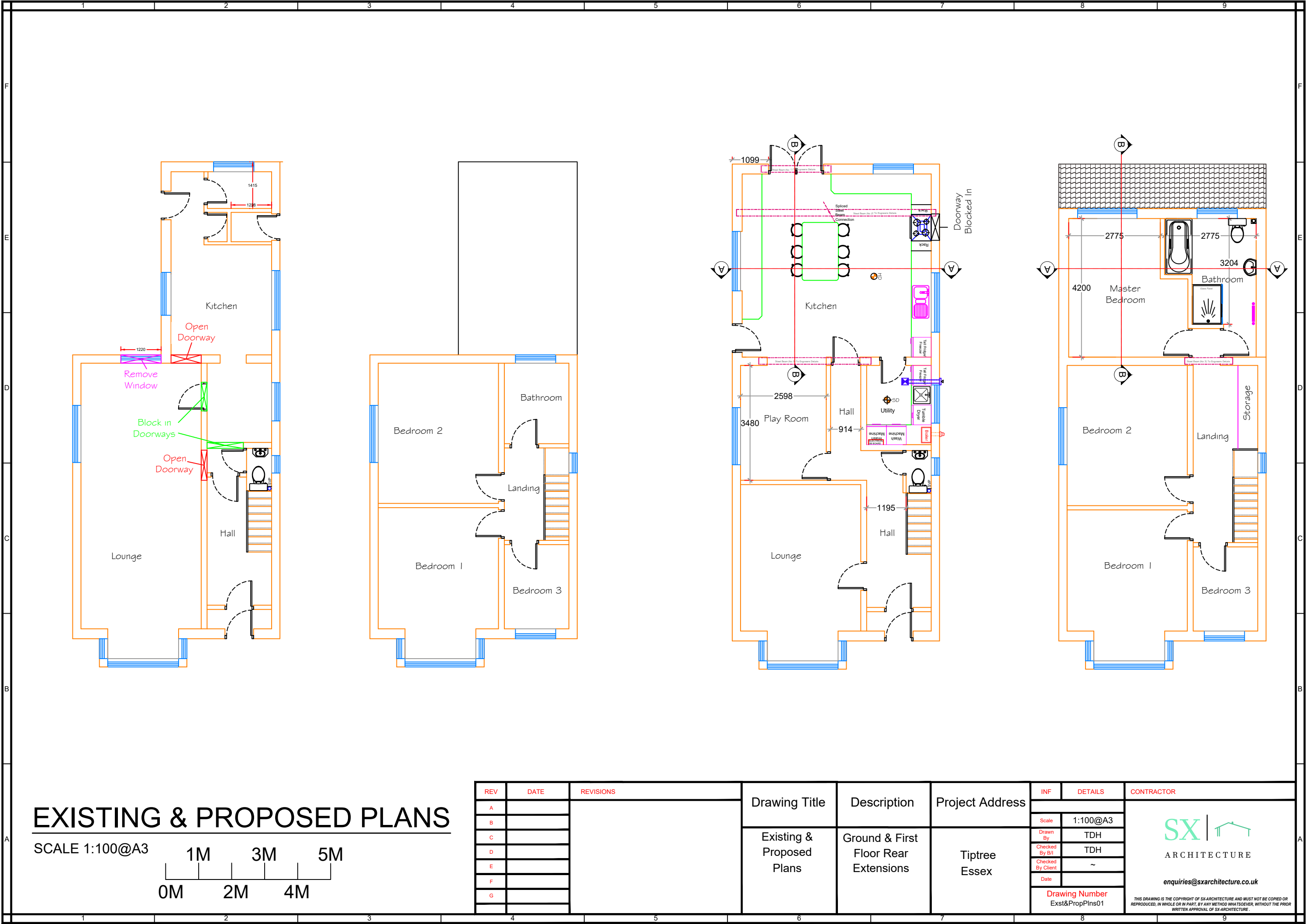
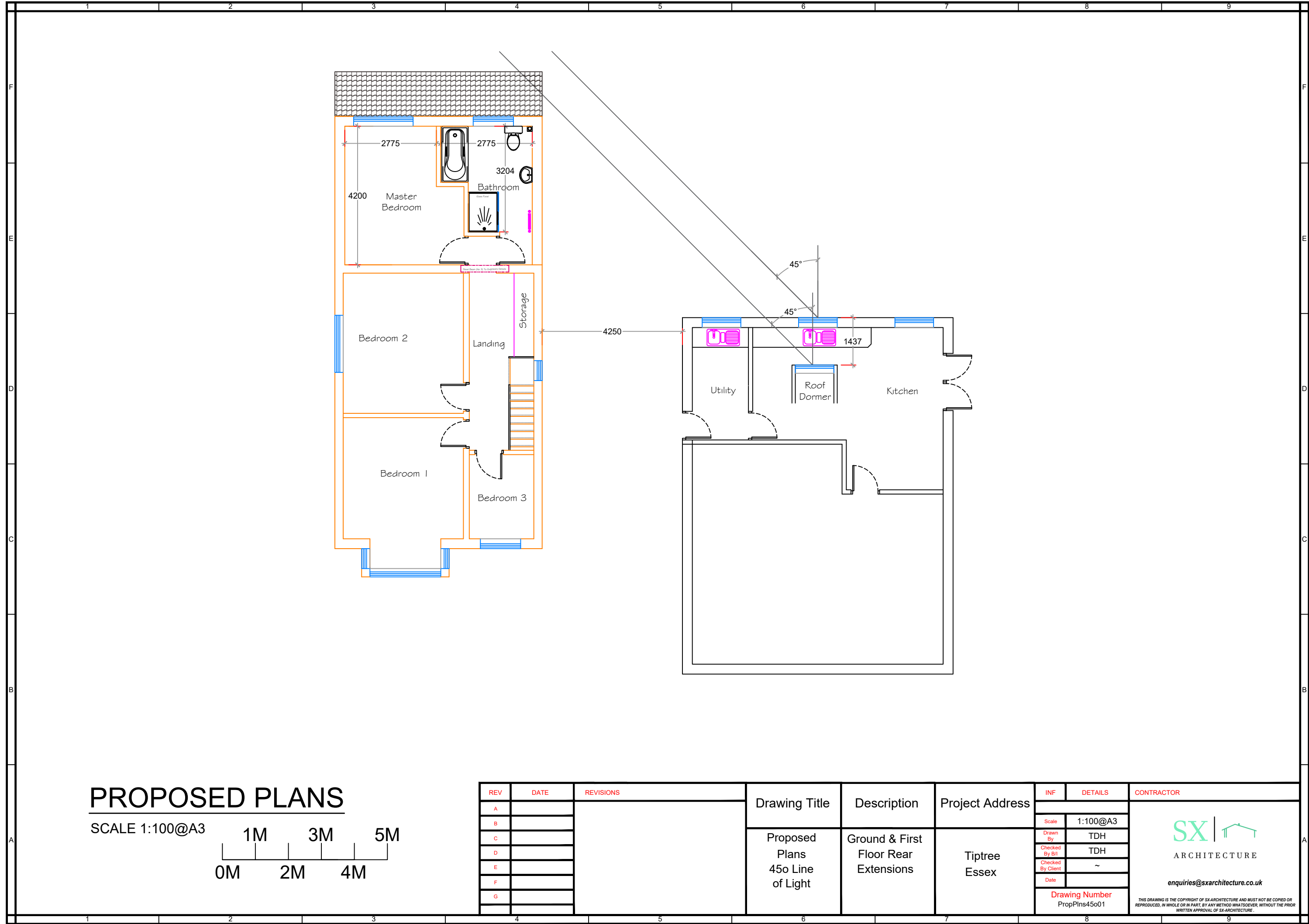
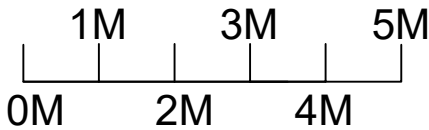






