

SCALES 1:50 & 1:100

DIMENSIONS IN MM & TO BE CHECKED BEFORE COMMENCEMENT

NEW WORK SUBJECT TO THE PARTY WALL ETC. ACT 1996. NEIGHBOUR CONSULTATIONS TO BE UNDERTAKEN BEFORE START ACCORDING TO THE ACT.

EXISTING STRUCTURE RECEIVING ADDITIONAL LOADING TO BE CHECKED FOR ADEQUACY BEFORE COMMENCEMENT
NEW ELECTRICAL WORK TO BE UNDERTAKEN (DESIGNED, INSTALLED, INSPECTED & TESTED) BY A REGISTERED COMPETENT PERSON.

FABRIC OF EXISTING BUILDING IS TO REMAIN UNAFFECTED BY WORK EXCEPT WHERE SHOWN

EXTENDED HEATING RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES
ONE LIGHT FITTING ABLE TO TAKE ENERGY EFFICIENT LAMP TO BE PROVIDED

NEW GLAZED DOORS TO ACHIEVE U VALUE $2.2 \text{ W/m}^2\text{K}$.
NEW ROOFLIGHTS TO ACHIEVE U VALUE $1.8 \text{ W/m}^2\text{K}$.
NEW WINDOW TO ACHIEVE U VALUE $1.8 \text{ W/m}^2\text{K}$.

LIVING AREA TO HAVE 5000 mm^2 BACKGROUND VENTILATION & MIN. $1/20$ TH FLOOR AREA RAPID VENTILATION

KITCHEN AREA TO HAVE 2500 mm^2 BACKGROUND VENTILATION & 30 LITRE/SECOND EXTRACT FAN ADJACENT TO HOOD (OR 60 L/S EXTRACT ELSEWHERE)
SHOWER ROOM TO HAVE 2500 mm^2 BACKGROUND VENTILATION & 15 LITRE/SECOND EXTRACT FAN

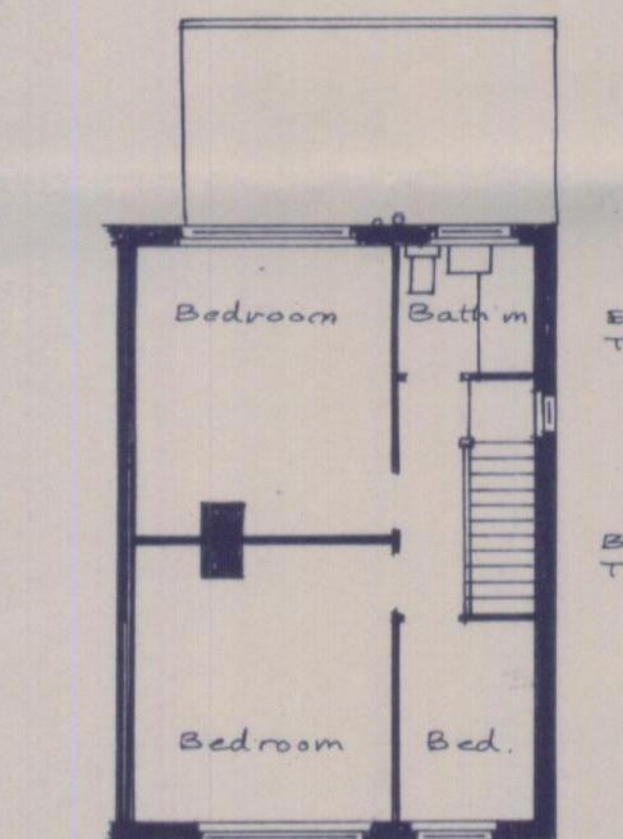
NEW CONDENSING GAS BOILER (MIN. SEDBUK RATING 86%) TO BE FITTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

100mm PLASTIC W.C. WASTE, 32mm W.B. WASTE, 50mm SINK & SHOWER WASTE, RODDING ACCESS AT CHANGES OF DIRECTION.
REPOSITIONED 100mm 3.8 Y.P. TO EXTEND MIN. 900mm ABOVE OPENING WINDOWS

