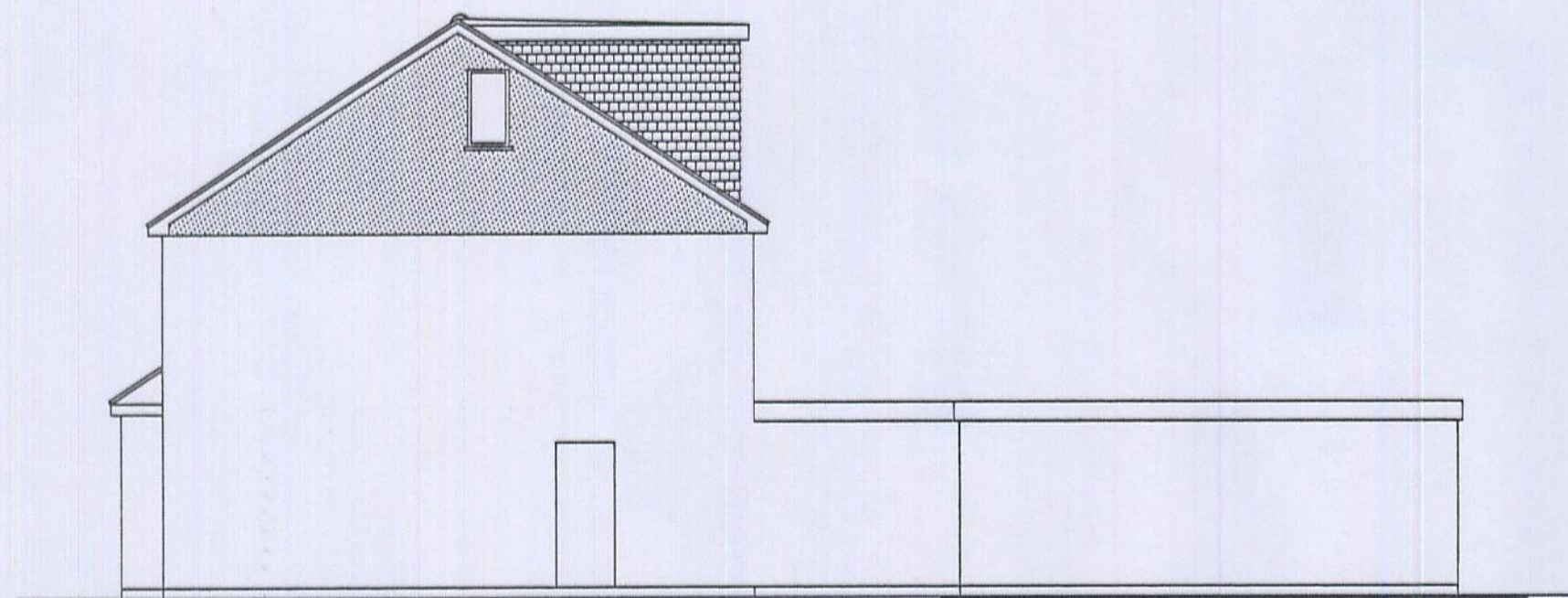


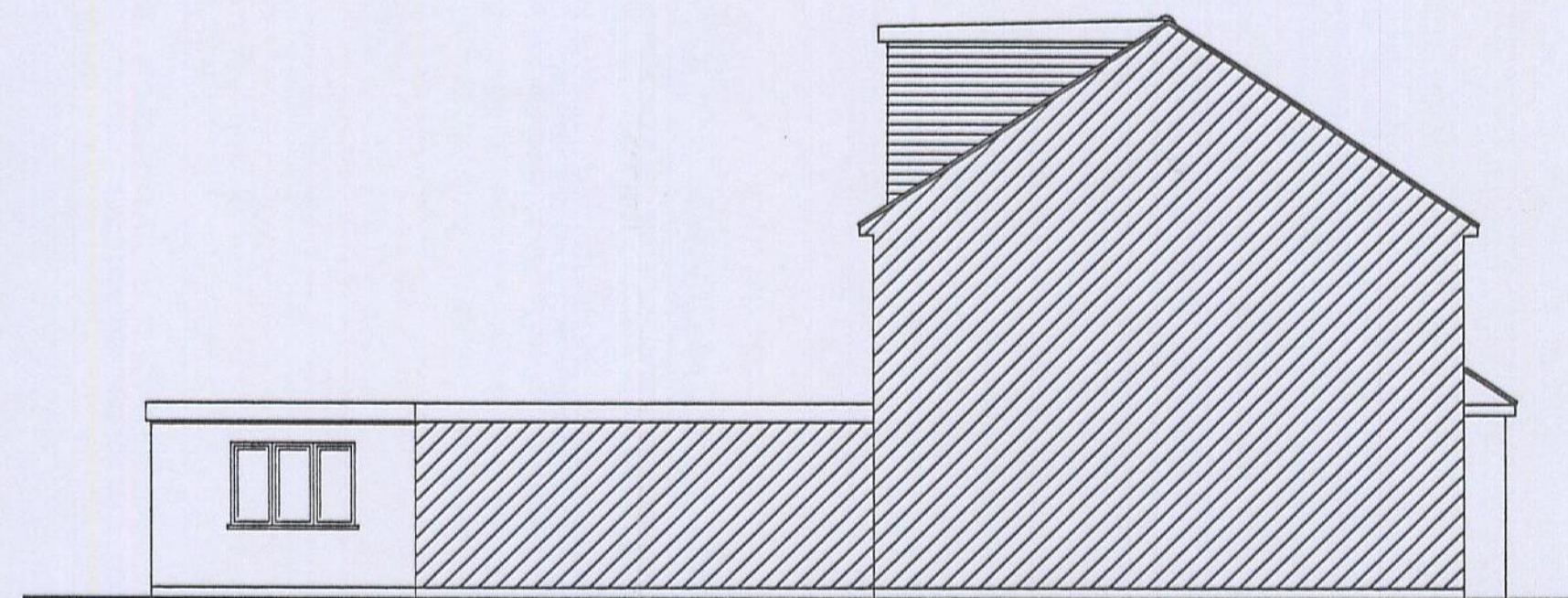
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

Windows: Provide PVCU windows. Area of window to be min 1/10th of room floor area. Opening lights to be min 1/10th room floor area. All windows to be fitted with double glazing units. Minimum clear opening 450 x 750mm for escape purposes.

Glazing: Glazing in critical locations to be fitted with safety glass to BS 6206:1981 and to be low emissivity in accordance to Part L1 with min 16mm air gap.
Ventilation: Provide using controllable trickle ventilators giving background ventilation of not less than 8000mm² to all habitable rooms and 4000mm² in the kitchens and bathrooms.

Smoke Detectors: Self contained smoke alarms interlinked and permanently wired to separately fused circuit on distribution board in positions marked on drawings.
Smoke alarms to be mains operated and positioned min 300mm from walls or lights.

Pitched roof: Roof tiles to match existing on 38 x 25 sw treated battens on untarred roofing felt to BS 747 on oak and pitched rafters to BS 5268 pt 3 1985 fixed to 100 x 50 sw wall plate bedded and strapped to walls with 30 x 2.5mm galv ms straps at max 2,000mm cts. provide 50 x 6mm galv ms straps at 2,000mm cs to gable ends screwed to 2nd rafters with no-nails & packers with ends fixed to wall. White painted fascia & soffit with soffit vents to achieve ventilation app equivalent to continuous 25mm opening along eaves & ridge vents or tile vents equivalent 5mm continuous opening. All structural timbers to be pre-treated.
Provide 100mm rockwool quilt insulation laid between ceiling joists and overlaid in opposite direction with 150mm rockwool quilt to give max U-value 0.16w/ m sq k, to loft areas, insulation meets wall insulation.