PROPOSED PLANS

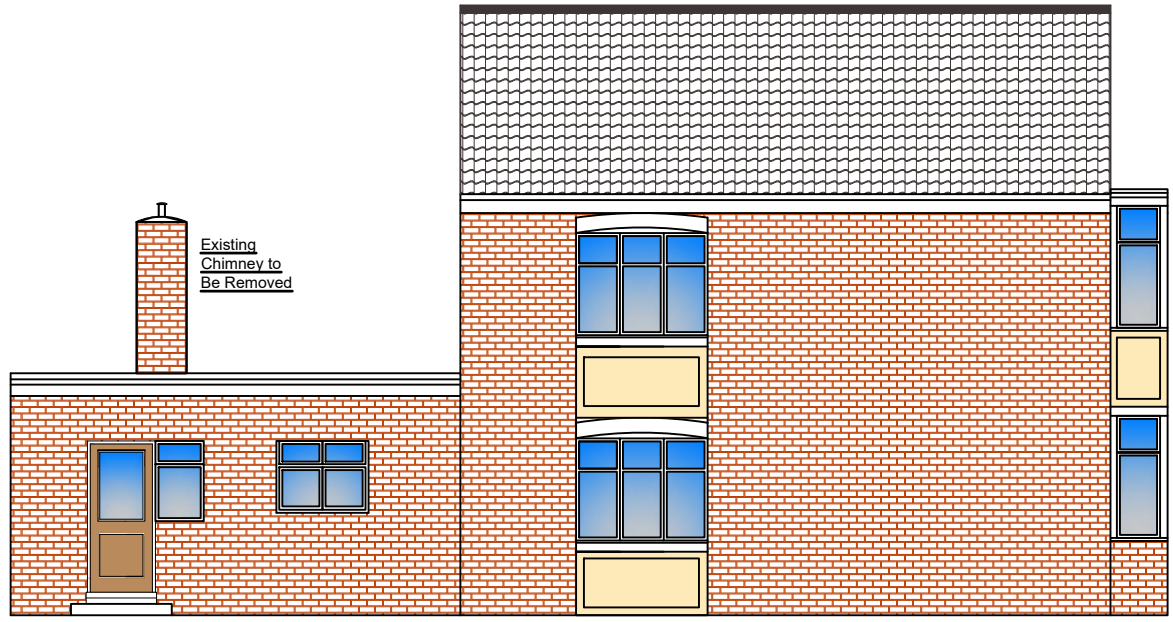
SCALE 1:100@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A								
B								
C								
D								
E								
F								
G								
			Proposed Plans 45o Line of Light	Ground & First Floor Rear Extensions	Tiptree Essex	Scale 1:100@A3	Drawn By TDH	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.
						Checked By B/I	TDH	
						Checked By Client	~	
						Date		
						Drawing Number PropPins45o01		



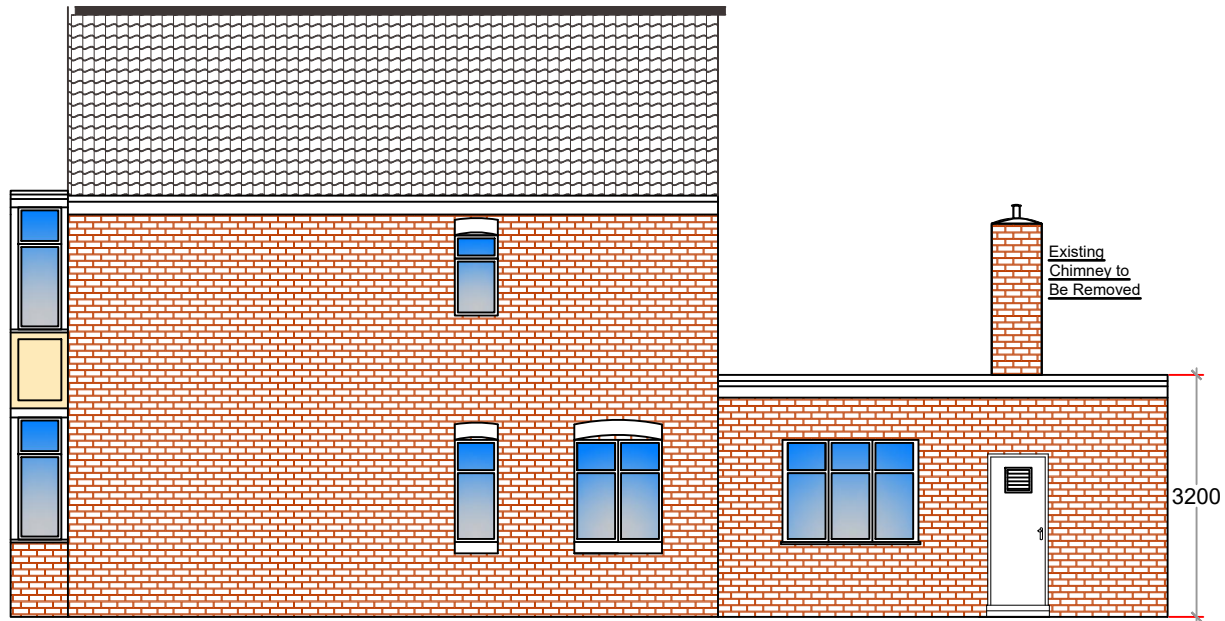
Existing & Proposed - South Facing Front Elevation



