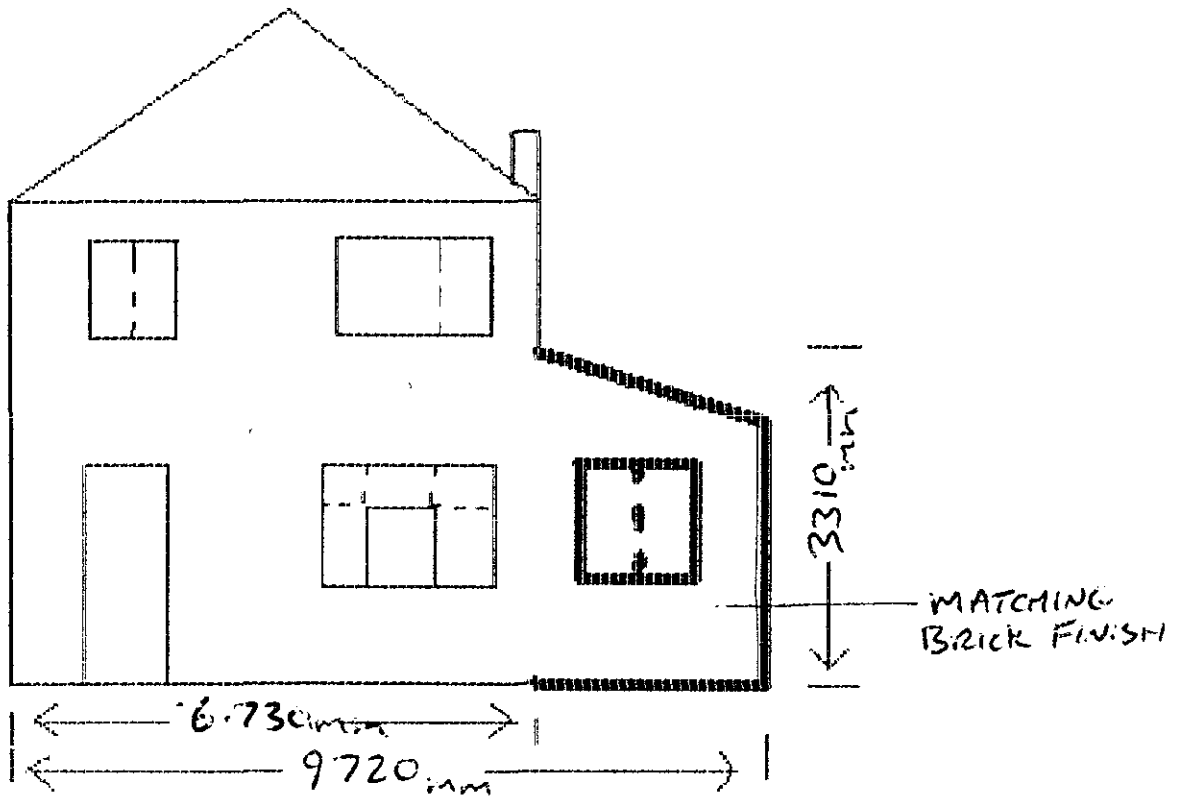