Plumbing: Internal drainage to comply with BS 5572. W.c. 100mm dia bath, shower and sink wastes to be 38mm dia and basin to be 32mm dia upvc pipes with 75mm dp seal traps and cleaning eyes at waste bends.
Resealing traps to be provided where waste lengths exceed 1650mm.
Common wastes to be 50mm dia. All pipework to be insulated where passing through uninsulated roof voids. All wastes to run separately where possible to stop with cleaning eyes to bends.

Flat Roof: Proposed flat roof to be warm deck const. stone chipping on weatherproofing - felt to BS747, 1st layer 3G, 2nd layer tape 5B cap sheet 5B or 5E on 190mm rigid insulation pearl deck vapour control barrier roof felt tape 5B partially bonded to the structural deck and joints sealed with bitumen. All on 200 x 50 SCA (C24) @ 400 cts all timbers to be treated, provide beam filling with insulation to perimeter of flat roof.
Provide 10mm air gap in existing soffit at front and the vents at top of roof.
Provide pvc fascia and soffit.
Provide 100mm half round pvc gutter and 65mm downpipe to discharge to main roof.

Flashings: - code 3 lead sealers & code 4 lead cover flashings to all abutments min 150mm above roofs.

Dormer check walls: Vertical tile hanging on 25 x 38 sw battens, and felt on 12mm external ply, on 100 x 50 studwork at 400 cts (cross braced) with 100mm celotex insulation infill, with 15mm plasterboard tape jointed and plaster finish.

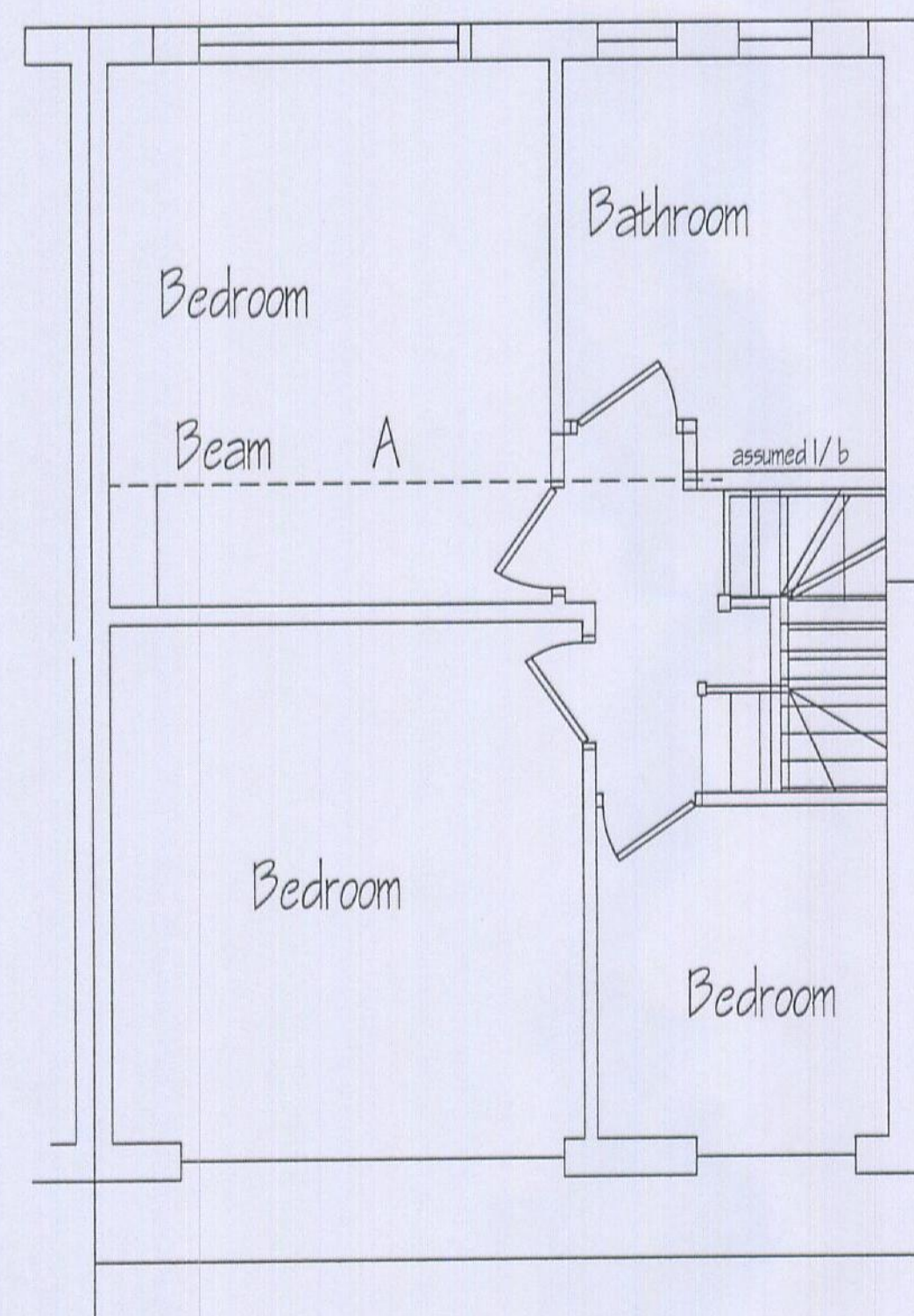
All sloping ceilings: Provide 50mm battens to underside of existing rafters to enable 100mm fireboards insulation and 50mm air gap. Provide 59mm thermal board to battens tape jointed and plaster finish to meet Part L1B of Building Regs.

