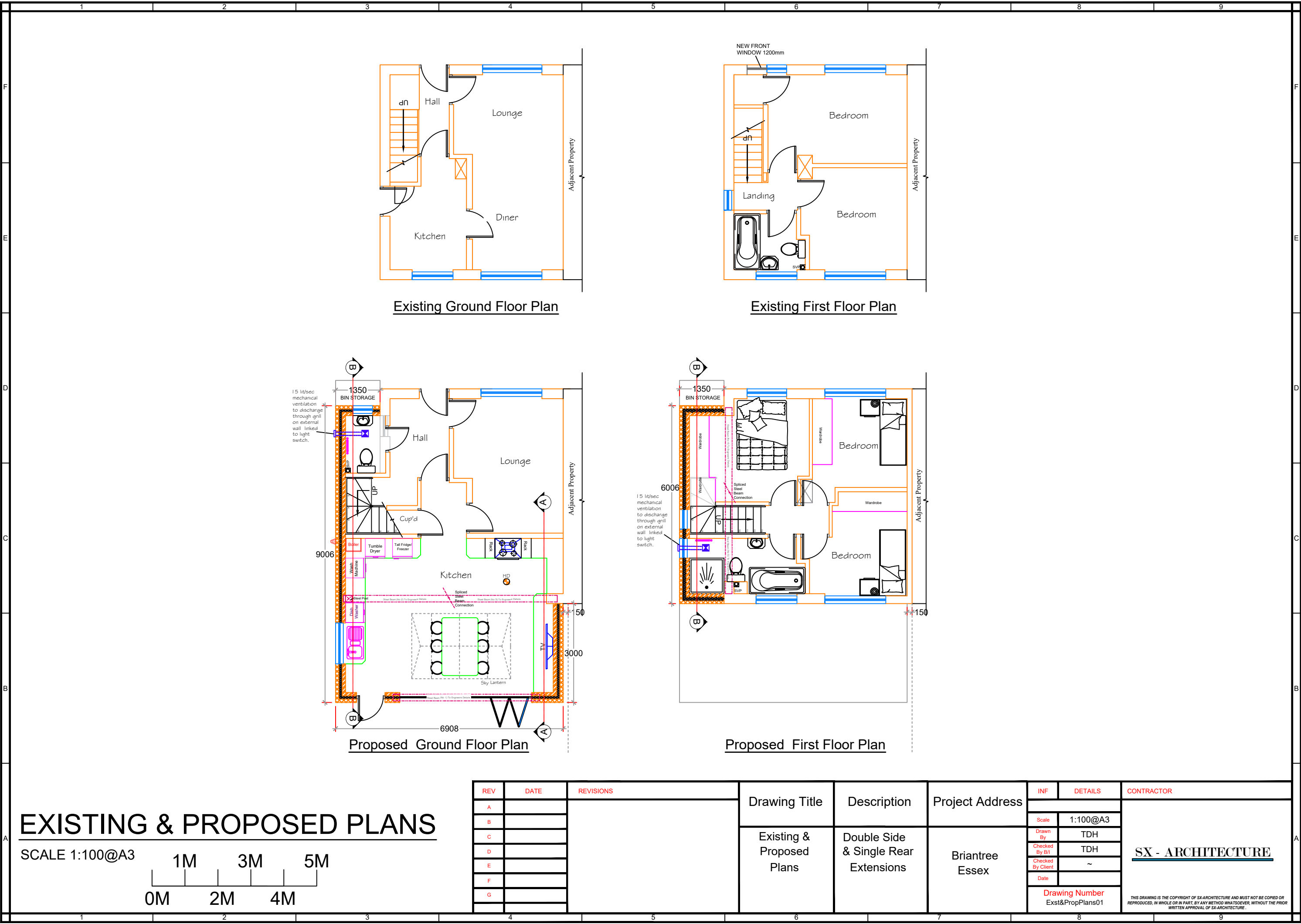
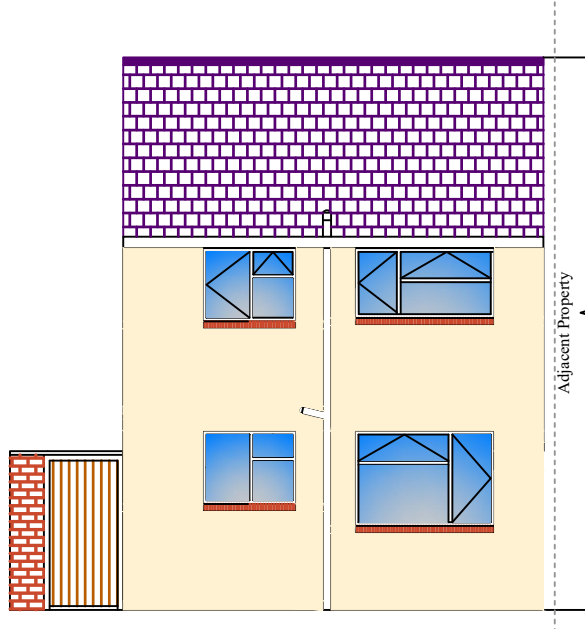
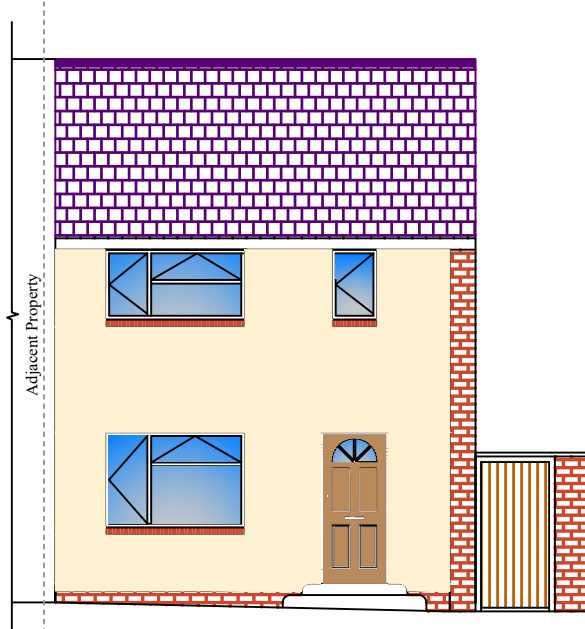


