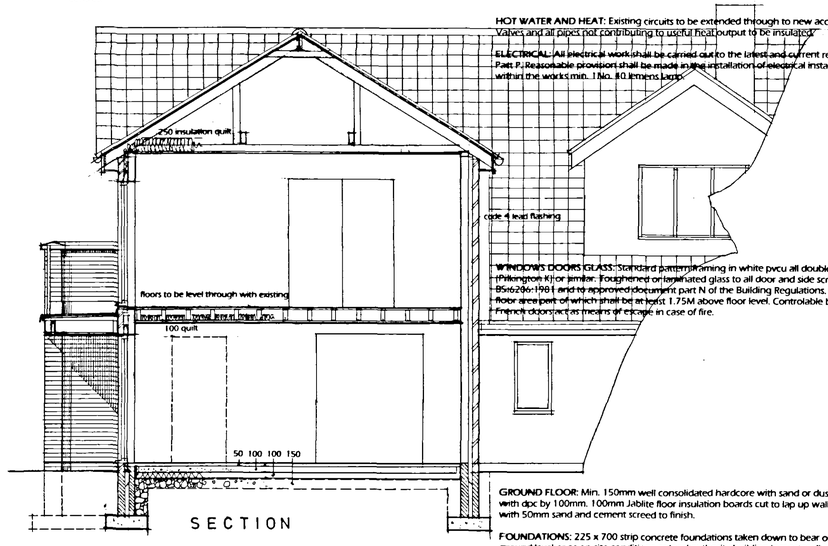
ROOF CONSTRUCTION: Interlocking concrete roof tiles to match existing in style and colour to BS:473:500 part 2:1972 on 25 x 38 softwood treated battens over Knauf Breathlme roofing membrane in complete accord with the makers instructions including head laps etc,. Tiles to be laid with a minimum head lap of 75mm and be fixed with regard to wind speed roof pitch and exposure category as detailed in BS:6399:part 2:1985. Roof timbers to consist of 25 x 150 ridge and apex pieces, 38 x 150 rafters set at 400mm centres, 50 x 100 ceiling joists set at 400mm centres, 50 x 150 binders and 38 x 100 hangers. 25 x 150 lay boards. Vulcanal fibreglass trough valleys. 250 insulation quilt to roof space laid to lap integral with wall insulation at the eaves. 50 x 100 wall plate bedded on sand and cement. 30 x 5 galvanised metal straps to act as anchor and lateral restraint straps at max 1.8M centres. Lateral straps to be over min. 3No. members with solid bridging beneath and straps down walls to be min. 900mm long. All structural timber to be min. SC3 grade. White pvcu soffits and fascias. 112 half round gutters to 68mm downpipes to 110 underground pipes flexibly jointed and laid to falls with bed and surround of 150mm pea gravel. Discharge to 1.2M dia. properly formed soakaways set min 5M from buildings.12.5mm plasterboard with Artex or 3mm skim finish. Provide code 4 lead flashings to abutments with min. upstands of 150mm. Porrch roof to be of similar construction except using 50 x 100 rafters and ceiling joists set at 400mm centres.

FIRST FLOOR: 19mm flooring grade chipboard over 50 x 200 SC3 grade floor joists set at 400mm centres and sling in mild steel joist hangers. Provide solid bridging at mid span and 30 x 5 galvanised metal straps to act as lateral restraint straps over min 3 No. members with solid bridging beneath. Provide within the voids of the joists 100mm of resilient sound insulation quilt. . 15 plasterboard and Artex or skim finish.

BALCONY: Specialist introduced non slip fibreglass roofing system over 19mm external grade plywood on firring pieces to falls over 50 x 200 floor joists at 400 mm centres. Underdraw with white pvcu boarding. Guarding to be min. 1100mm high and to have no gaps greater than would allow the free passage of a 99mm spherical object. Sallow for all drips and trims and flashing to abutments with min. upstands of 150mm.