Provide double joists to underside of joists and triple rafters to dormer cheeks and sides of velux windows.

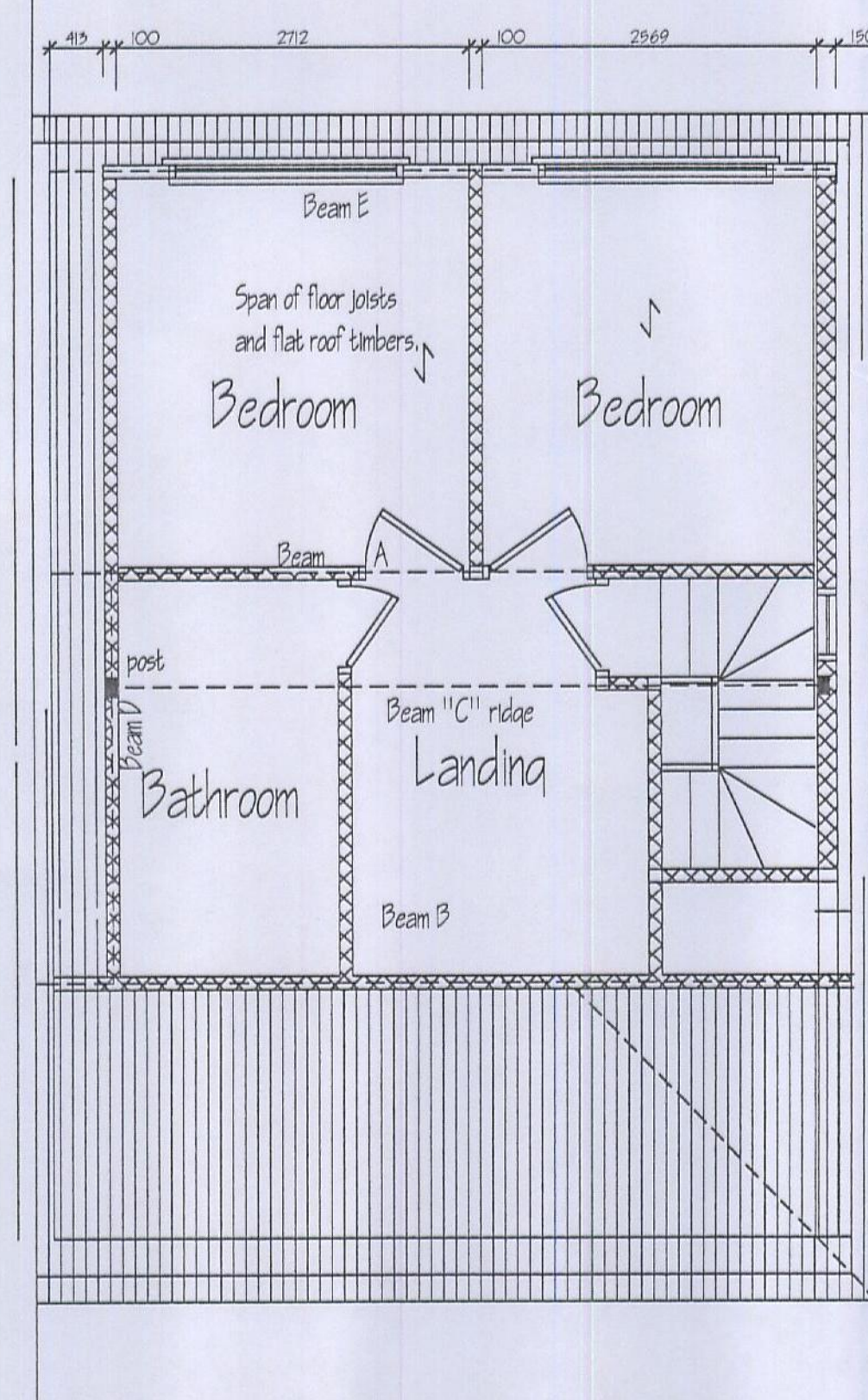
Central Heating: Additional heating services to be fitted by a qualified engineer details of the temperature and timing controls to be provided to client. Boiler to have min seasonal rating 86%
Additional Electricals: To be designed, installed, inspected and tested by a person competent to do so to Part P of building regulations.