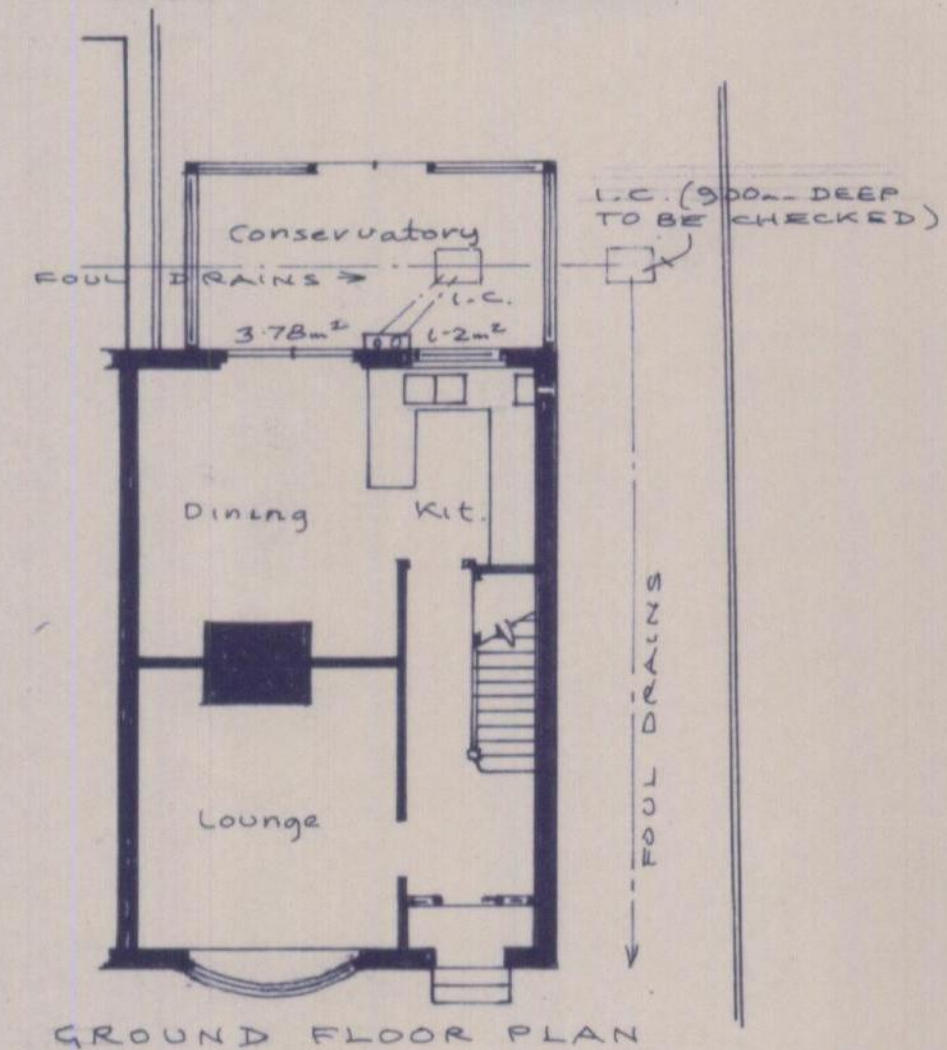
65mm RWP'S & 100mm H.R. GUTTERS

GLAZING TO DOORS LESS THAN 1.5m ABOVE FLOOR LEVEL & GLAZING TO WINDOWS LESS THAN 800mm ABOVE TO BE SAFETY GLAZING TO BS. 6206:1981