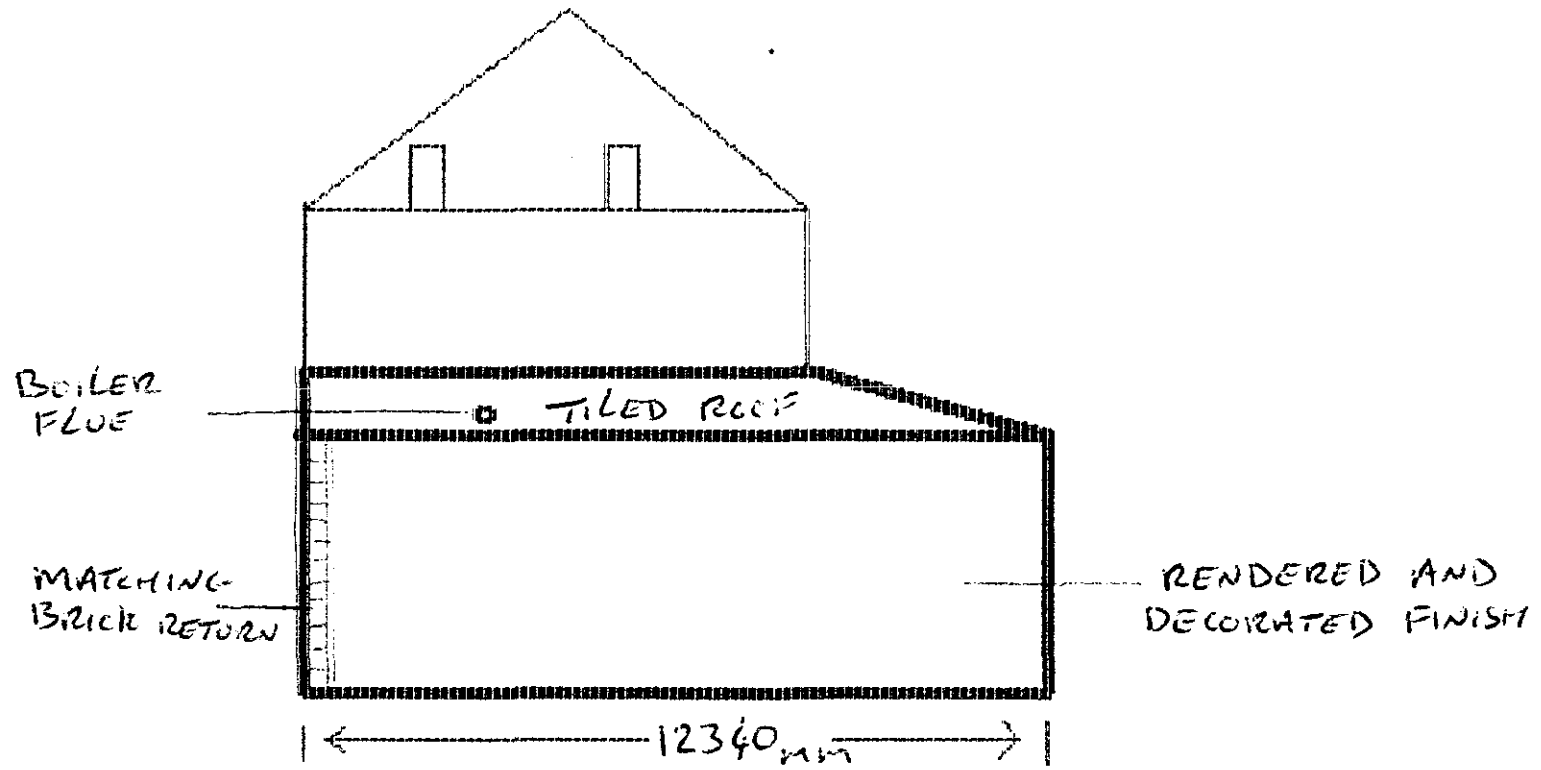