Any steel work to be painted with fire retardant paint to give min half hour fire resistance.

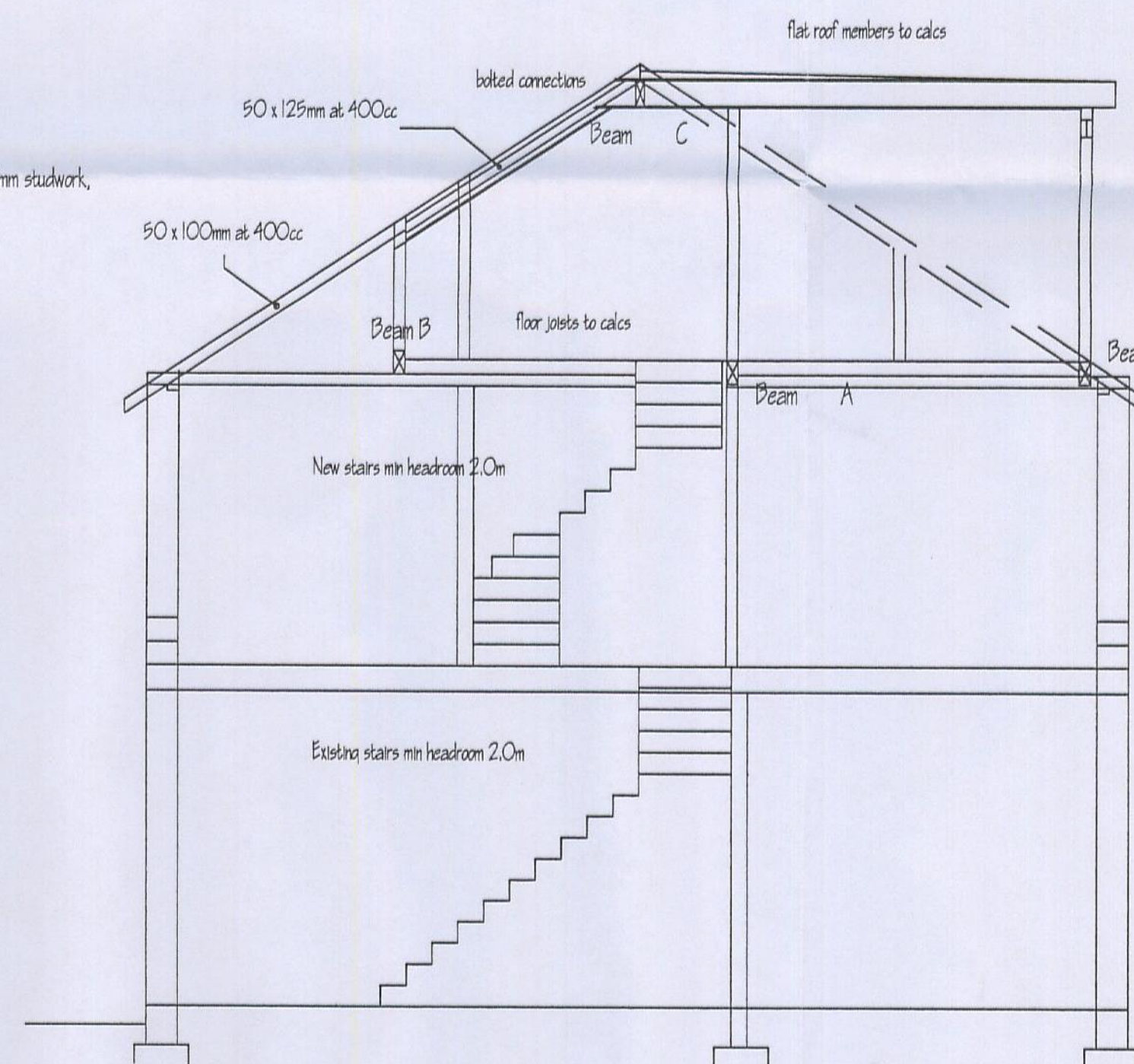
External gable wall to be 20mm stone render on expanded wire on felt to bs.747 on 12mm ext grade ply on 150 x 50mm studwork, finished internally with 15mm plasterboard.
Provide 150mm drytherm insulation.



PROPOSED FIRST FLOOR LAYOUT 1:50



PROPOSED SECOND FLOOR LAYOUT 1:50



SECTION 1:50

Party wall Agreement: Party wall Agreement may be required. This is the responsibility of the client to ensure this is carried out.

STAIRS: 14 no. risers, 42 treads, 16 nosed to treads. Handrail min 900mm c/cement 800mm wide clear of any obstructions, handrails, newels etc. No gaps between spindles and risers greater than 100mm and winders (going). Min 2.0m headroom. 285mm going 196mm risers. Winders to be equal distance.

Second floor: 22mm T&G flooring, on floorjoists (as specified) at 400 cts laid between existing, 12.5mm existing plasterboard ceiling with artex finish, hemiphone strutting at mid span where span exceeds 2.4m joists cut ends to be pre-treated.

Provide 100mm rockwool insulation to floor void for sound deadening purposes.

Provide 250mm rockwool insulation to remaining left areas behind ashlar walls, 100mm laid between ceiling joists and 150mm crossways.

Internal walls to be 100 x 50mm studwork cross braced with 100mm rock wool insulation finished both sides with 15mm plasterboard. Ashlar walls to be 100mm studwork with 100mm rockwool insulation finished internally with 59mm thermal board.

Provide 50 x 5mm lateral restraint straps fixed to 5 no. joists and rafters.
Provide strapping below the roof beams in order to maintain continuity of the ceiling tie.

W.c. and showers to have mechanical ventilation for intermittent use rated at 15 litres per second connected to light switch and having a 15 minute over run.

Existing foundations and lintels to be exposed and checked for ac

PROPOSED ROOMS IN ROOF VOID to:-
134 MAIN ROAD HAWKWELL
ESSEX.
for:- Mr. D. Wilson esq.
Drg DW/ 02