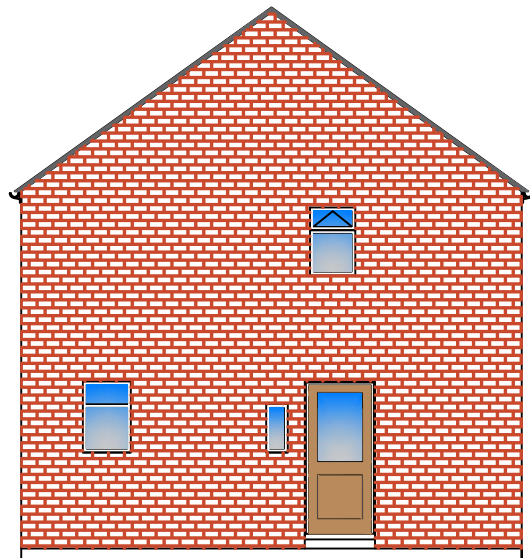




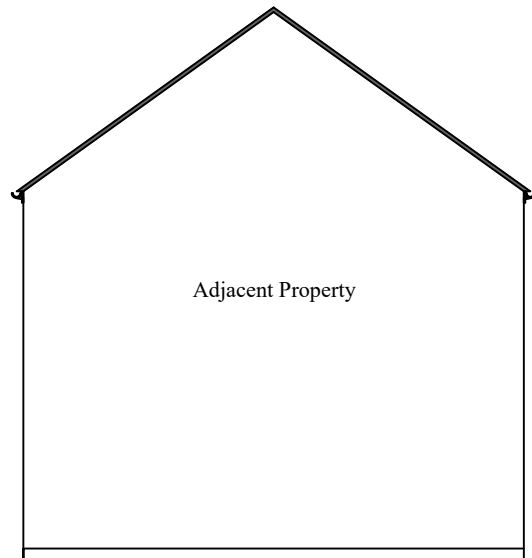
Existing North Facing Rear Elevation



Existing - South Facing Front Elevation

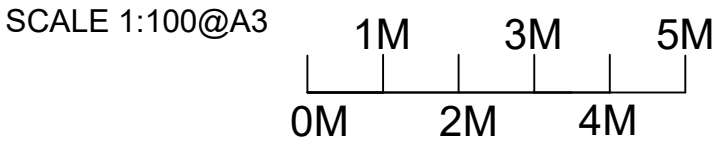


Existing - West Facing Side Elevation

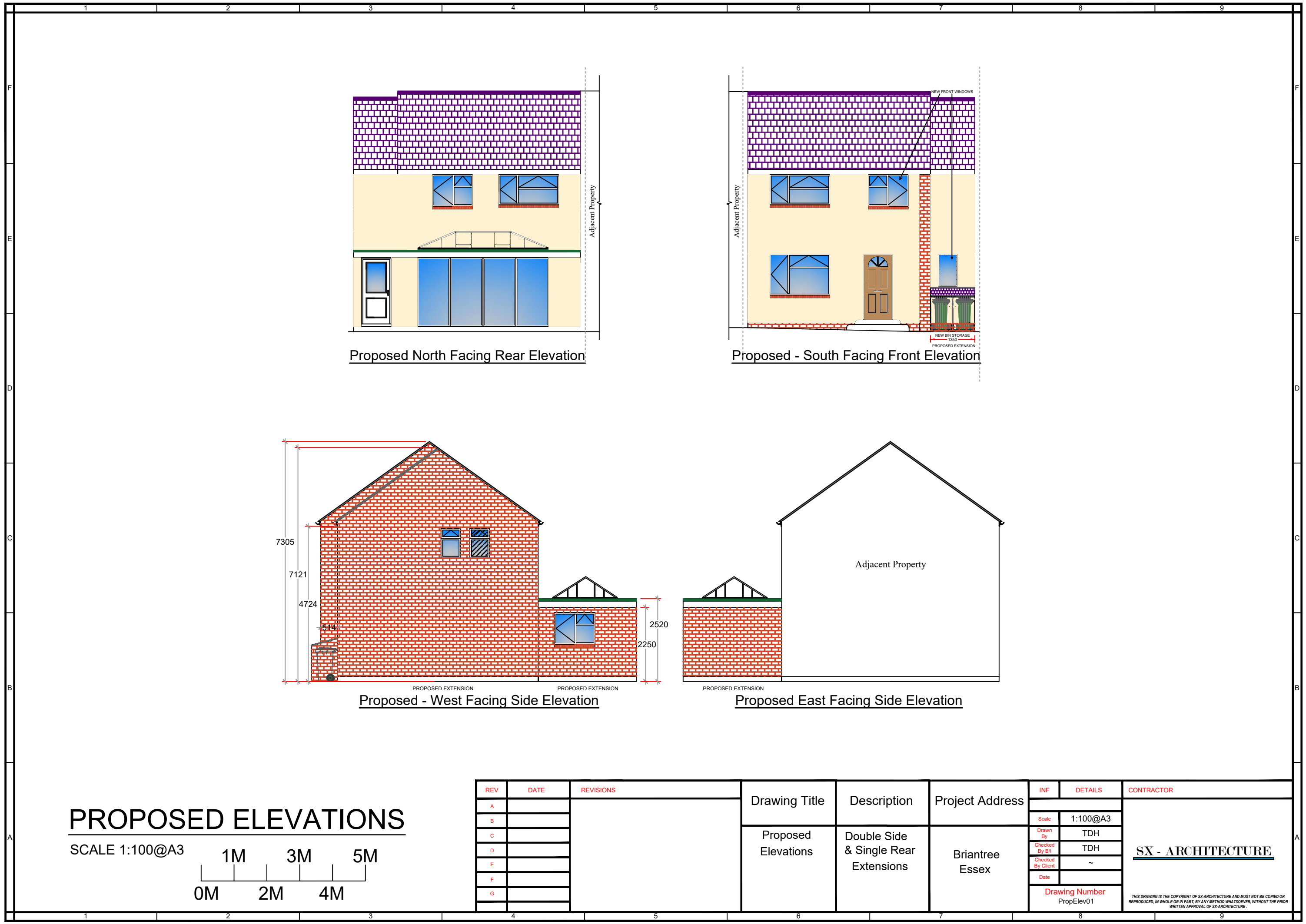


Existing East Facing Side Elevation

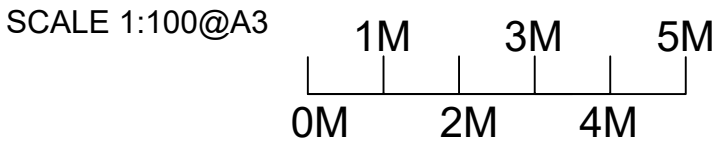
EXISTING ELEVATIONS



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing Elevations	Double Side & Single Rear Extensions	Briantree Essex	Scale	1:100@A3	SX - ARCHITECTURE
