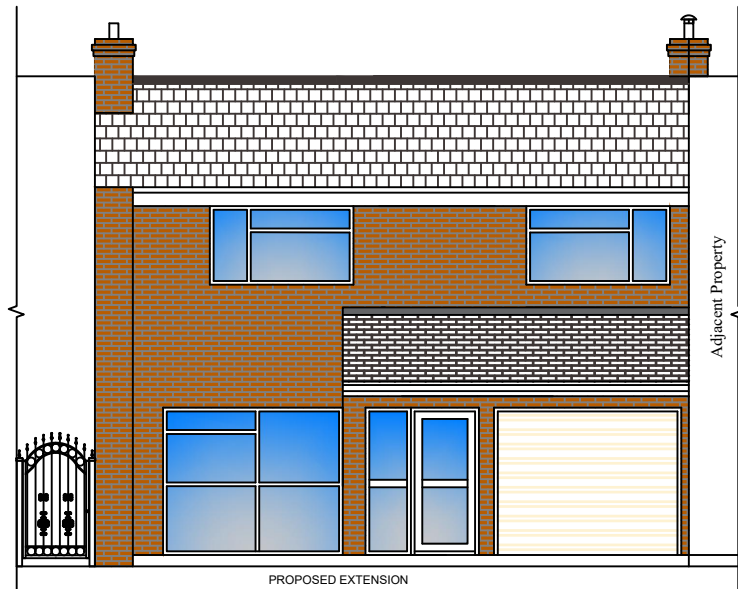


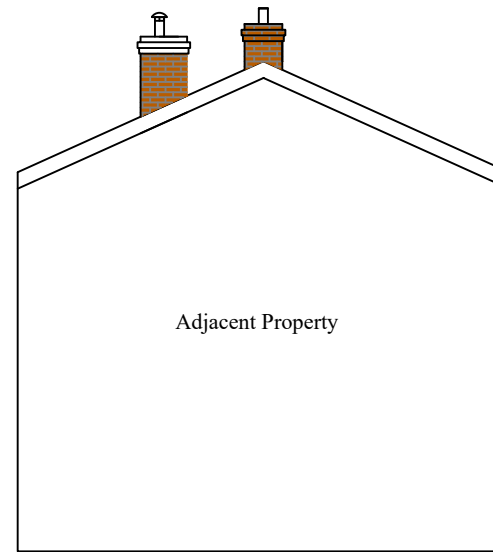
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0M 1M 2M 3M 4M 5M

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing & Proposed Plans	Rear Extension	Tiptree Essex			 ARCHITECTURE enquiries@sxarchitecture.co.uk 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.
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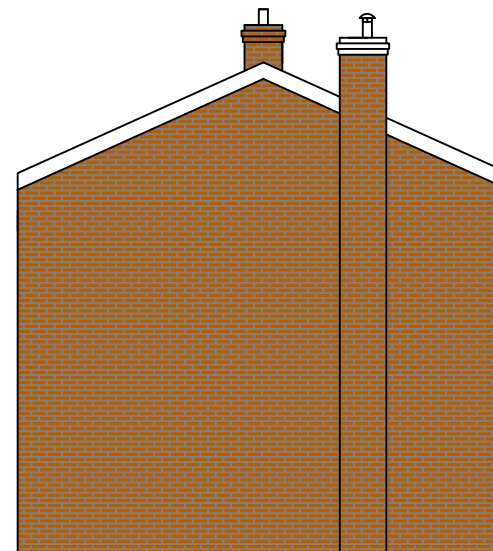
Existing & Proposed - East Facing Front Elevation



