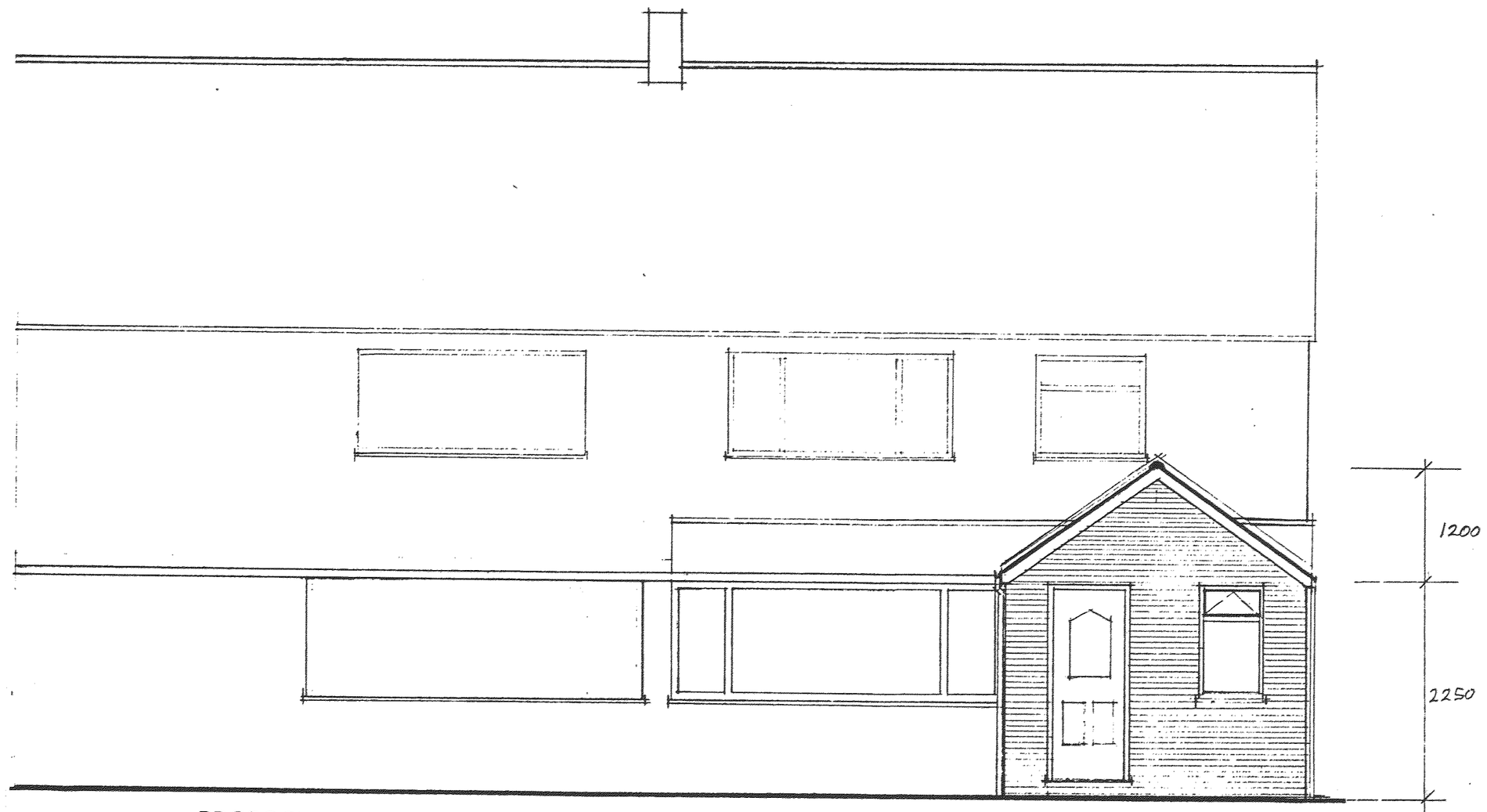
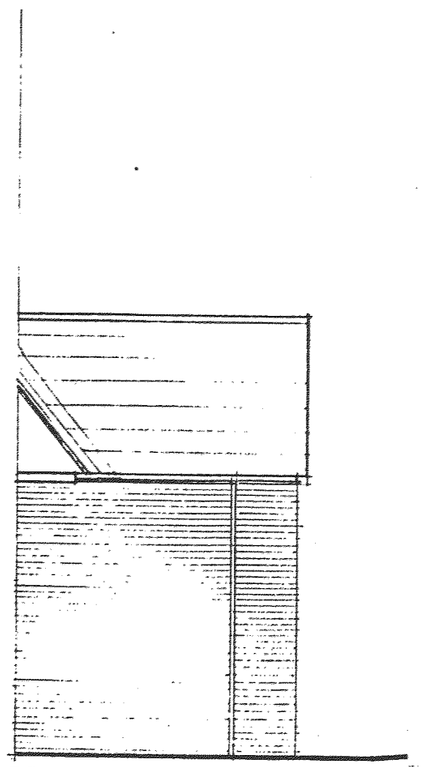


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

ROOF CONSTRUCTION

Concrete ridge tiles with concrete interlocking roof tiles. 32 x 25 treated battens on ganged nailed 125 x 38 truss rafters at 600mm centres.