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						ExstElev01		THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE .

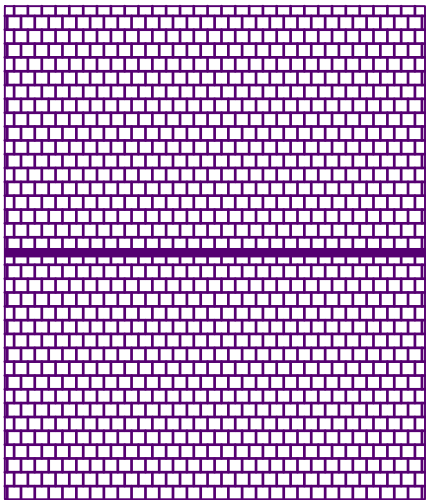


PROPOSED ELEVATIONS

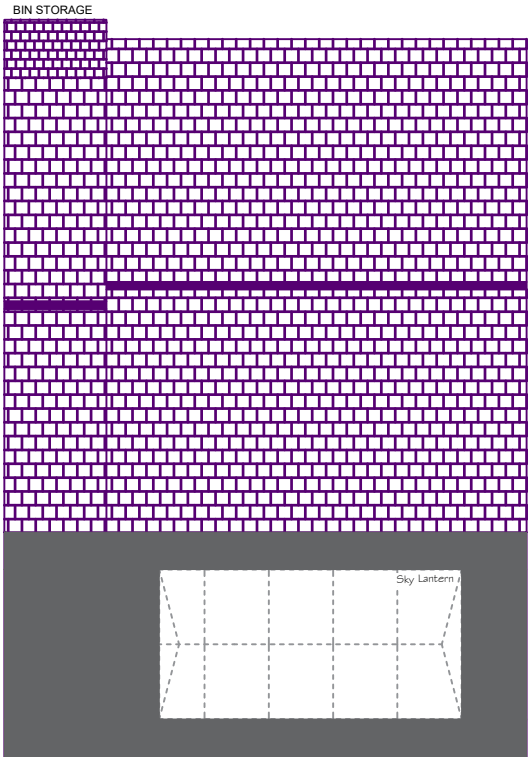


REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Proposed Elevations	Double Side & Single Rear Extensions	Briantree Essex	Scale	1:100@A3	SX - ARCHITECTURE
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	PropElev01	
G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		