Existing - West Facing Side Elevation



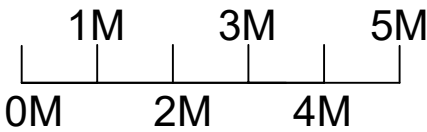
Existing - North Facing Rear Elevation



Existing - East Facing Side Elevation

EXISTING ELEVATIONS

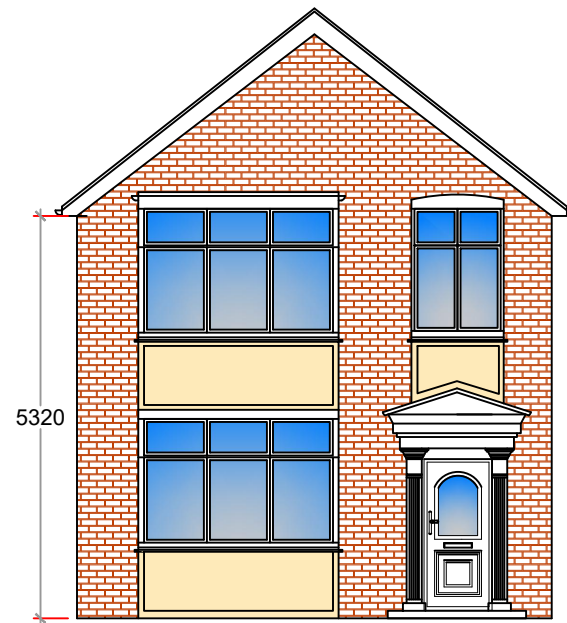
SCALE 1:100@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Existing Elevations	Ground & First Floor Rear Extensions	Tiptree Essex	Scale	1:100@A3	
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number	ExstElev01	
G								

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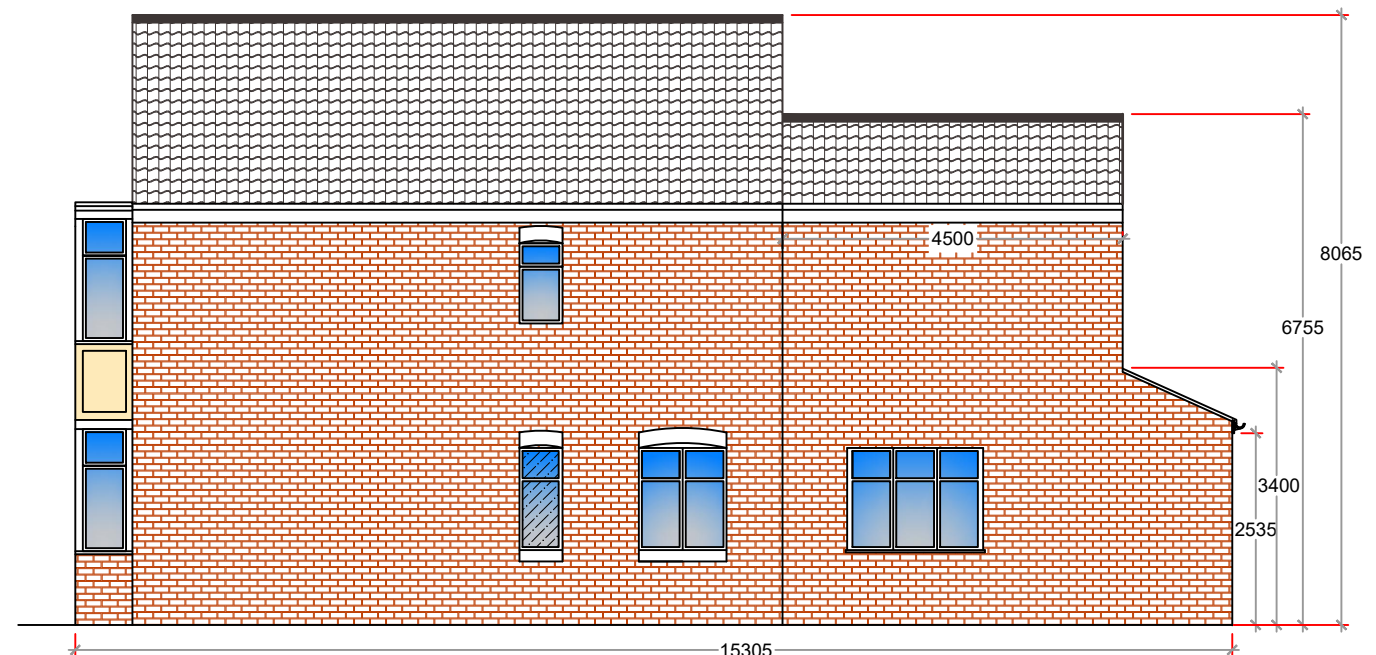


Existing & Proposed - South Facing Front Elevation



Proposed - North Facing Rear Elevation

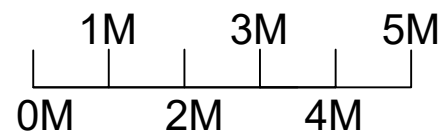
Materials :
Pitched Roofs : Clay Tiles Matching Existing
Walls: New Hardyboard Cladding.
Windows/Doors: White UPVC to match existing.