Existing - North Facing Side Elevation



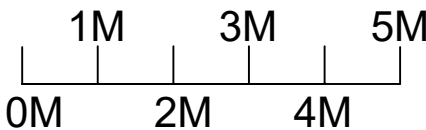
Existing - West Facing Rear Elevation



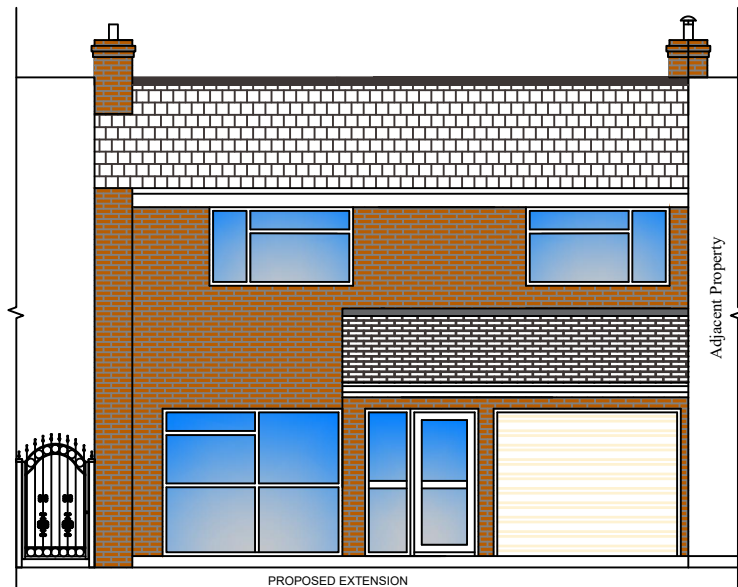
Existing - South Facing Side Elevation

EXISTING ELEVATIONS

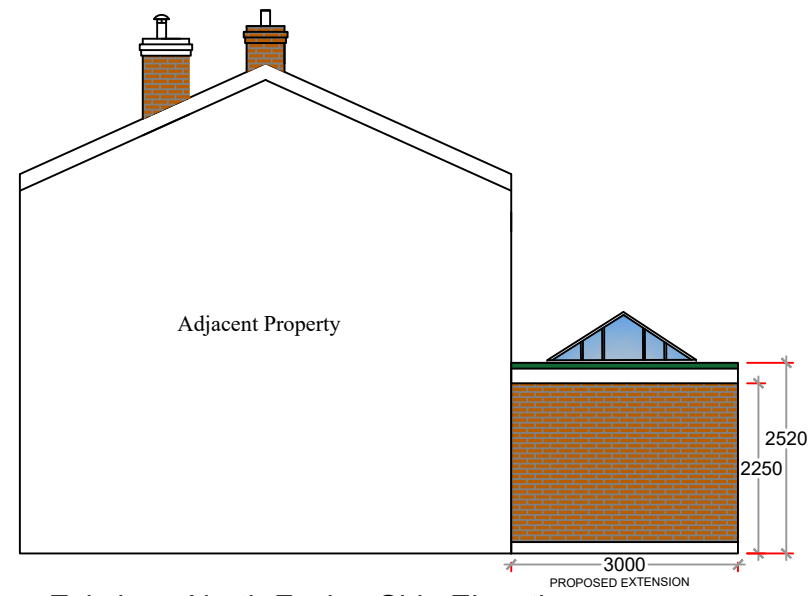
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A			Existing Elevations	Rear Extension	Tiptree Essex	Scale	1:100@A3	SX ARCHITECTURE enquiries@sxarchitecture.co.uk THIS DRAWING IS THE COPYRIGHT OF SX-ARCHITECTURE AND MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, BY ANY METHOD WHATSOEVER, WITHOUT THE PRIOR WRITTEN APPROVAL OF SX-ARCHITECTURE.
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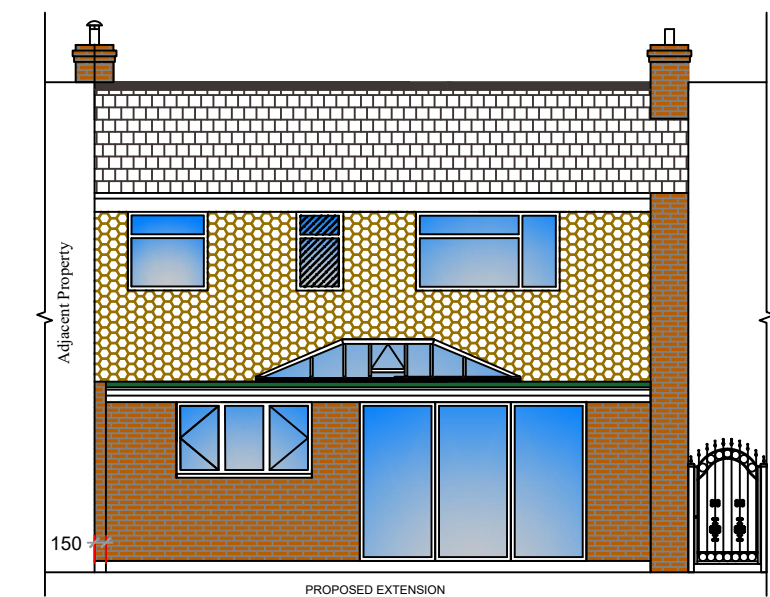