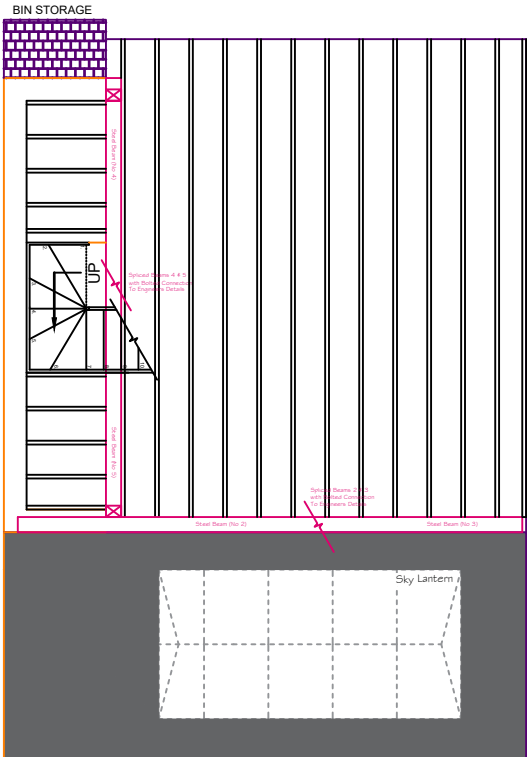
Existing - Roof Plan



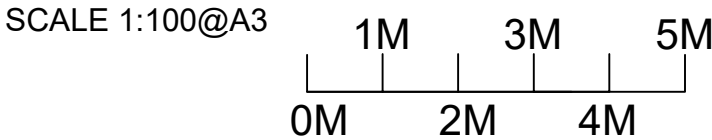
Proposed - Roof Plan



Proposed - Floor Joist Plan



ROOF PLANS



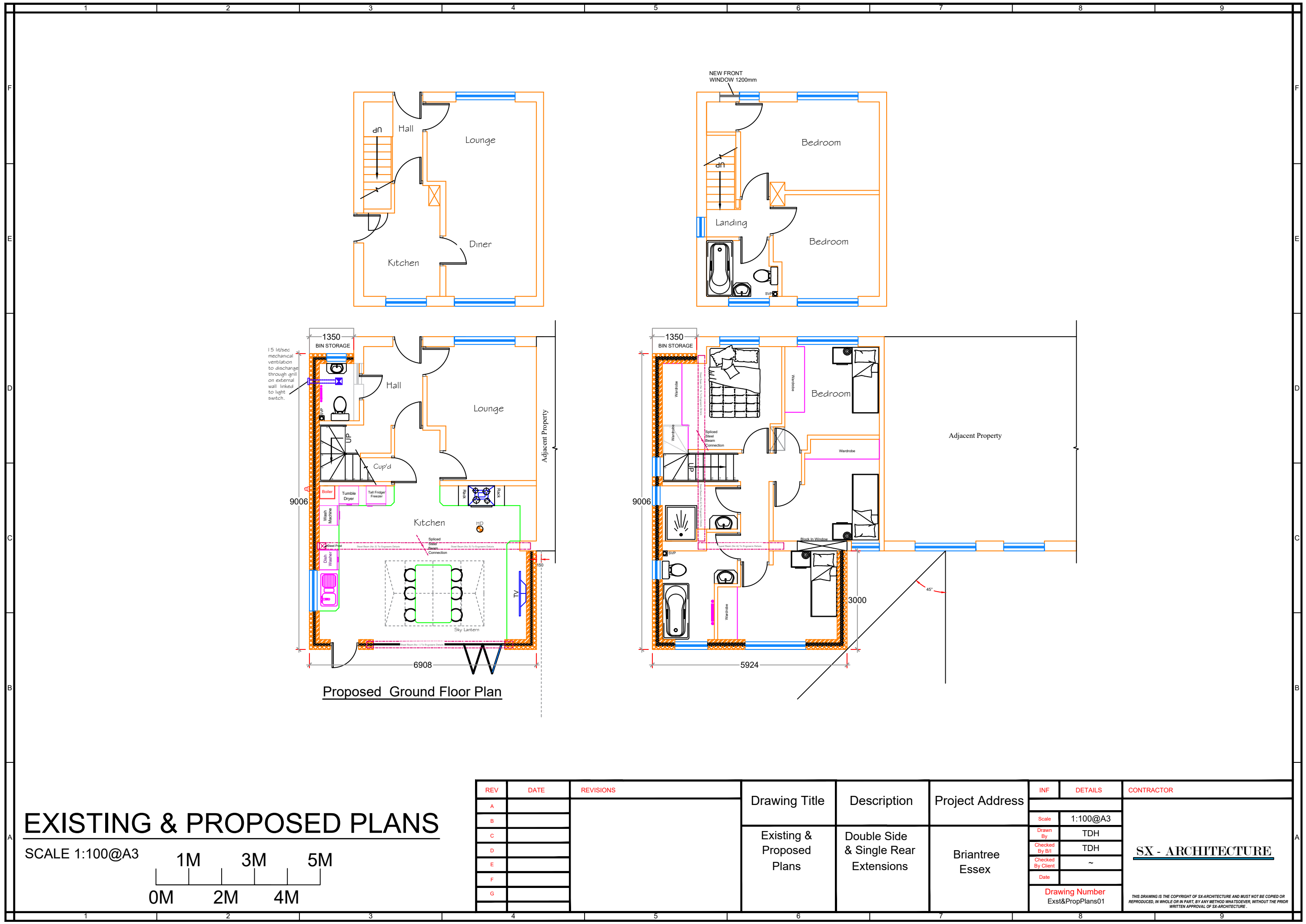
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C						Checked By B/I	TDH	
D						Checked By Client	~	
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G						THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.		