Untearable breather membrane 'Monarperm or similar 100mm overlaps . Front elevation to have 140mm x 20 timber gable with return sides also provided with timber gutter support. 250mm roof insulation with plasterboard fixed to underside of trusses. Allow for 10mm continuous ventilation gap to sides of bargeboards ensuring ventilation trays are used to avoid any air restrictions.

SECTION AA BUILDING

ROOF: interlocking concrete tiles to match exisitng colour on treated 32 x 25 battens on untearable breathable roofing felt, on 125 x 38 gang nailed truss rafters, manufactured by specialist, @ 600mm centres All supported of 100 x 75 wall plates. Gable end to be tied at ceiling and rafter levels using 50 x 6mm galvanised m/s straps at 1800 centres to building regulations and 10mm gap at eaves with plastic inserts vents. Fix plasterboard to undrside after installing 250mm tihick roof insulation All plasterboard skimmed.

WALLS: 285 cavity comprising brick to match existing to exterior, 75 cavity insulation. 100 thermalite block to interior, Ground and finishing coat of plaster. Foundation 250 deep x 450 subject to site inspection. Foundation min. one metre deep. Insulated catnic cavity lintels over window and door openings with min 150mm bearing padstones.

Cavity closed at eaves and verges and all openings. Window openijngs closed with 'Thermabate' or similar insulated closers. Include for 5no. galvanised wall ties per 5 sq metre adding ties every 225 vertically at openings.
Allow for lintel over walls were any drainage pipe passes through with 50mm clear gap to pipe.

Allow for lightweight blockwork wall to form toilet compartment, finished plaster. Remove existing window to staircase and block up with plaster finish.

FLOOR: 50 sand/cement screed On 125mm site concrete, on 200mm polystyrene insulation which is to be returned up perimeter walls of each slab. This placed over min 1200 guage polythene DPM taken up walls to finish level. On min 50mm sand blinding on min 150mm compacted hardcore.

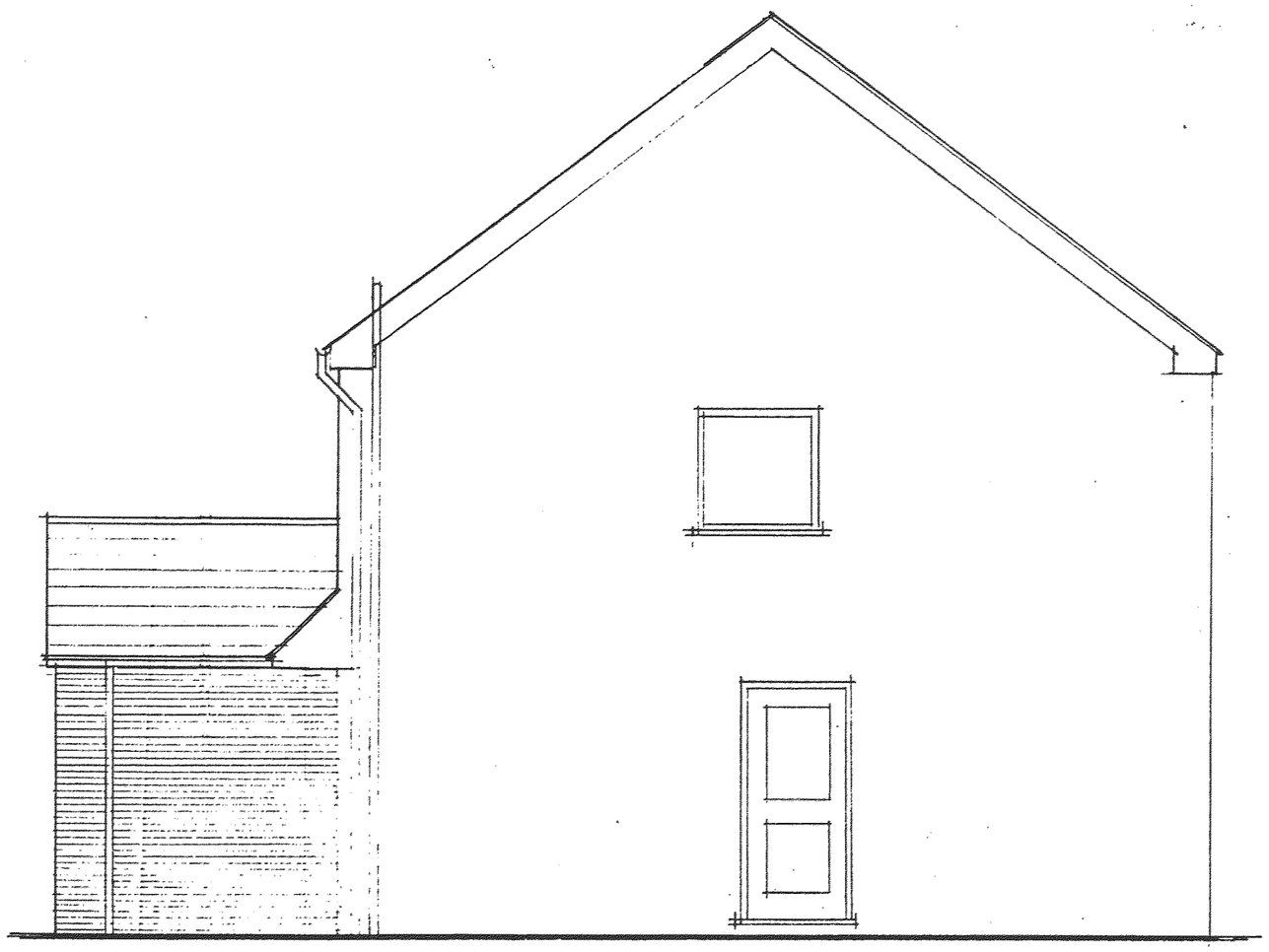
WINDOW: Double glazed UPVC windows white finish with double glazed units having pilkington 'k' glass. Overall asembly to provide u-value not exceeding 2.0w/m sqK. Opening ventilation light to upper section.