Existing & Proposed - East Facing Front Elevation

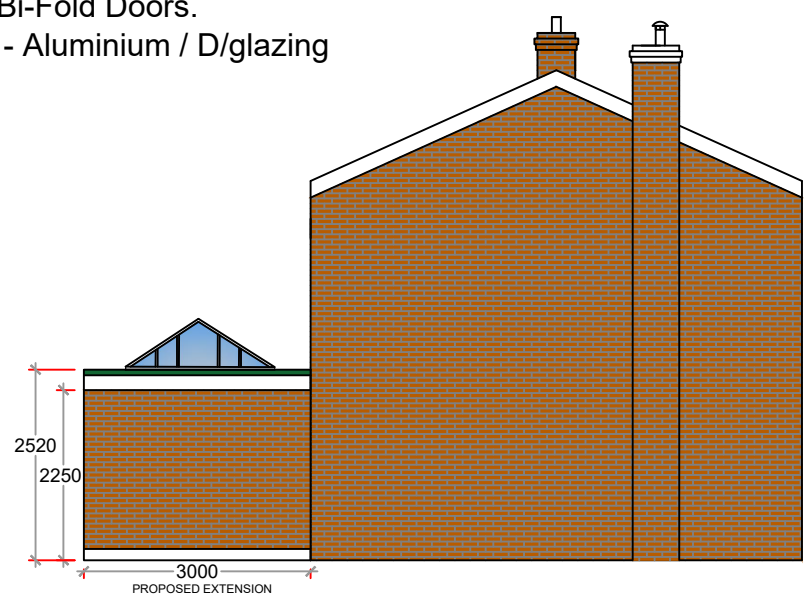


Existing - North Facing Side Elevation

Roof:
Flat Roof Warm Deck Construction
Three Layer Felt or Rubber Solution.
Walls:
Brick or Render to Match Existing.
Windows/Doors:
White UPVC to match existing
Aluminum Bi-Fold Doors.
Skylantern - Aluminium / D/glazing