Roof &
Floor Joist
Plans

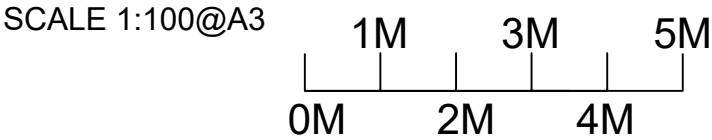
Double Side
& Single Rear
Extensions

Briantree
Essex

SX - ARCHITECTURE



EXISTING & PROPOSED PLANS



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing & Proposed Plans	Double Side & Single Rear Extensions	Briantree Essex	Scale	1:100@A3	SX - ARCHITECTURE THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	Exst&PropPlans01	
G								

Notes :

FOUL DRAINAGE:

Due to the inspection of any manholes on the property the existing drain runs have been assumed. The builder is to expose any existing drain runs in the new connections all to the approval of the building control officer. Notification to Anglian Water to build over a public sewer may also be required unless existing drains meet certain criteria.

THESE BEING ;

1. Sewer less than 3 metres deep.
2. Sewer 150mm diameter or less.
3. Length of sewer under a building must not exceed 6 metres.
4. No manholes or access point permitted under/in a building.
5. Gravity sewer and not pumped.
6. Suitable foundation design to ensure that no loads are imposed on the public sewer.

SURFACE WATER:

Surface water to disperse to new soakaway min 5 metres from building location to be determined on site by the builder and client.

LINTELS:

Use Catnic Standard Duty CG90/100 for standard duty lintels over openings in new external walls.

TREES:

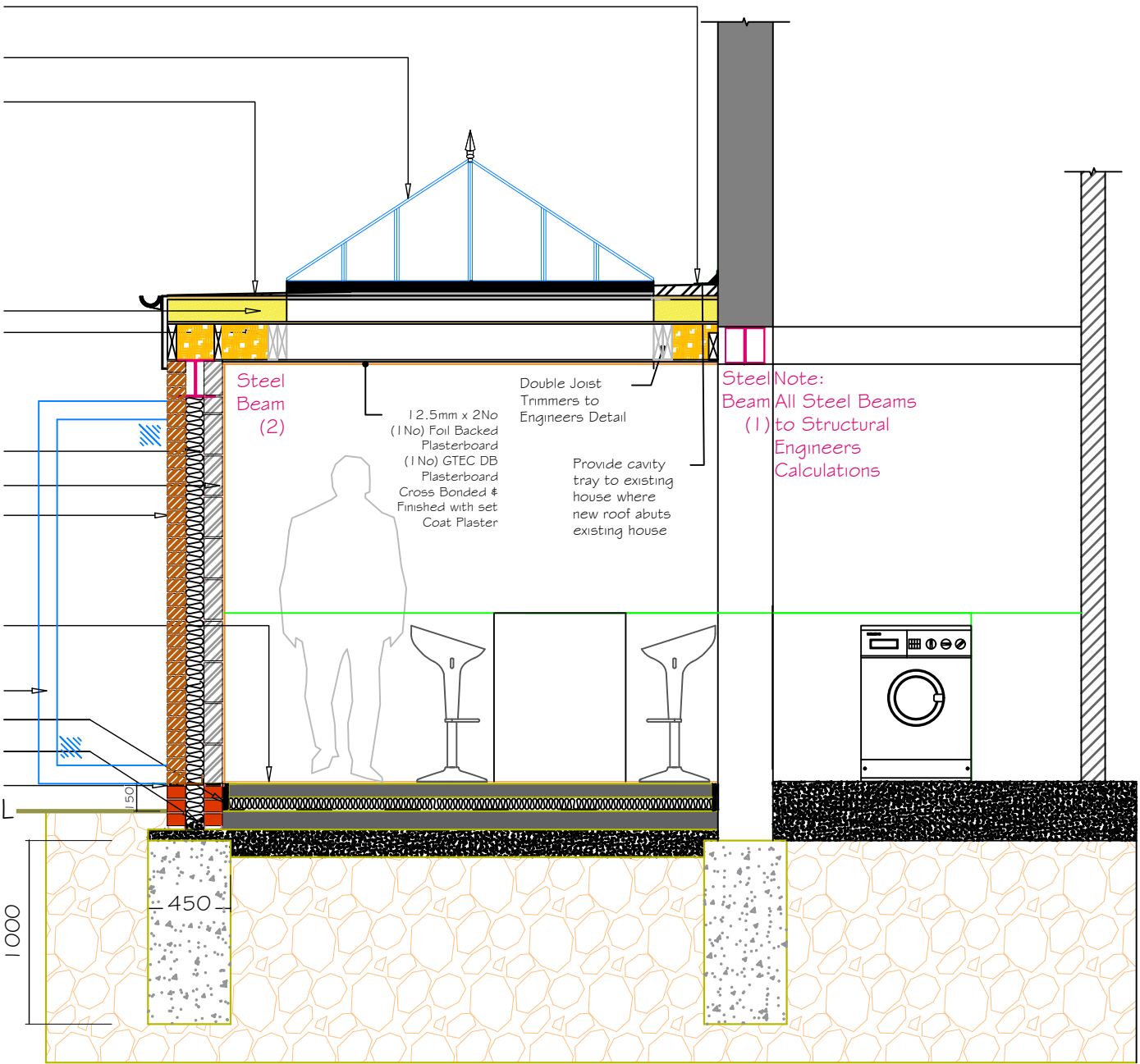
Close Proximity of tree foundations to be 2.1m at nearest point stepping up in equal steps to minimum 1.3m. Claymaster required to inner faces of foundation and suspended floor where required.

Angled Fillet 50 x 50 350mm Lead Flashing overlapped 150mm on to the roof with 150mm return up to the wall inserted in to brick line 20mm.
Skylantern to Manufacturers Details
Waterproof membrane with surface finish

WARM DECK ROOF
Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Celotex Crown-Bond.
Insulation bonded to vapour control membrane on 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47x195mm C24 flat roof joists at 400mm ctrs.
Note: Double trimmers around skylantern to engineers detail

90mm Full Fill Cavity Insulation Dritherm or Equivalent
Thermal Insulation Blockwork
Facing Brickwork to match existing
75mm sand / cement screed reinforced with D49 steel mesh fabric laid over 500g VCL 75mm Insulation, joints taped over 100mm ground bearing slab laid on 1200 gauge polythene membrane, lapped at edges with DPC, sand blinding on 150mm well graded, compacted hardcore.
Bi-Fold Doors to match existing house style windows
Perimeter Insulation
Cavity Fill
DPM Above Concrete

Foundation design and depths to match existing, final foundation depths to be agreed on site with local authority building inspector