SECTION

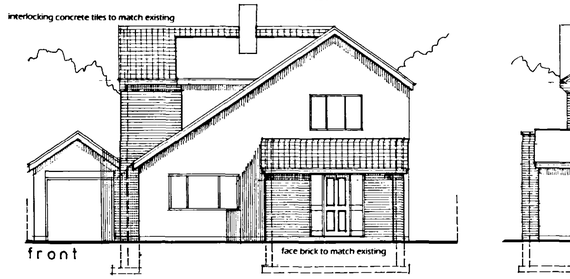
HOT WATER AND HEAT: Existing circuits to be extended through to new accommodation and radiators to be provided with thermostatic rad. Valves and all pipes not contributing to useful heat output to be insulated.

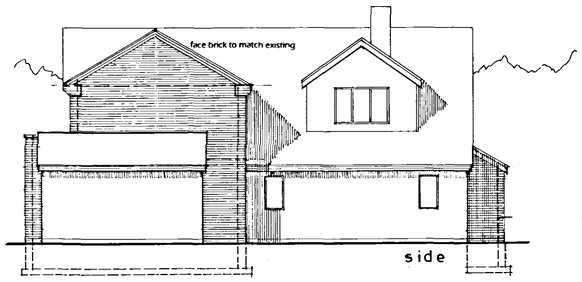
ELECTRICAL: All electrical work shall be carried out to the latest and current regulations and to The Building Regulations Approved Document Part P. Reasonable provision shall be made in the installation of electrical installations in order to protect persons from injury or fire. Provide within the works min. 1No. 80 lumens lamps.

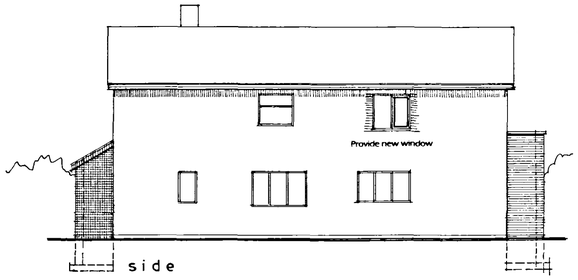
WINDOWS DOORS GLASS: Standard pattern framing in white pvcu all double glazed with min, 28mm thermal break and energy glass (Pilkington K) or similar. Toughened or laminated glass to all door and side screens and any areas falling within 800mm of the floor. Glass to BS:6206:1981 and to approved document part N of the Building Regulations. Provide 100% draft proofing. Purge ventilation equal to 1/20th of floor area part of which shall be at least 1.75M above floor level. Controlable background ventilation via trickle vents of at least 8000 sq. mm. French doors act as means of escape in case of fire.

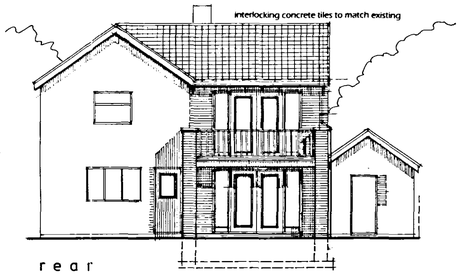
GROUND FLOOR: Min. 150mm well consolidated hardcore with sand or dust blinding. 1200g polythene membrane laid to lap continuous with dpc by 100mm. 100mm Jablite floor insulation boards cut to lap up walls at perimeters. 500g membrane. 100mm concrete laid oversite with 50mm sand and cement screed to finish.

FOUNDATIONS: 225 x 700 strip concrete foundations taken down to bear on suitable load bearing strata deemed to be 1.0M below natural ground level or as on site conditions or local authority building inspector dictates.

