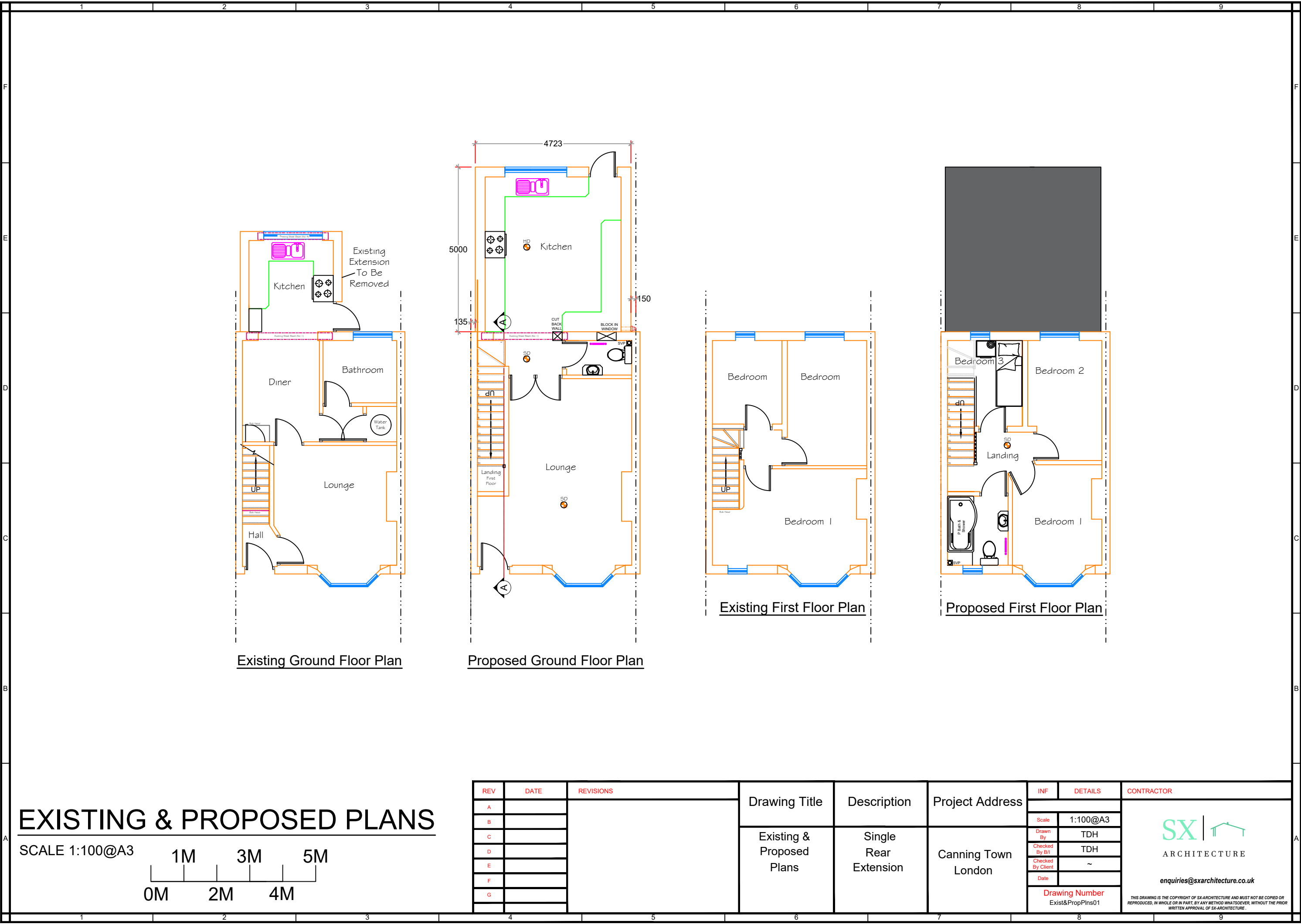