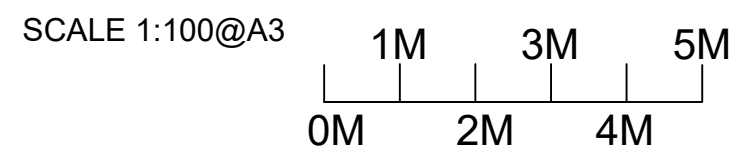


Existing - West Facing Rear Elevation

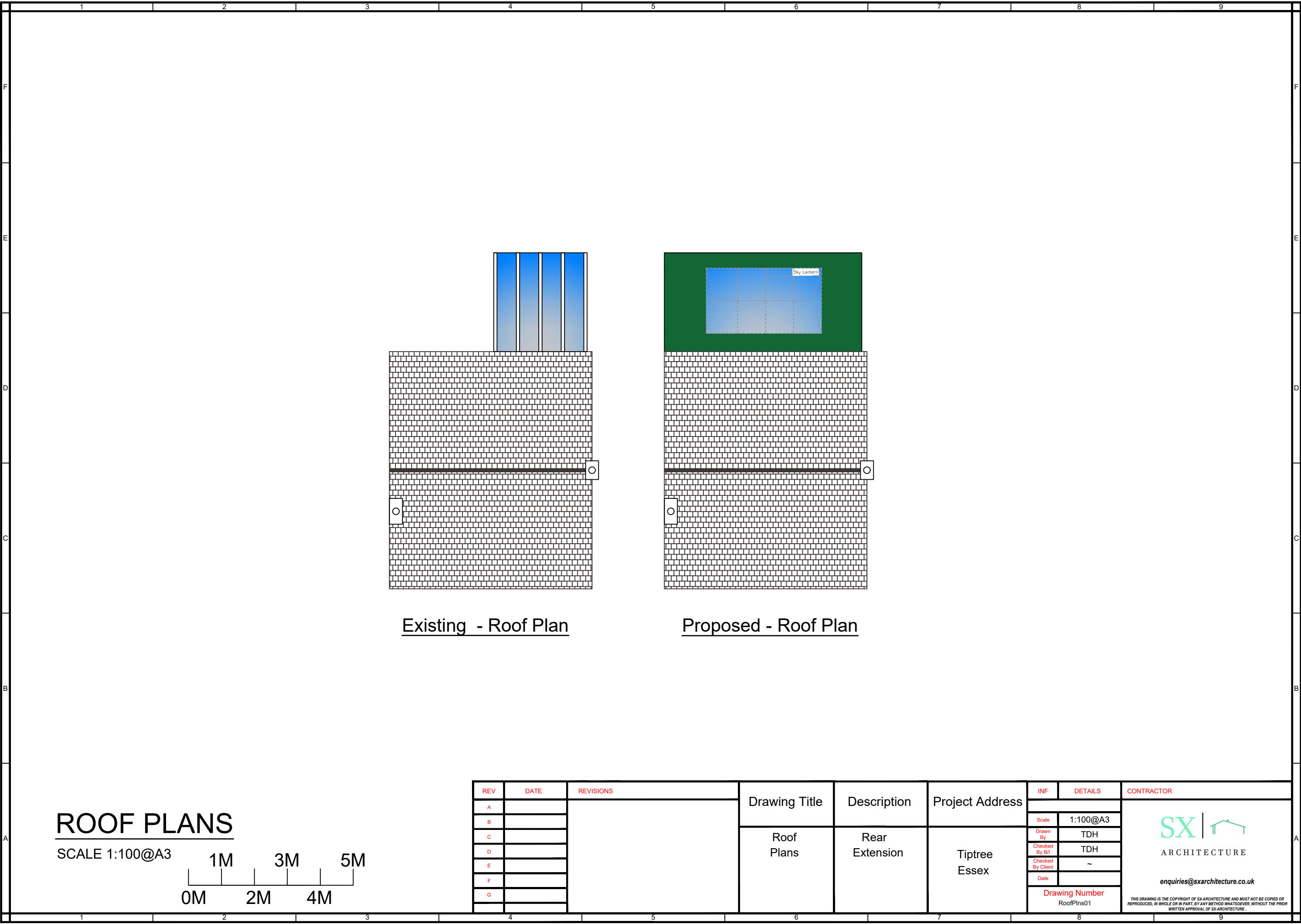


Existing - South Facing Side Elevation

PROPOSED ELEVATIONS



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A								
B								
C								
D								
E								
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			Proposed Elevations	Rear Extension	Tiptree Essex	Scale	1:100@A3	SX ARCHITECTURE enquiries@sxarchitecture.co.uk 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.
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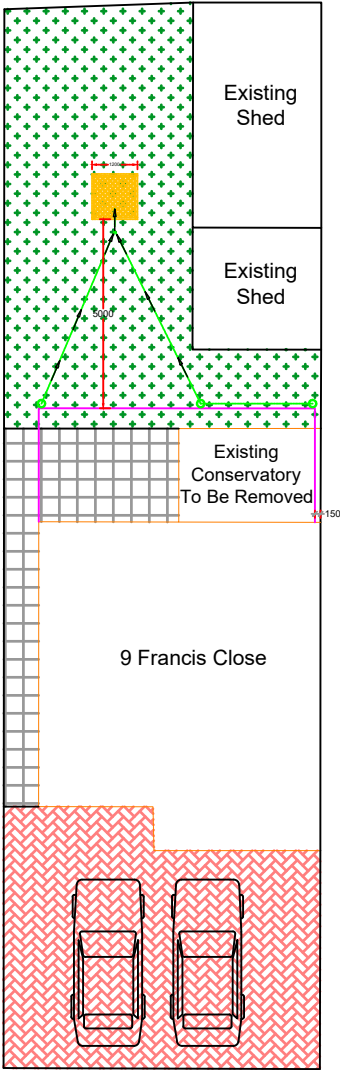
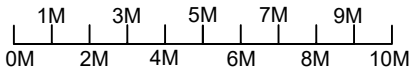


LEGEND

- Existing House Line
- New Proposed Extension Line
- Existing Drain (Existing Drainage Runs Assumed).
- Proposed Drain Run

BLOCK PLAN 1:200

SCALE 1:200@A3



- 1. RAINWATER DRAINAGE: New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
- 2. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.
- 3. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.
- 4. Allow 1m3 capacity for every 25m2 of new roof area. Location position of soakaway and proposed new drain runs following further investigation of existing to be agreed with: Client, BC & Constuction Co.