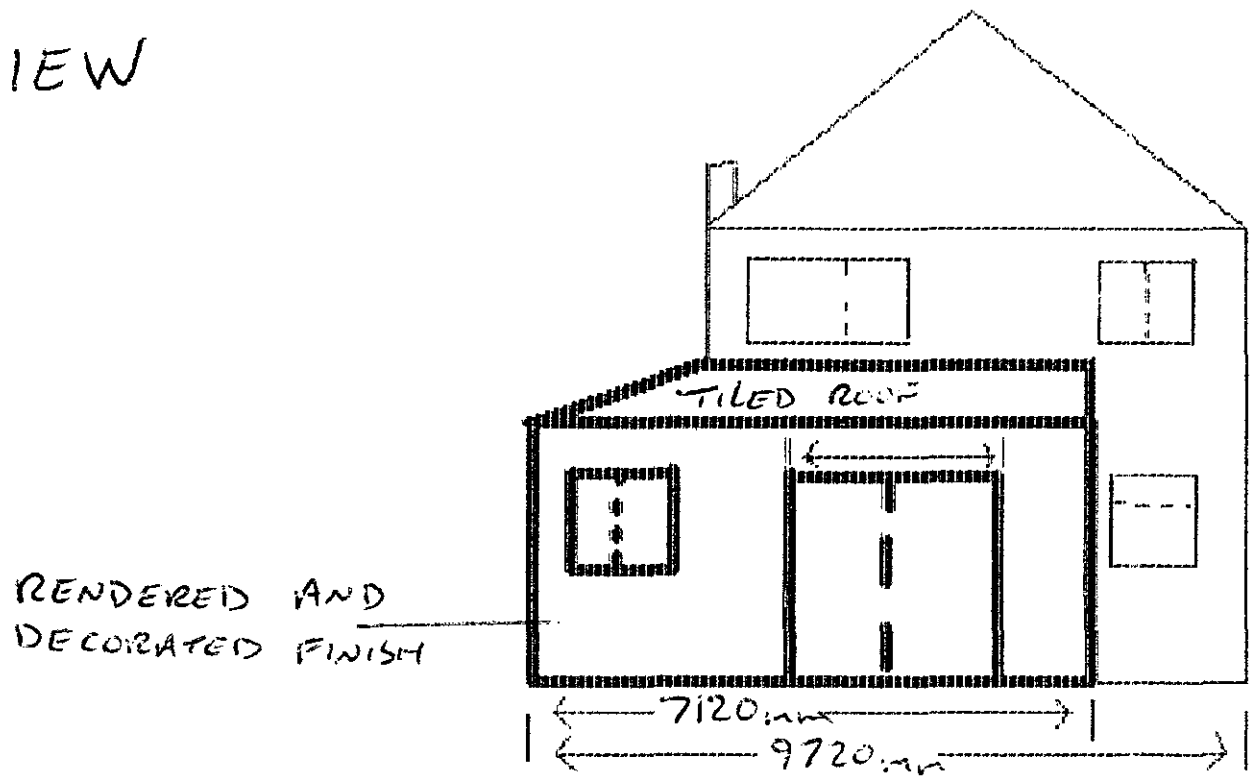