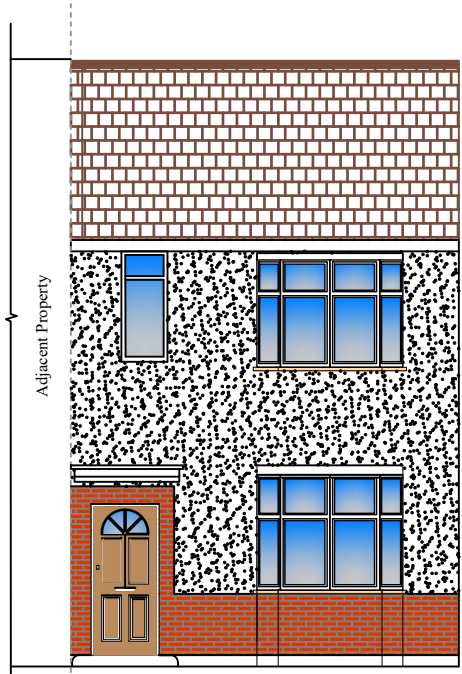
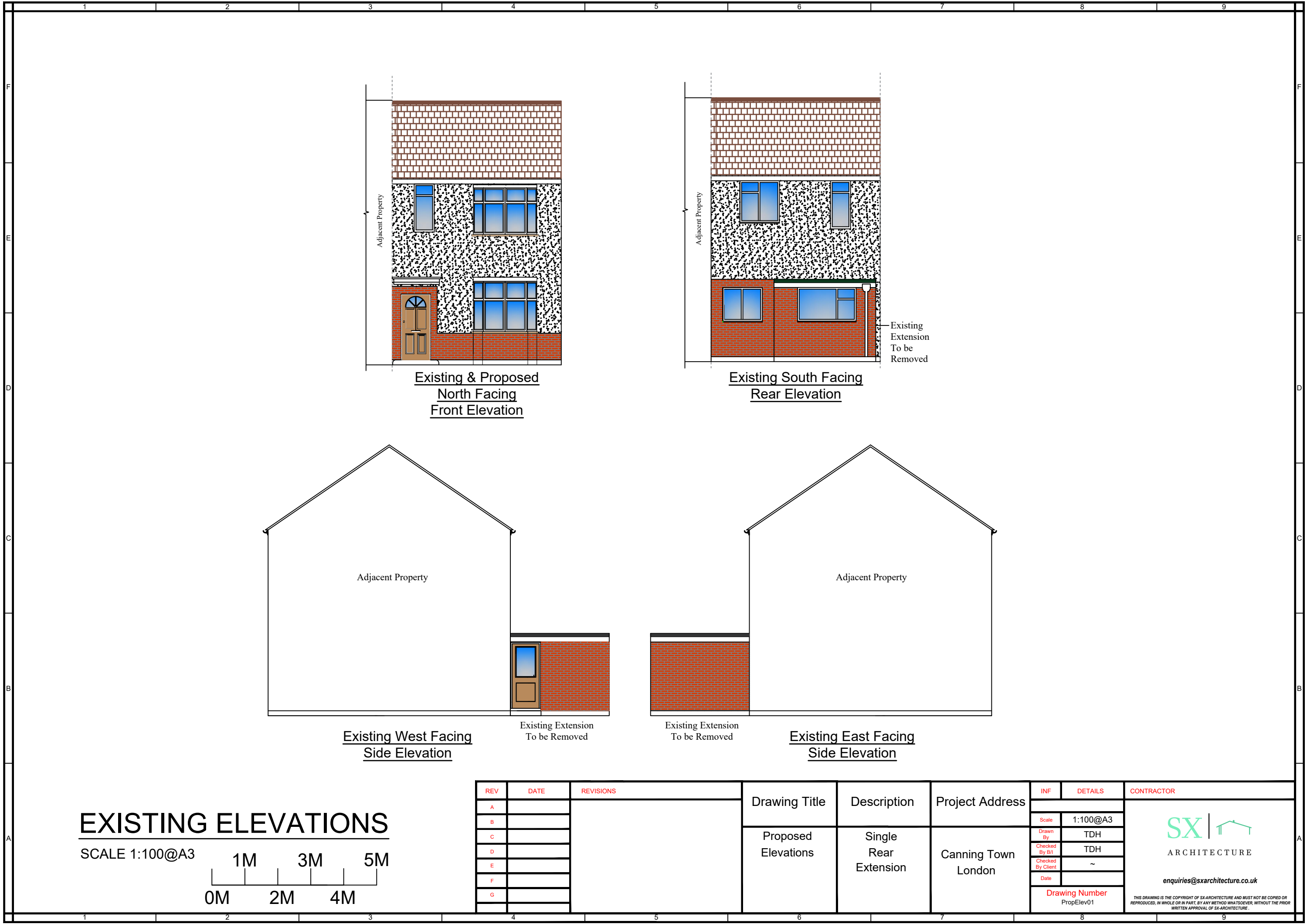
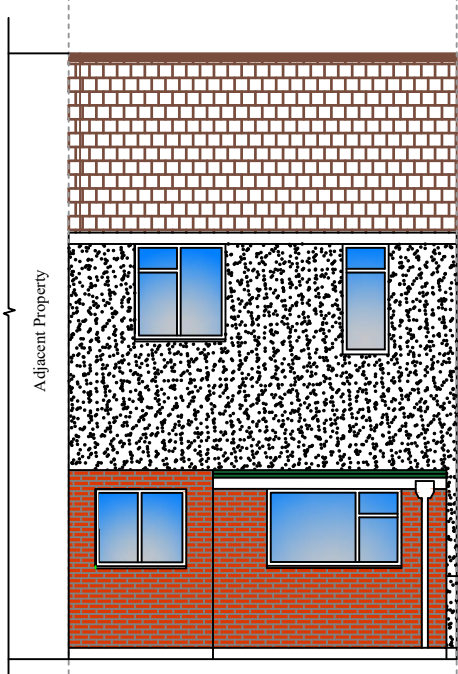