- 1. SOAKAWAY USING CRATES. Trench of soakaway to be provided slightly than designed depth after porosity test (if required) but just oove 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install aquacell crate units or equivalent as manufacturers details, Geotextile to be wrapped around crates. Provide 100mm of course sand between trench walls and over the aquacell structure. Backfill with suitable material.

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A	14/03/24							
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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.

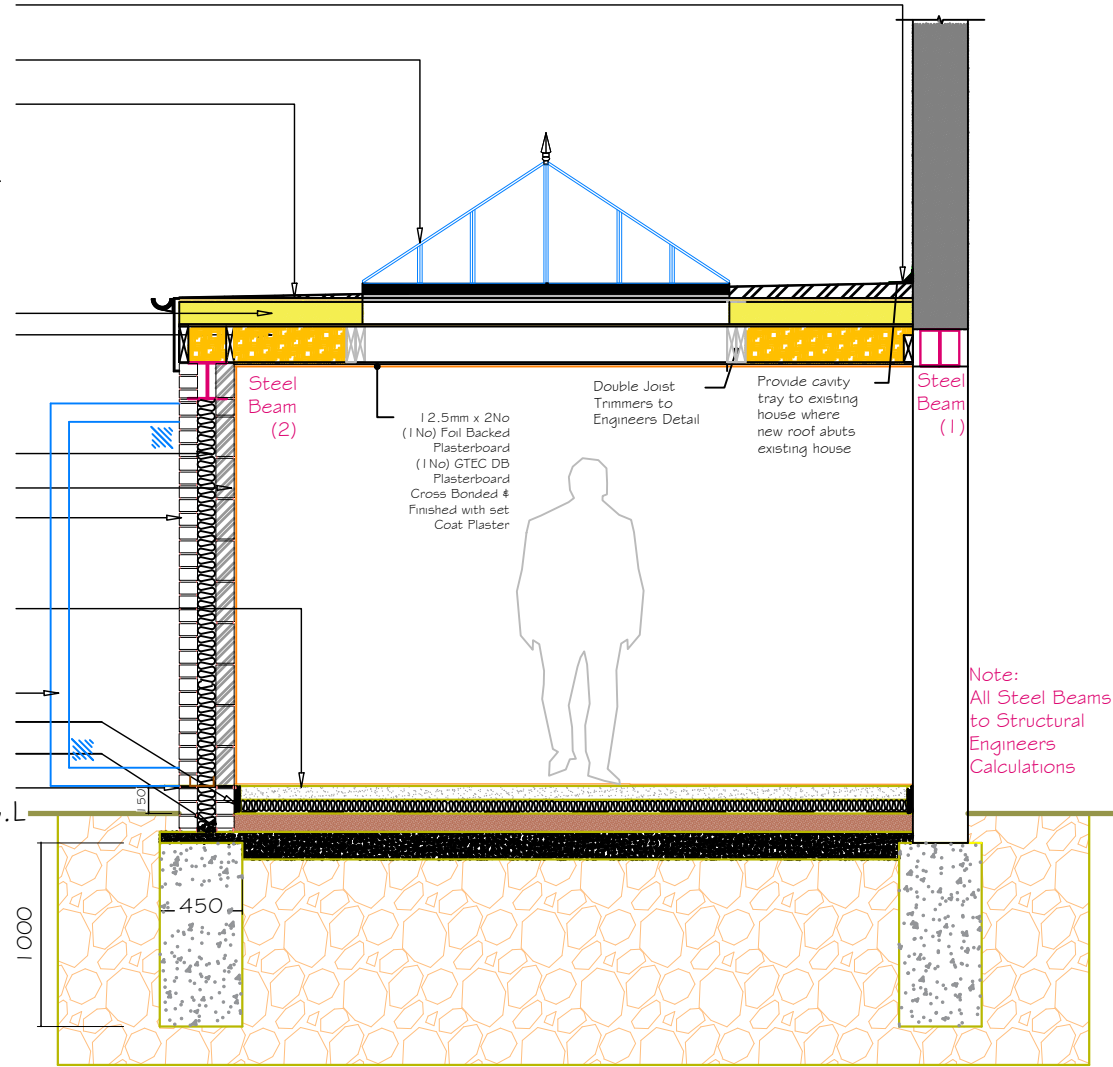
Angled Fillet 50 x 50 350mm Lead Flashing overlapped 150mm on to the roof with 150mm return up to the wall inserted in to brick line 20mm.
Skylantern to Manufacturers Details
Waterproof membrane with surface finish

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

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