NEW STEELS TO BE ENCASED IN 12.5mm PLASTERBOARD + 5mm GYPSUM PLASTER

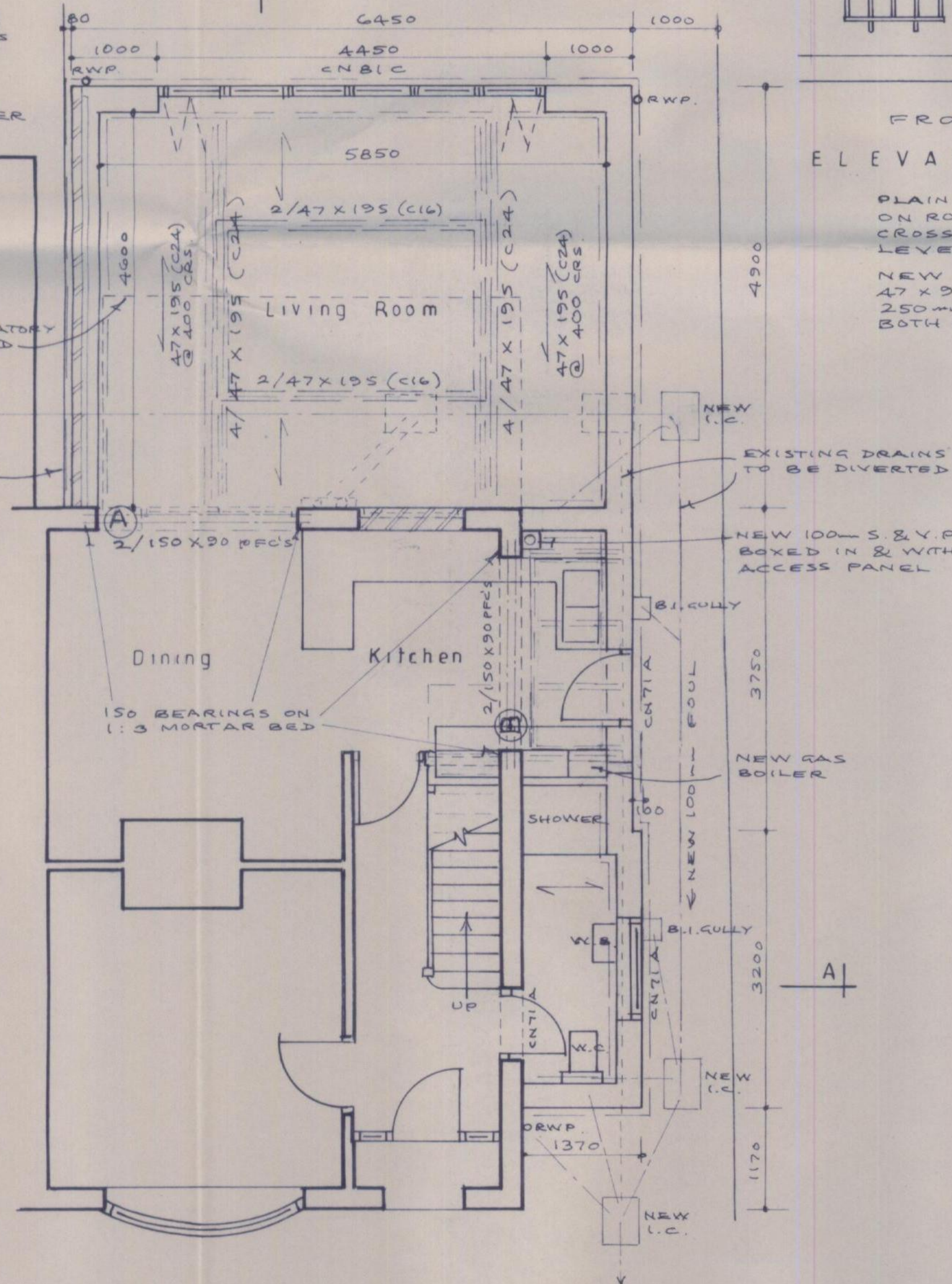


FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANS AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

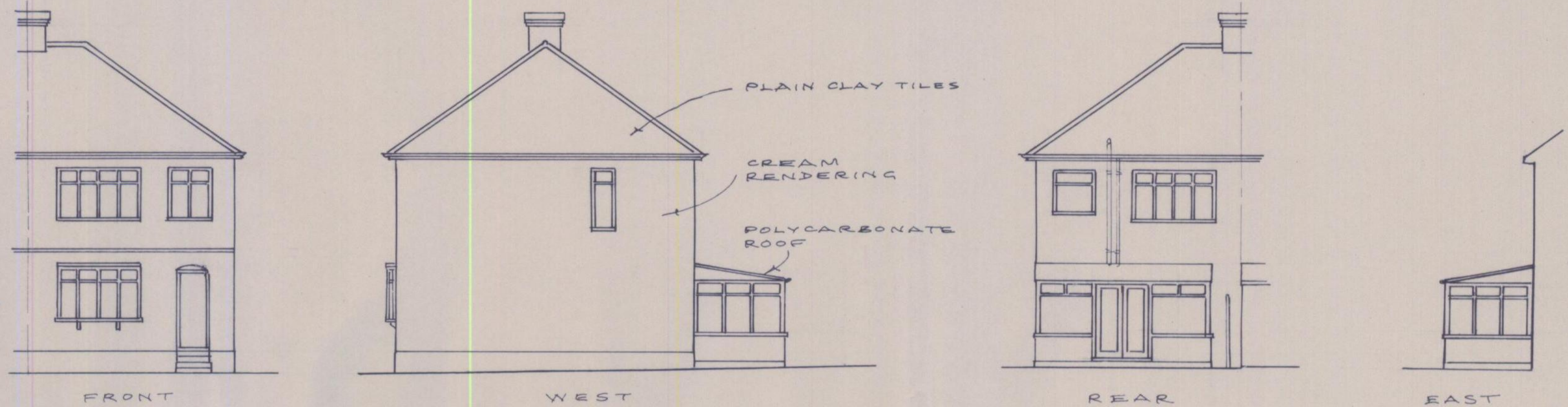
NEW DRAINS TO BE 100mm UPVC TO BS. 4660 SURROUNDED IN 100mm PEA SHINGLE, MIN. 60mm FALL
EXISTING DRAIN PASSING THROUGH FOUNDATION TO BE ENCASED IN COMPRESSIBLE MATERIAL & WITH R.C. LINTEL OVER DRAIN. FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT LEVEL