EXISTING & PROPOSED PLANS SCALE 1:100@A3 0M 1M 2M 3M 4M 5M				REV A B C D E F G	DATE	REVISIONS	Drawing Title Existing & Proposed Plans	Description Single Rear Extension	Project Address Canning Town London	INF Scale Drawn By Checked By B/I Checked By Client Date Drawing Number Exist&PropPlns01	DETAILS 1:100@A3 TDH TDH ~	CONTRACTOR 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.



Existing & Proposed
North Facing
Front Elevation



Existing South Facing
Rear Elevation



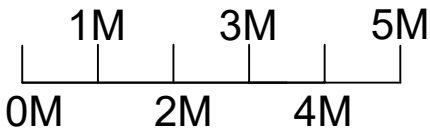
Existing West Facing
Side Elevation



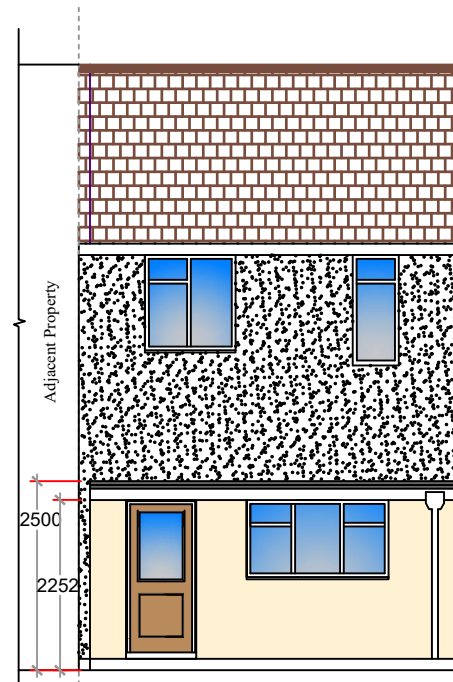
Existing East Facing
Side Elevation

EXISTING ELEVATIONS

SCALE 1:100@A3



REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
A								
B								
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			Proposed Elevations	Single Rear Extension	Canning Town London	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.
						Drawn By	TDH	
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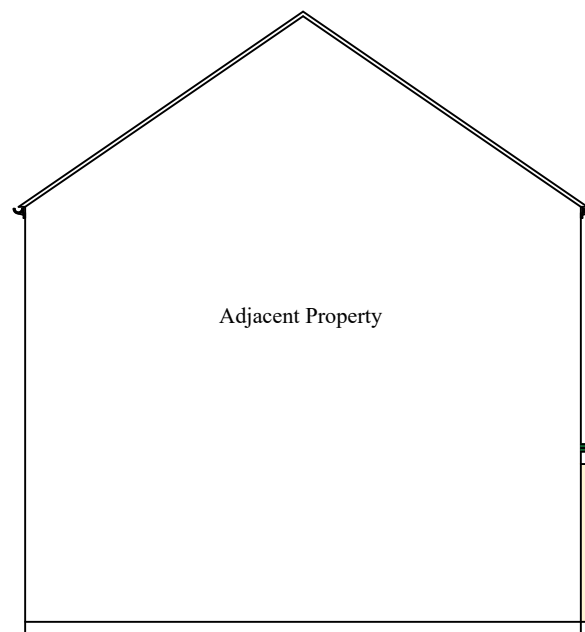


Proposed South
Facing Rear Elevation

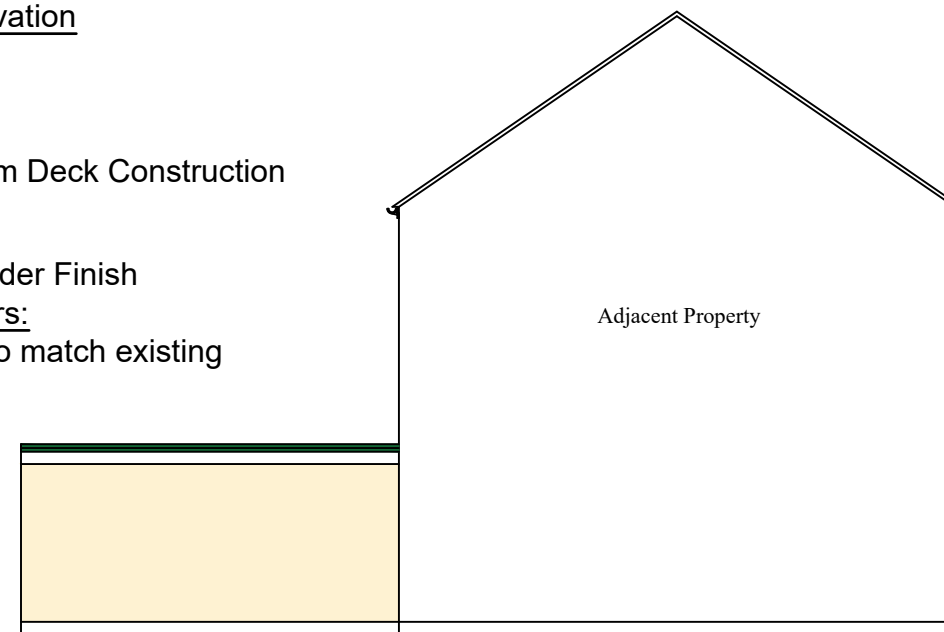
Roof:
Flat Roof Warm Deck Construction
(Rear Extension)