FRONT VIEW



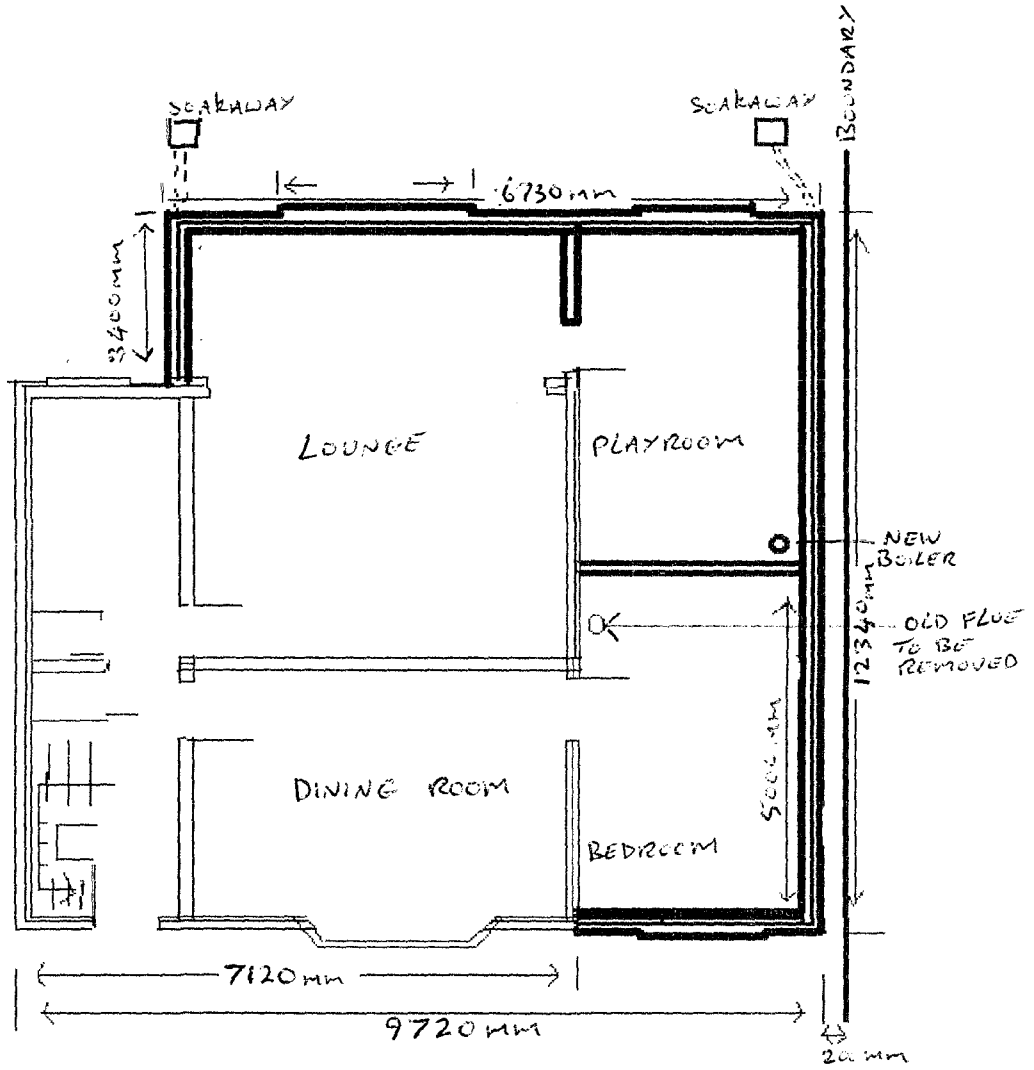
SIDE VIEW

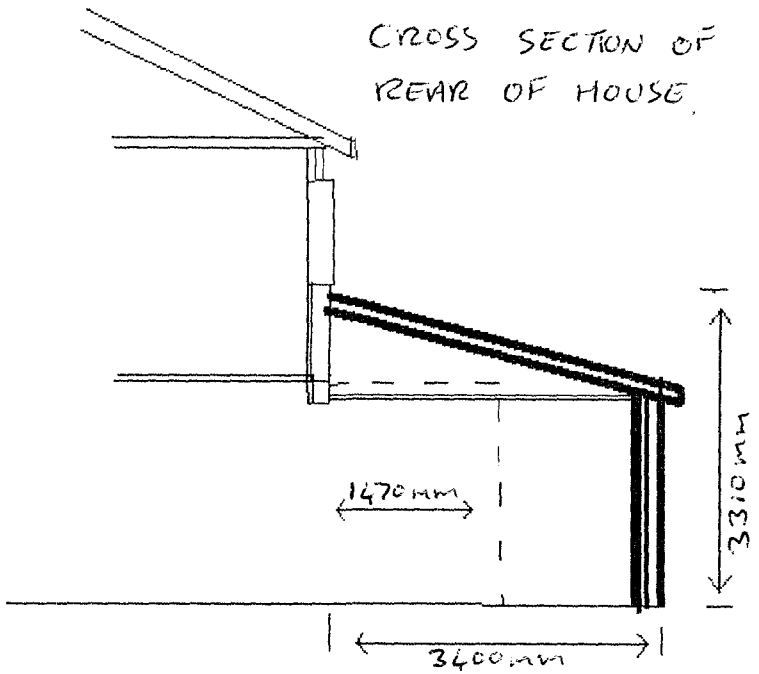


REAR VIEW

MR. A. SHORES
49 ALEXANDRA ROAD
SPALDING, LINCS
PE11 2PX

137dec





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DRAINAGE
Excavate soil and lay where indicated 100mm diameter upvc drain on 100mm pea gravel bed to soakaway 5 metres from nearest building. Soakaway to be 1200mm*1200mm*1200mm deep, back filled with brick rubble. Above ground drainage to comply with BS5272:1978. Below ground drainage to comply with BS8301:1985.