Proposed - East Facing Side Elevation

PROPOSED ELEVATIONS

SCALE 1:100@A3

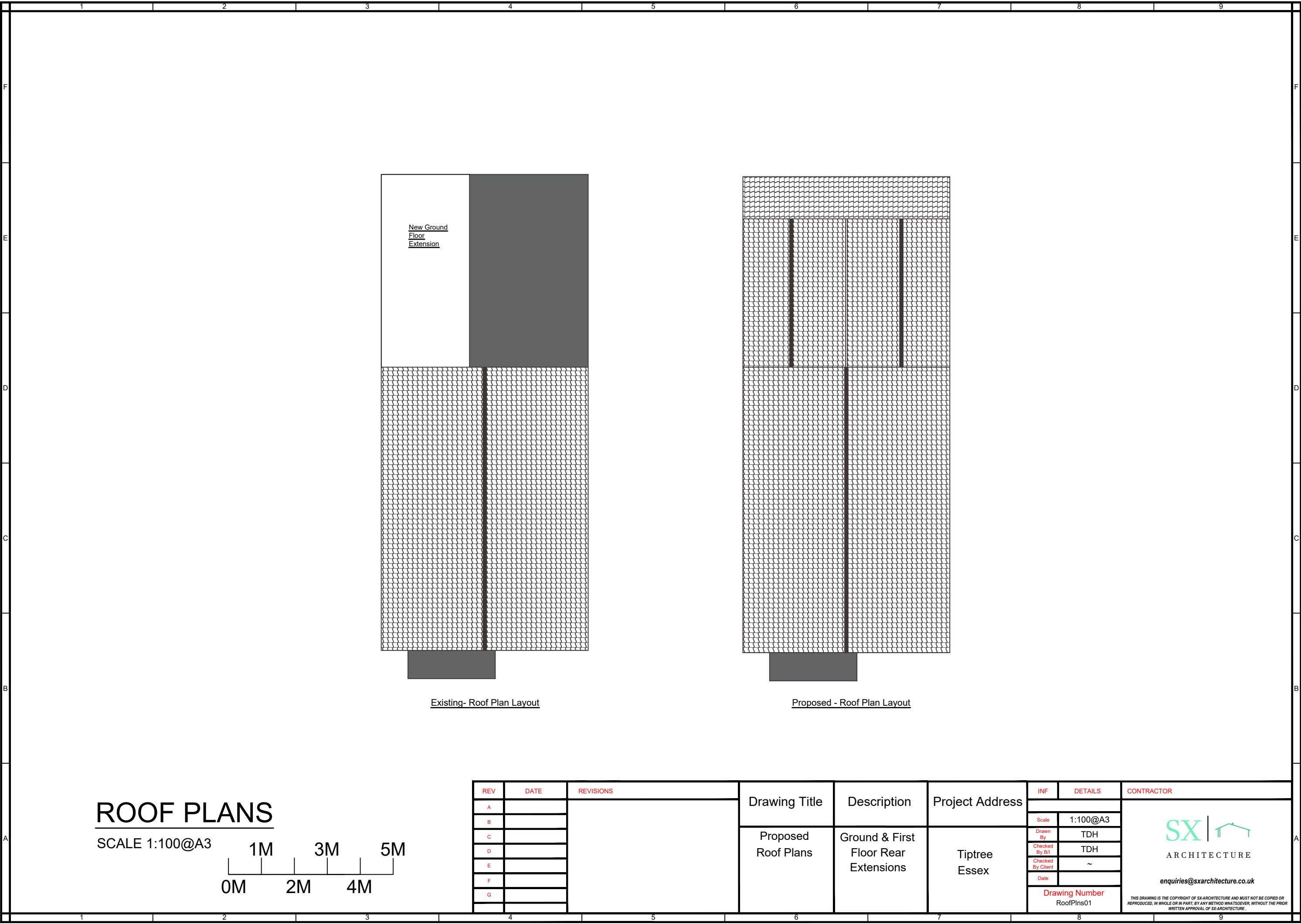


REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A								
B								
C								
D								
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			Proposed Elevations	Ground & First Floor Rear Extensions	Tiptree Essex	Scale	1:100@A3	
						Drawn By	TDH	
						Checked By B/I	TDH	
						Checked By Client	~	
						Date		
						Drawing Number	PropElev01	

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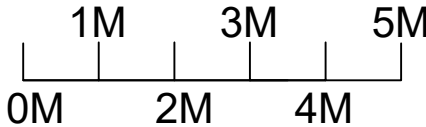