Walls:
Brick with Render Finish

Windows/Doors:
White UPVC to match existing



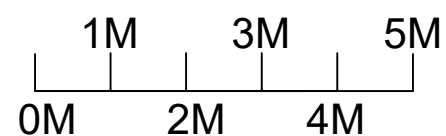
Proposed West Facing Side Elevation



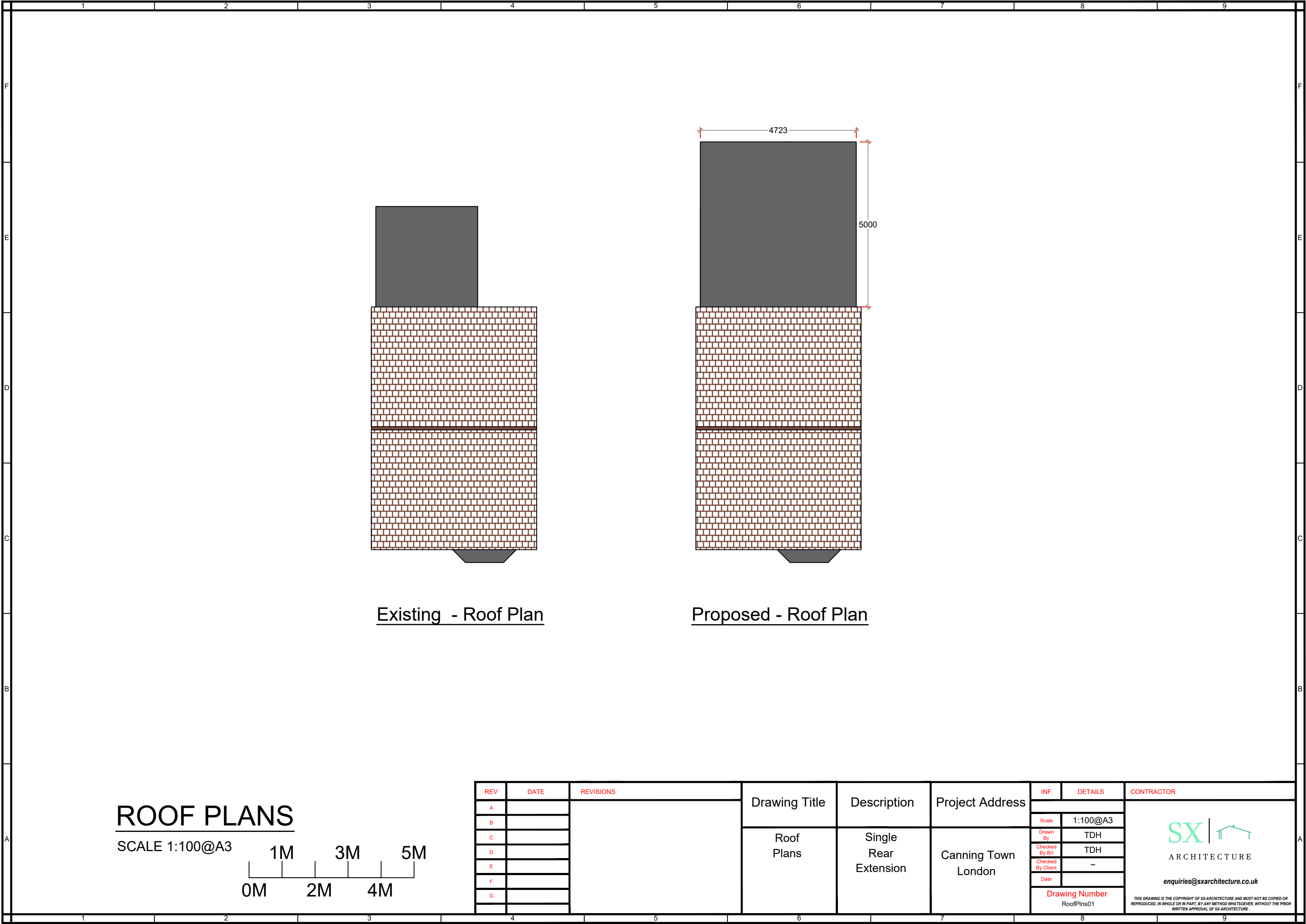
Proposed East Facing Side Elevation

PROPOSED ELEVATIONS

SCALE 1:100@A3



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A			Proposed Elevations	Single Rear Extension	Canning Town London	Scale	1:100@A3	 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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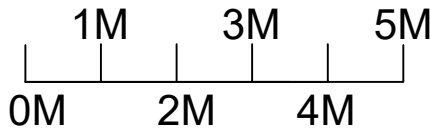