NEW INSPECTION CHAMBERS TO BE CONSTRUCTED OF 225mm BRICK ON 150mm CONCRETE BASES
EXISTING DRAIN RUN/DEPTH TO BE CHECKED BEFORE COMMENCEMENT

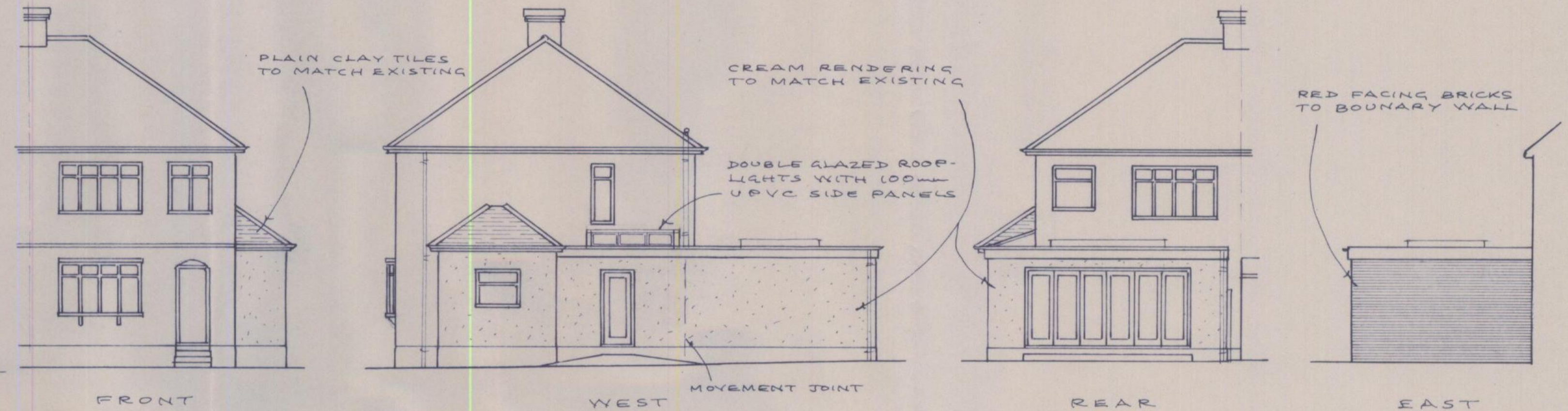
NEW ROOFWATER TO BE TAKEN TO 1 m^3 SOAKWAYS SITED MIN. 5.0m FROM BUILDINGS (MAX. 30 m^2 ROOF AREA TO 1 m^3 SOAKWAY)
EXISTING ROOFWATER TO BE TAKEN TO EXISTING SYSTEM WHERE PRACTICABLE

NEW EXTERNAL WALLS TO ACHIEVE U VALUE $0.30 \text{ W/m}^2\text{K}$ EG.
105mm BRICK OUTER SKIN, 85mm CAVITY WITH FULL FILL 'DITHERM' CAVITY INSULATION & 100mm 'DUROX SUPABLOC' INNER SKIN.
225mm LONG CAVITY WALL TIES @ 750mm HORIZONTAL & 450mm VERTICAL CRS. OR
215mm 'DUROX SUPABLOC' DRY LINED INTERNALLY WITH 50mm THERMALINE SUPER & RENDERED EXTERNALLY (TO BS. S262)