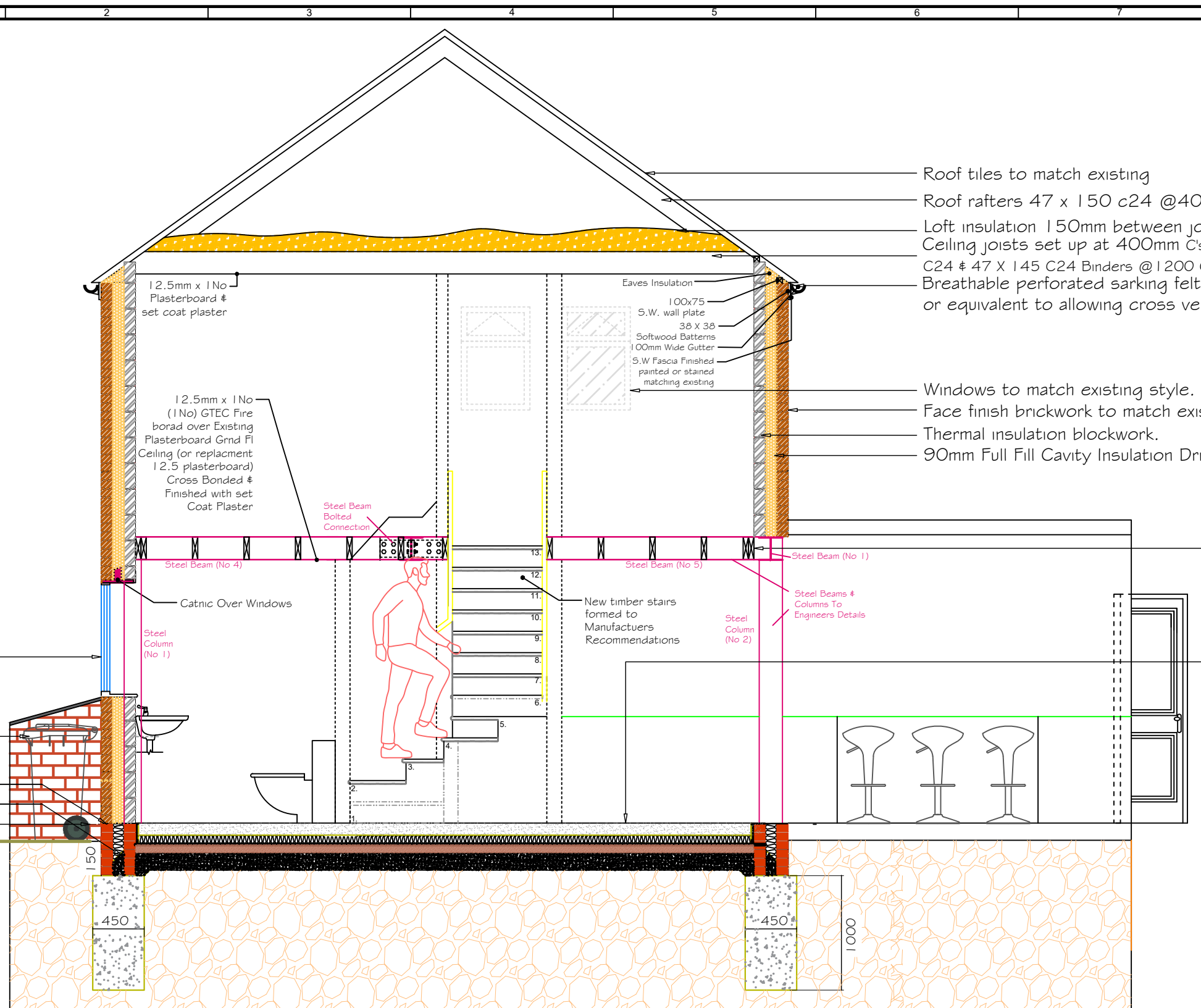


Section A-A: @ 1:20

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						SectA-A01		

SX - ARCHITECTURE

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Section B-B: @ 1:20

REV		DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A							Section B-B	Double Side & Single Rear Extensions	Briantree Essex
B				Drawn By	TDH				
C				Checked By B/I	TDH				
D				Checked By Client	~				
E				Date					
F				Drawing Number					
G				SectB-B01					
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