Existing - Roof Plan

Proposed - Roof Plan

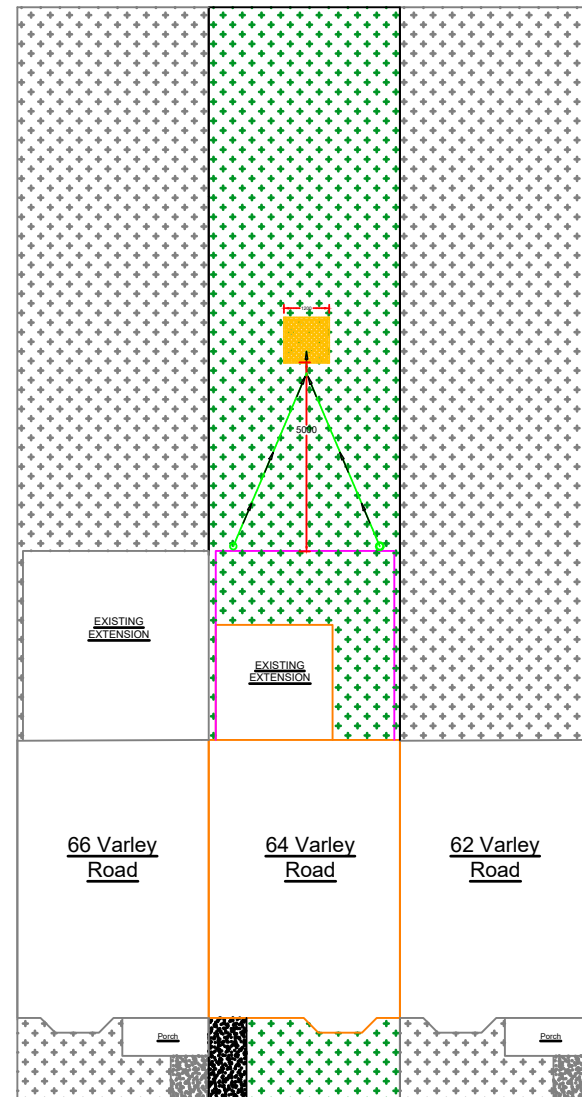
ROOF PLANS

SCALE 1:100@A3



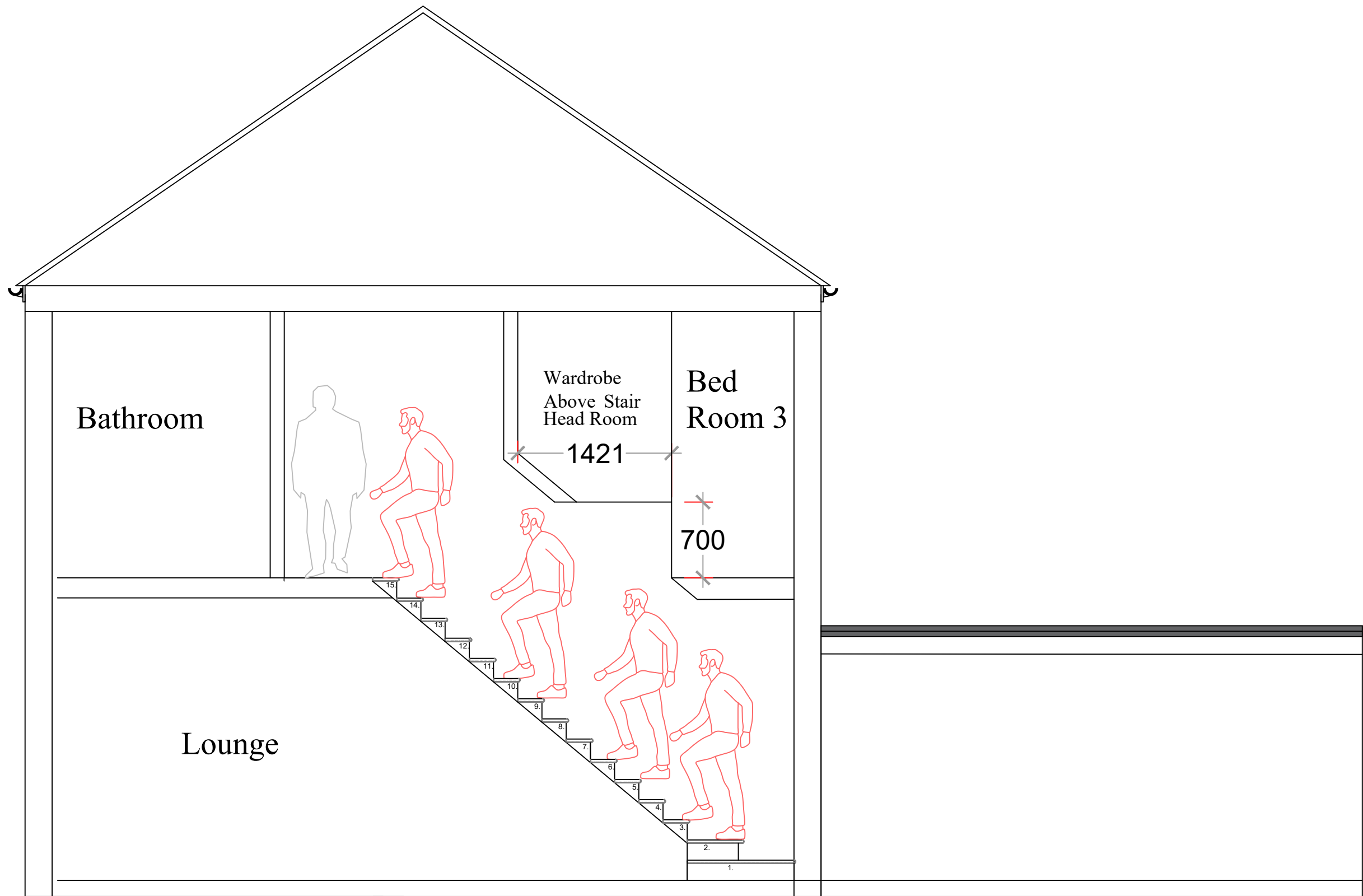
 Existing House Line
 New Proposed Extension Line
 Existing Drain (Existing Drainage Runs Assumed).
 Proposed Drain Run

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			Block & Location Plans	Single Rear Extension	Canning Town London	Scale	1:100@A3	 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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Section Plan A-A

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REV	DATE	REVISIONS	Drawing Title	Description	Project Address	INF	DETAILS	CONTRACTOR
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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.