NEW WORK TO BE BONDED TO EXISTING WITH STAINLESS STEEL 'FURFIX' ANCHOR FIXINGS & MASTIC POINTING



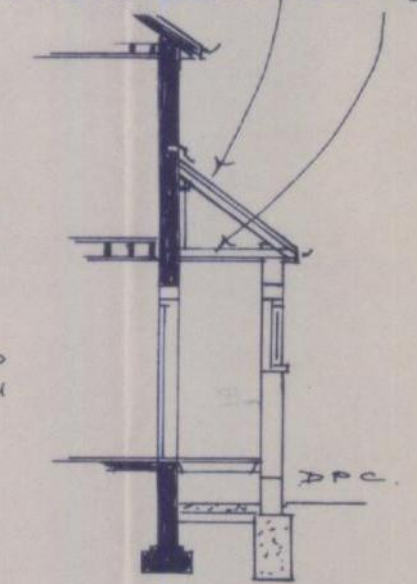
ELEVATIONS AS EXISTING



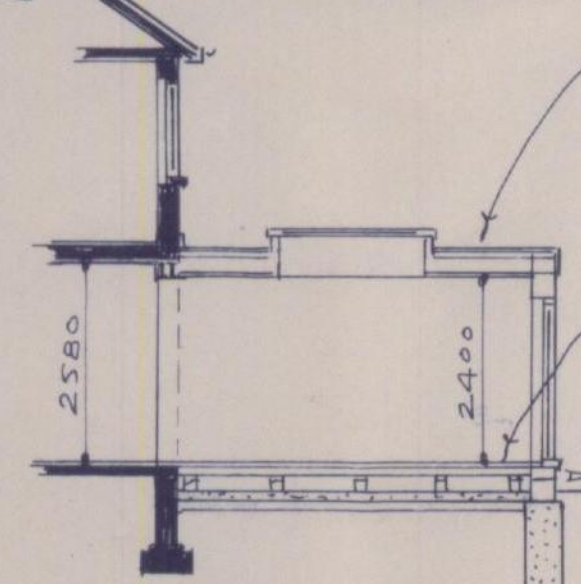
ELEVATIONS AS PROPOSED

PLAIN CLAY TILES (35° PITCH) ON 19x38mm BATTENS ON ROOFING FELT ON 47x97mm (C16) RAFTERS @ 400mm CRS. CROSS VENTILATED WITH SOFFIT VENTS & LOW LEVEL TILE VENTS TO SIDE ADJOINING FLAT ROOF.

NEW CEILING TO ACHIEVE U VALUE $0.16 \text{ W/m}^2\text{K}$ EG:- 47x97mm (C16) CEILING JOISTS @ 400mm CRS WITH 250mm FIBRE GLASS INSULATION - 100 & 150mm LAID BOTH WAYS BETWEEN & OVER JOISTS + 12.5mm P/B



SECTION A



SECTION B

CODE 4 LEAD FLASHINGS. (50mm UPSTANDS)
RAFTERS & JOISTS TO BE TIED INTO EXTERNAL WALLS WITH 30x5mm MILD STEEL STRAPS @ MAX 2.0m CRS.