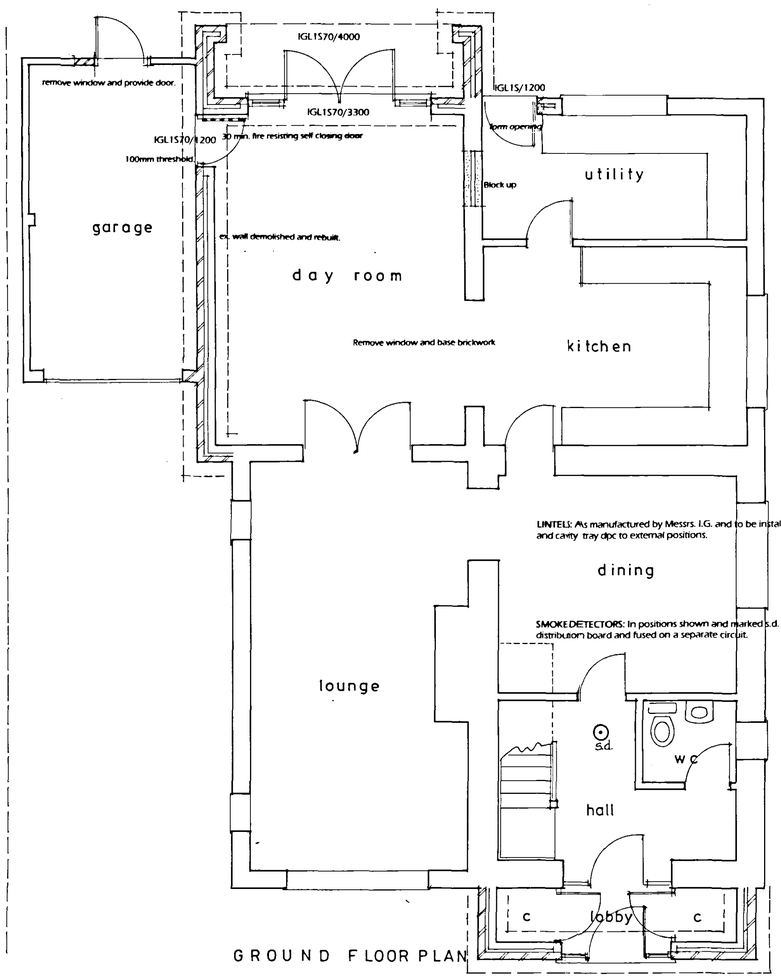








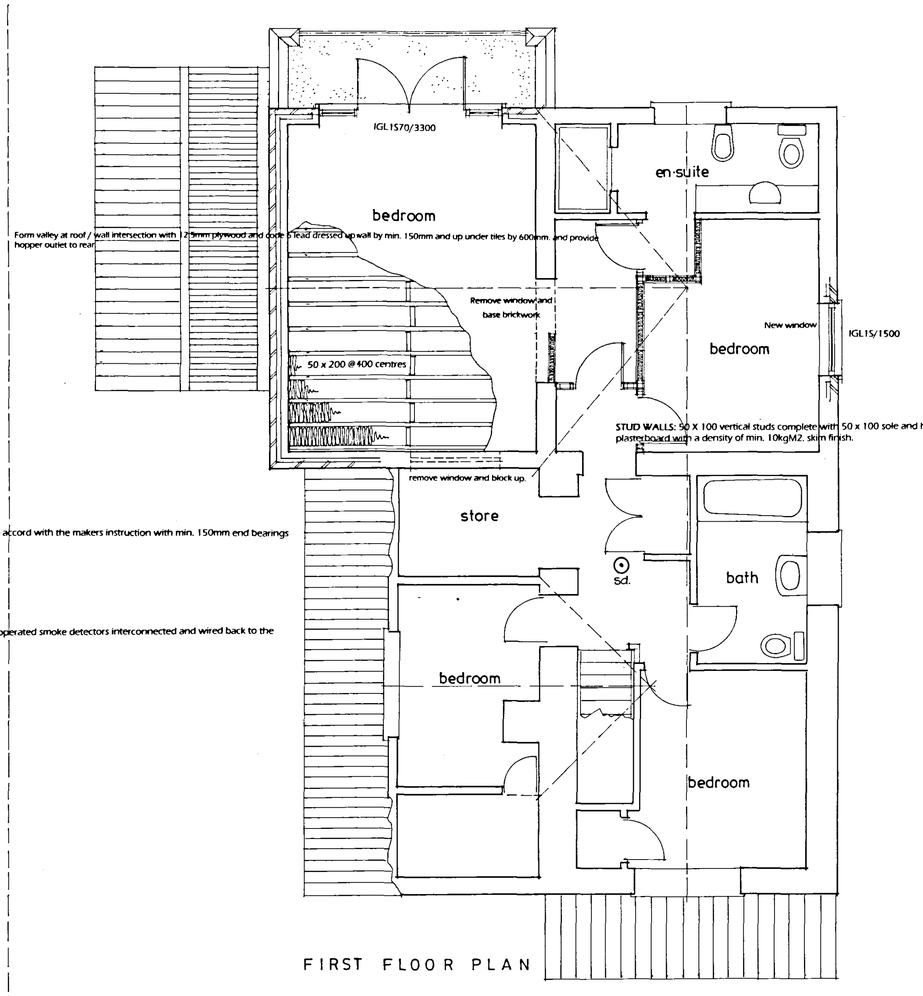
WALLING: 275mm cavity wall construction consisting of face brickwork to match existing to BS.3921:1974 for clay bricks. 75mm cavity with 75mm Dritherm full fill cavity wall insulation bats to maker instructions. Inner leaf from 100mm solid insulation blocks (Fibolite or Fibotherm) or similar. Cavity walls tied together using stainless steel twist ties set at 900mm horizontally and 450mm vertically to BS:1243:1978. Wall ties to be positioned at 225mm vertical centres at all unbonded closures of cavity and to all closures of cavity provide Damcor to makers instructions. Set plaster and skim to all walls. (except garage). Substructure walling to consist of 100mm Class A dense concrete blocks to BS:6703:part1:1981. dpc to be set min. 150mm above finished ground level. Dpc's to BS:6398/8215:1991.