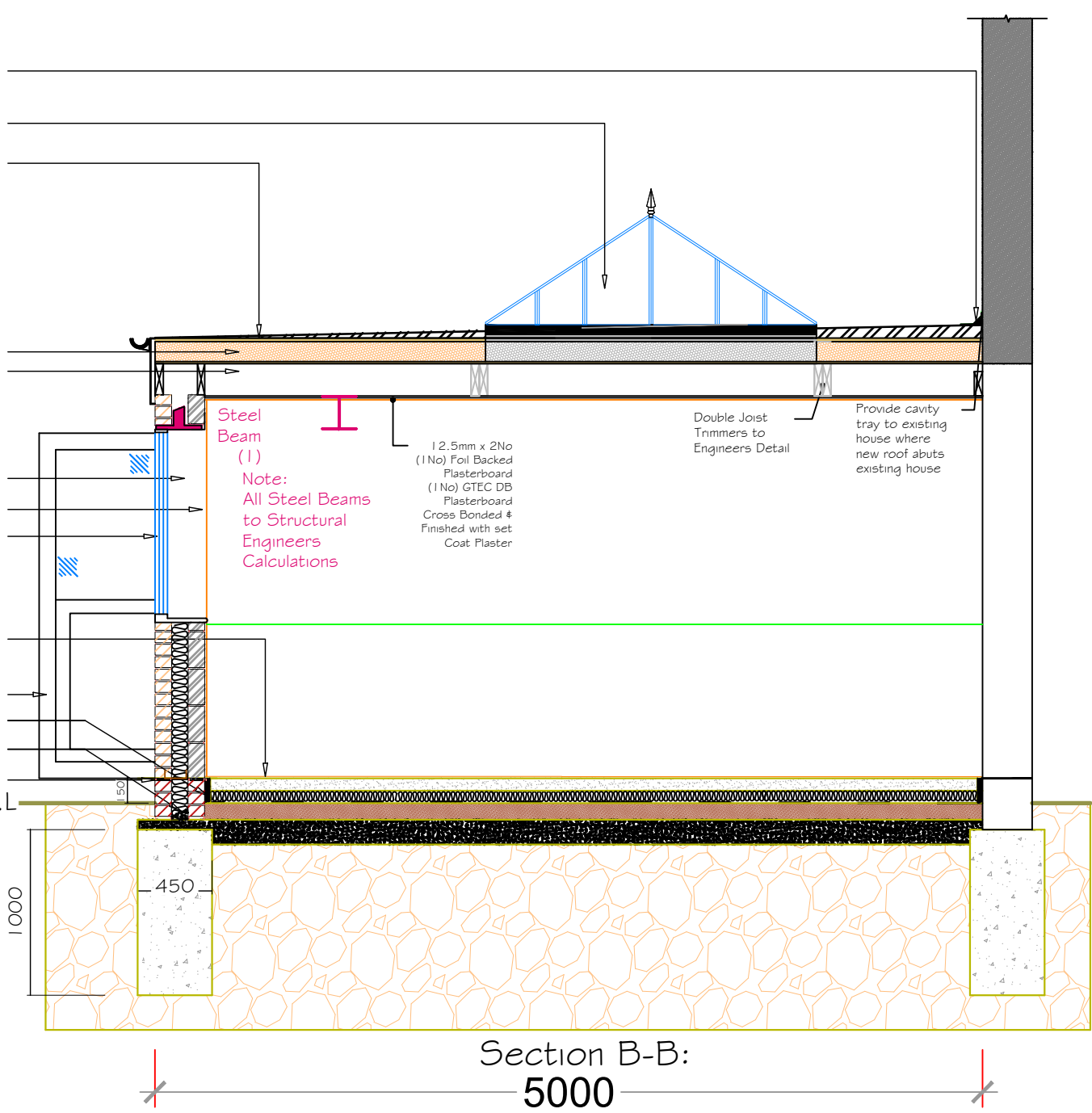
LINTELS:

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

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 72x220mm 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 .
UPVC 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.



NOTE:
A trial hole is to be excavated adjacent to existing extension foundation by builder or other before works commence on site to determine the width & depth of a full fill concrete foundation or the foundation has been piled by a previous contractor.

On determination of the foundation the existing may have to be removed and replaced with a new foundation to suit the new rear extension and in agreement of the local authority B Insp.

The new northwest rear elevation will be sited on a new building line to the existing conservatory line footing.

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