ROOF
To comprise of 100mm*50mm rafters and 100mm*50mm joists at 450mm cts. To be fixed with the appropiate noggins and bracing.

TILES
Covered with interlocking concrete roof tiles. Colour to match original.

BATTENS
38mm*25mm wooden batten laid at a gauge suitable for tiles and fixed with 90mm*35mm nails. Butt joints over intermediate supports to be staggered.

UNDERLAY
Approved reinforced roofing felt, type 1F to BS747 is to be laid over rafters, lapped by 150mm and secured by clout nails. A strip of marine ply is to be positioned as close as possible to the last batten and secured to the fascia to prevent a water trap.

VERGES
To be formed with 150mm wide asbestos cement strip onto which is a bedded tile projecting approximately 50mm over the gable work.

RIDGES
To be covered with a segmental ridge tile to be of the same colour as the main body of tiles.

ABUTMENTS
Tiling to be cut closely at abutment and weathered by code 4 lead flashing dressed down over tiles and up the abutment a minimum of 150mm.

INSULATION
Rockwool Rollbatts (k=0.037w/mk) 150mm to be laid between the joists.

CEILINGS
To be of 12.7mm plasterboard fixed with all necessary noggins and to an artex/skim finish.

VENTILATION
Provide over fascia ventilation (25mm continuous gap) to the soffit, to provide cross ventilation to the roof space.

RAINWATER GOODS
Fix 115mm pvc gutters to fascia with all necessary brackets, stop ends, outlets etc.
Fix 64mm pvc downpipes clipped to wall at 1800mm gaps with all necessary offsets and taken into 100mm upturned bend at base.

STRAPPING
Where rafters and ceiling ties run parallel to walls they are to be strapped at 1800mm spaces. Straps to be fixed to a minimum of 3 rafters having noggins between and hooked into the cavity a minimum of 150mm. Similar straps to be used at 1800mm gaps to secure the wall plate. Straps to be 30mm*6mm galv.m.s.

FOUNDATIONS
To be taken down to a firm loadbearing strata (a min. of 750mm).To comprise of a concrete strip footing 230mm deep * 600mm width.(ST3 grade concrete). Below ground to be of 100mm class A concrete blocks.

OVERSITE
To consist of 150mm hardcore and blinded in. 100mm concrete to be laid on top of membrane and finished with a 50mm topping.

WALLS
Walls to be of 265mm construction. Internal walls to be of 100mm breezeblock with a 12mm render and skim finish.
External side and rear facing walls to be of 100mm breezeblock with a waterproofing 12mm render and a grey finish. External front facing wall to be of 100mm brick and to match original brickwork. Cavity to consist of 65mm Dritherm (k=0.036) insulation. All to be tied together using stainless steel wall ties positioned at a distance not exceeding 900mm horizontally*450mm vertically and to be staggered. To be at every block course vertically at all returns and reveals.

DPC
To be a minimum 150mm above finished ground level. Cavity to be closed at all openings in incorporating vertical and horizontal DPC's.

LINTELS
To be catnic or similar and equivalent and to have a minimum of 150mm end bearing. To be installed in compliance with manufacturers instructions with a dpc cavity tray where applicable.

WINDOWS AND PATIO DOOR
To be upvc with a minimum 12mm air gap to sealed units. Cill level no more than 1100mm above finished floor level. Windows to be approx 1160mm width. To contain openings that are a minimum of 450mm*450mm. Patio doors to be approx 1800mm width.

SMOKE DETECTION
All rooms to be fitted with a battery operated smoke alarm.

HEATING
Each room to be fitted with a radiator incorporating a thermostatic valve. Gas fired wall-mounted boiler to be fitted in playroom with vertical flue as per plan. To be installed by qualified engineer and to fully comply with British Standards.

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