Existing- Roof Plan Layout

Proposed - Roof Plan Layout

ROOF PLANS

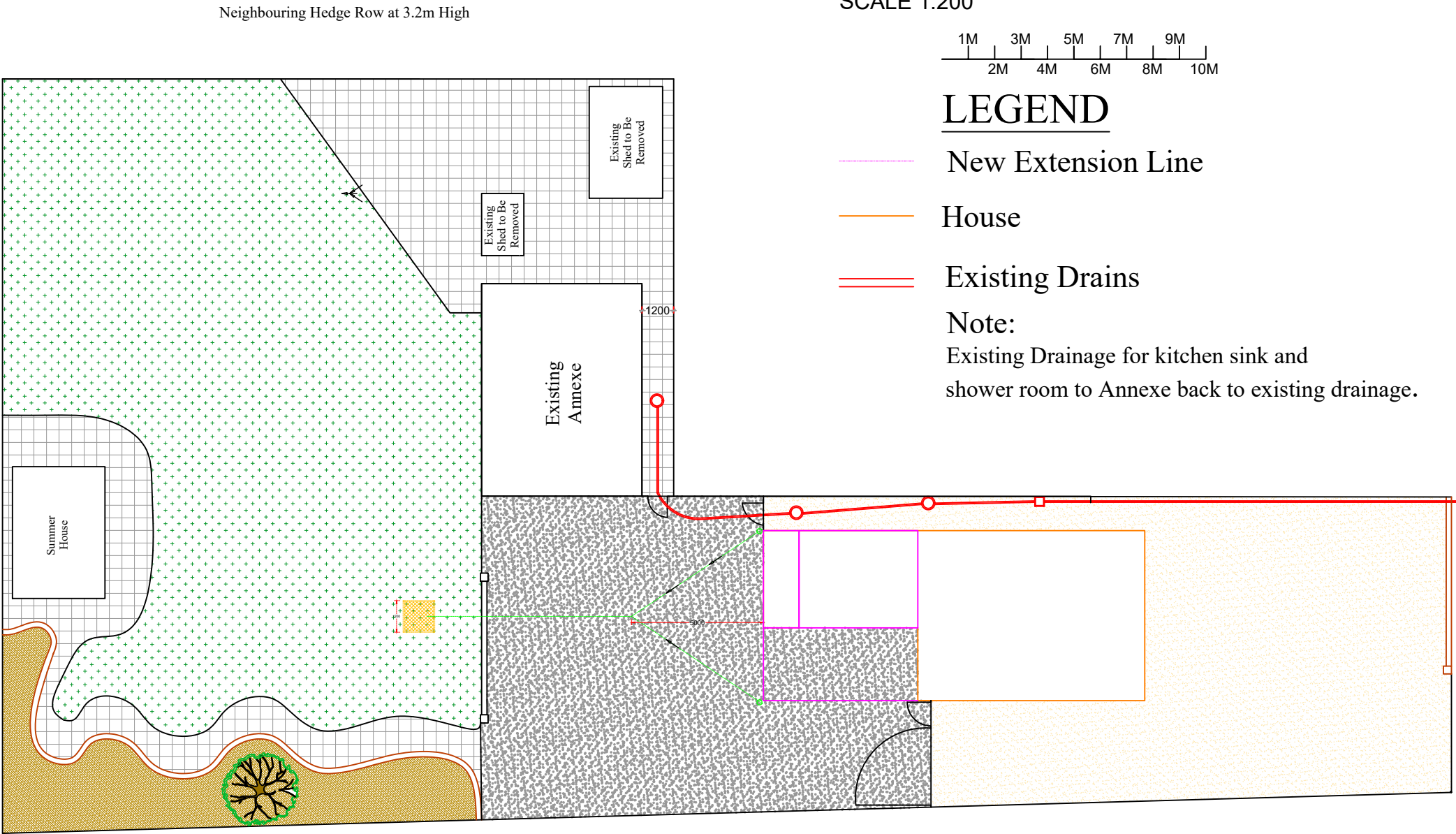
SCALE 1:100@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Proposed Roof Plans	Ground & First Floor Rear Extensions	Tiptree Essex			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.
B						Scale	1:100@A3	
C						Drawn By	TDH	
D						Checked By B/I	TDH	
E						Checked By Client	~	
F						Date		
G						Drawing Number RoofPlns01		

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			Block Plan	Ground & First Floor Rear Extensions	Tiptree Essex			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.
B						Scale	1:100@A3	
C						Drawn By	TDH	
D						Checked By B/I	TDH	
E						Checked By Client	~	
F						Date		
G						Drawing Number BlockPlns01		

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:

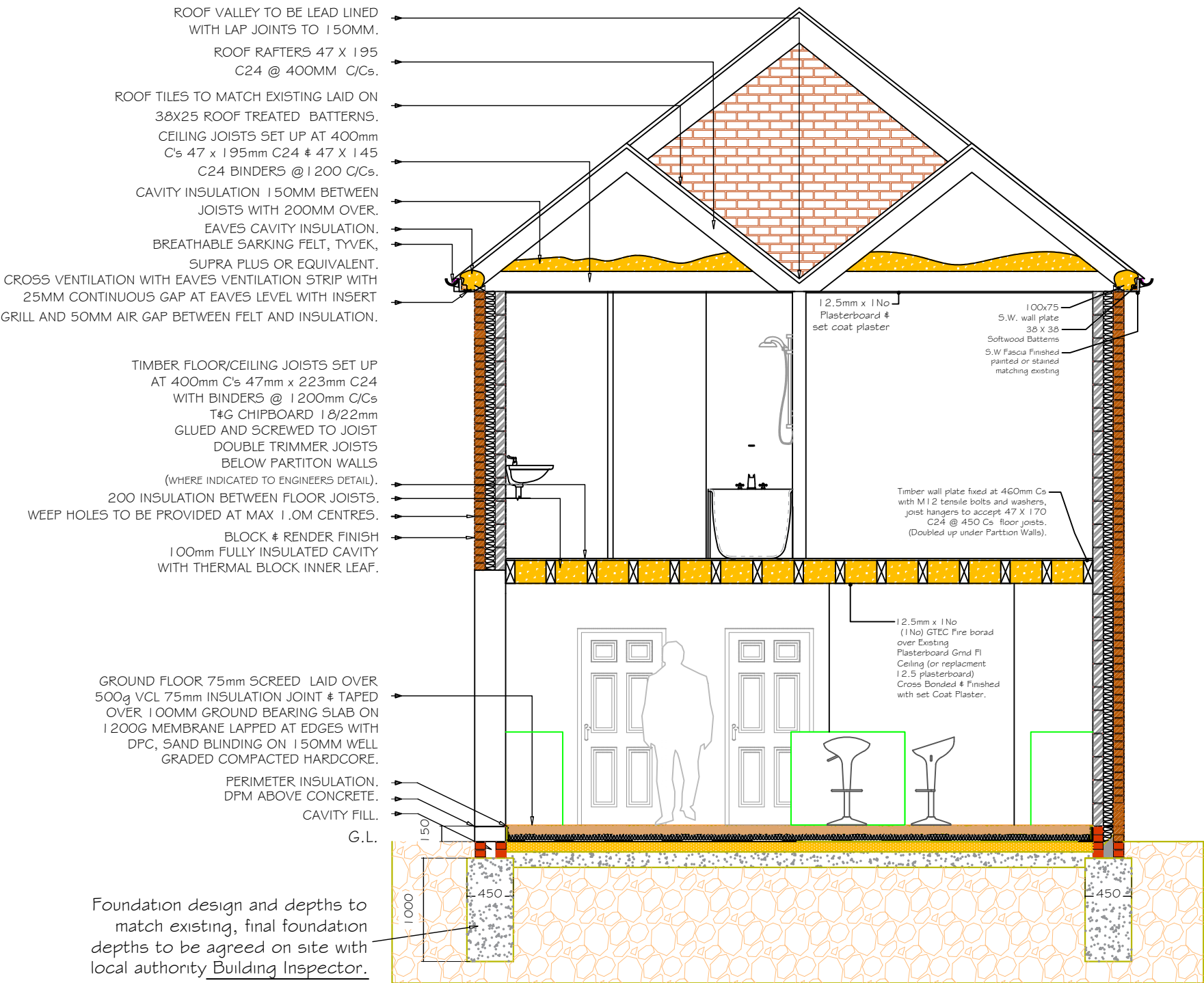
Surface water to disperse to new soakaway min 5 metres from building location to be determined on site by the builder and client.

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.



Section A-A: 1:50 @ A3

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A			Section Plan	Extension to Existing Garden Outbuilding for use as Annexe	Tiptree	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.
B						Drawn By	TDH	
C						Checked By B/I	TDH	
D						Checked By Client	~	
E						Date		
F						Drawing Number		
G						SectPln01		

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:

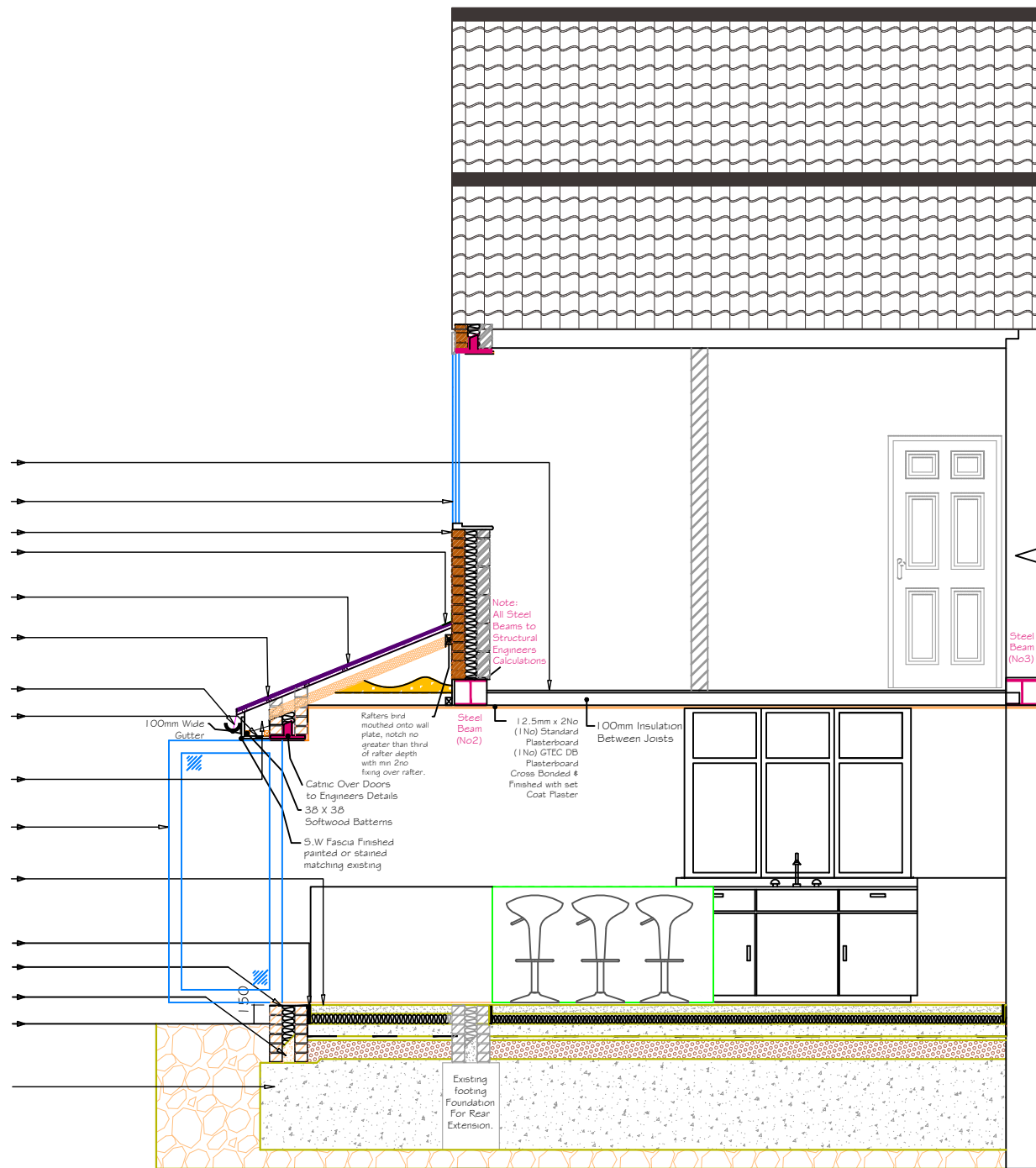
Use Catnic Standard Duty CG90/100 for standard duty lintels over openings in new external walls.

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.

Timber floor joists set up at 400mm C's 47x195mm C24, T&G chipboard 18/22mm glued and screwed to joists.
Windows/Doors to match existing style.
Facing Brickwork/Thermal Blockwork finish to match existing.
350mm Lead Flashing overlapped 150mm on to the roof with 150mm return up to the wall inserted in to brick line 20mm.
80mm Celotex or equivalent between rafters Cavity Insulation with 50mm insulation over underside of rafters with 50mm air gap.
Roof tiles Marley Ludlow Major 100mm headlap set on 38x25 roof treated batons, not exceeding 450mm Centres
Breathable sarking felt e.g. Tyvek Supra Plus or Equivalent.
Cross ventilation with eaves ventilation strip with a 25mm continuous gap at eaves level with insert grill and 50mm air gap between felt and insulation.
Treated 47 x 150 C24 Joists set at 400mm C's Birdmouthed over 100mm x 50mm wall plate fixed to blockwork at max 1.8m centres with 1000mm x 30mm x 5mm galvanised straps.
Windows/Doors to match existing style.
75mm sand / cement screed reinforced with 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.
Perimeter Insulation.
DPM Above Concrte.
Cavity Fill.
G.L.

Foundation design and depths to match existing, final foundation depths mon 1m below ground level to be agreed on site with local authority building inspector.



Section B-B: 1:50 @ A3

REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A						Section Plan		Tiptree Essex
B			Drawn By	TDH				
C			Checked By B/I	TDH				
D			Checked By Client	~				
E			Date					
F			Drawing Number					
G			SectPln01					