Sanitary ware to be porcelon close couple set with W.C havng 100 pvc flexi-connectors taken into 100 waste connected to new underground soil pipe. Connections to have rodding access
Wash hand basin to have 32mm pvc waste, anti-syphnic bottle trap all connected into new s.p. system. All falls to good trade practice and solvent joints to be used. Chrome taps and waste.
Connect to existing hot & cold water supplies located in the kitchen

FOUL WATER DRAIN.

Lay new FWD system as plan schematic with pipes lain in pea gravel with min 1:40 falls. Supply new plastic inspection chamber to the satisfaction of the Building Inspector where RWP and FWP meet Final connection taken into SVP with sproket to suit layout. Existing manhole in front of garage is a combined system.

Any pipe pasing through wals to have lintel over and 50m gap to maisonary. Gap filled with foam.



PROPOSED ELEVATION

SURFACE WATER: White Ogee Style pvc 100mm gutter and 65mm sq. downpipe. Into gulley and connected via 100mm pvc u/ground pipe to existing combined system. Laid onto peagravel with min. fall of 1:40. Connected benching to satisfaction of Building Inspector.

ROOF VALLEY Form valley boards to existing roof and line with lead sheet in accordance with good trade practice. Allow for providing lead flashing 150mm to roof connection with existing wall and chase into brickwork.

DOOR

Subject to clients agreement reuse the existing UPVC door & frame subject to the builders confirmation that it is suitable and can be relocated.

OTHER

Decorate all new work in satin emulsion. MDF Skirtings and architrave in gloss paint. Prefinished door to toilet with indicator bolt and handles

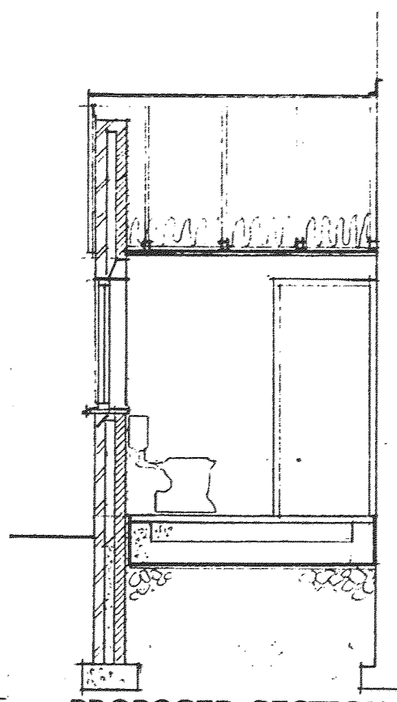
FLOOR Finish to clients instructions with entrance mat

ELECTRICS

Allow for toilet overhead recessed spotlight with fire shield switched from lobby, Overhead pendant in lobby and external lantern light on movement sensor. With overide inside the door.

HEATING

Provide 900 wide x 400 deep radiator to toilet partition within the lobby with range of coat hooks over.



PROPOSED SECTION A-A

RECEIVED
DEVELOPMENT SERVICES
06 JAN 2009

MGD Design Services		
Proposed work at: 20 Peters Avenue, Newbold Verdon, Leics. LE9 9PQ		
Client:		
Date: 20.11.09	**Scale:** 1:50	Amended
Proposed Elevations & section		Dwg no. 002/11/09