GROUND FLOOR PLAN

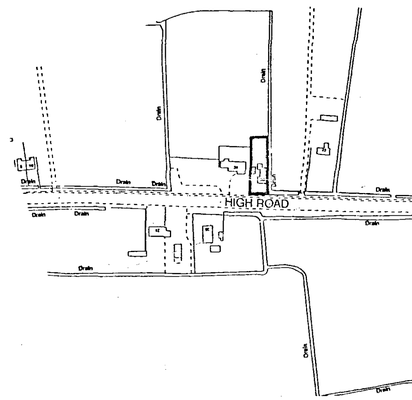
LINTELS: As manufactured by Messrs. I.G. and to be installed in complete accord with the makers instruction with min. 150mm end bearings and cavity tray dpc to external positions.

SMOKE DETECTORS: In positions shown and marked s.d. provide mains operated smoke detectors interconnected and wired back to the distribution board and fused on a separate circuit.

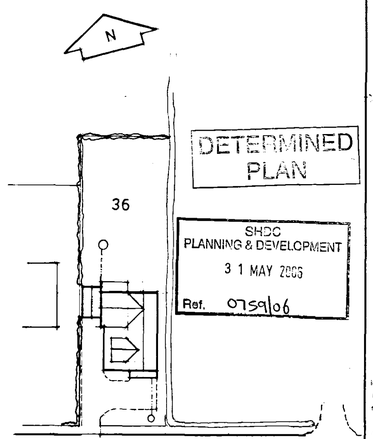


FIRST FLOOR PLAN

STUD WALLS: 50 X 100 vertical studs complete with 50 x 100 sole and head plates. Insulation quilt to voids and clad on both sides with 15mm plasterboard with a density of min. 10kgM2. skim finish.



LOCATION PLAN 1:2500



BLOCK PLAN 1:500

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Tele/Fax 01205 363603 Mobile 07767 888684

Client: Mr. & Mrs. Oldham

Project: Proposals at :
36 High Road
Moulton

Scale: 1:50 1:100

Date: May 2006

Drawing No: 0002

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All dimensions to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto. All drawings are issued, where appropriate, subject to Local Authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the gaining of consents or considerations from Local Authorities. The works are not fully specified and drawings should not be used for Contract purposes.

Unless specified otherwise, no formal Flood Risk Assessment has been undertaken and due account therefore has been given to the discharge of surface and foul water to existing outfalls or as specified upon the drawing.