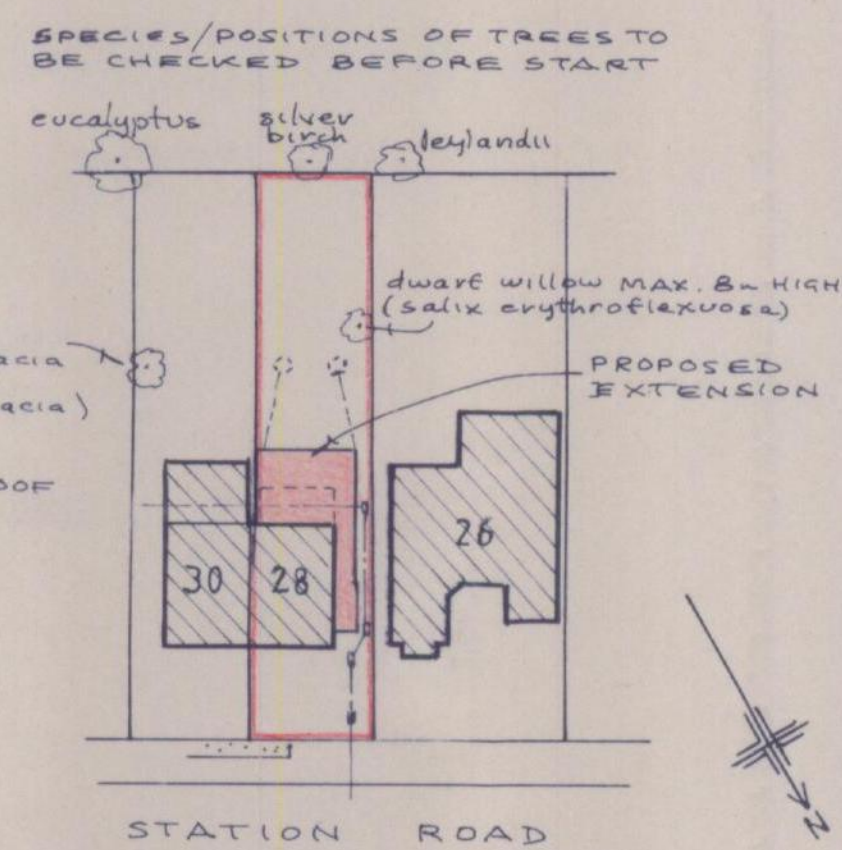
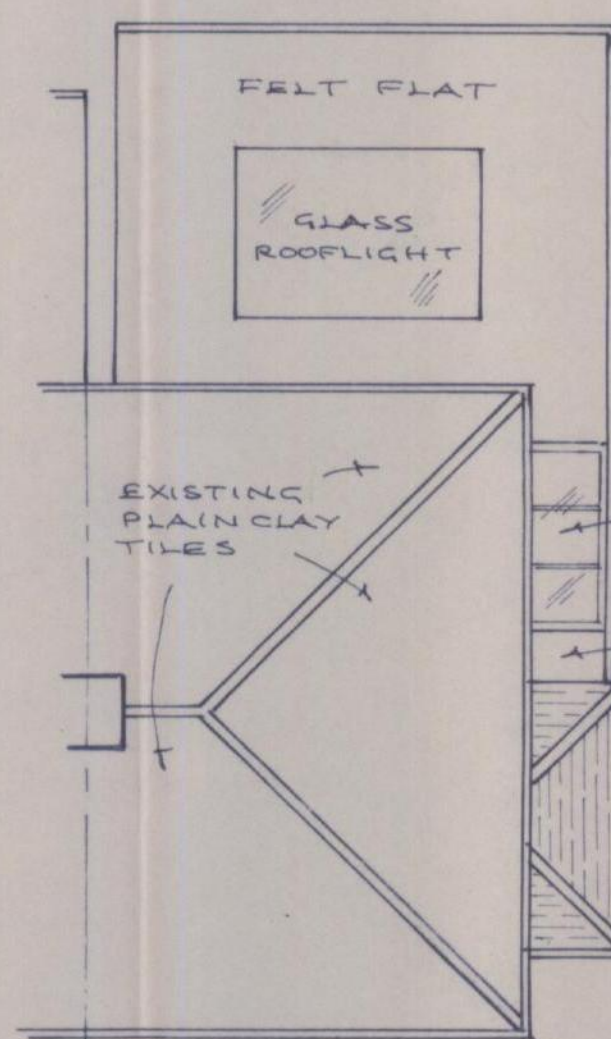
NEW FLAT ROOF TO ACHIEVE U VALUE $0.22 \text{ W/m}^2\text{K}$ EG:- 125mm MINERAL CHIPPINGS ON 3 LAYER FELT TO BS. 747 (OR HIGH PERFORMANCE FELT) ON 19mm EXTERIOR PLY ON 115mm 'CELOTEX' INSULATION LAID OVER 47x195mm (C24) JOISTS @ 400mm CRS + 12.5mm P/B + SCIM CEILING. VOIDS AROUND PERIMETER OF ROOF TO BE FILLED WITH INSULATION (WARM DECK ROOF)

NEW GROUND FLOOR TO ACHIEVE U VALUE $0.22 \text{ W/m}^2\text{K}$ EG:- 21mm T. & G. BOARDING ON 47x97mm (C16) JOISTS @ 400mm CRS ON 97x47mm PLATES ON BRICK SLEEPER WALLS ON MIN. 100mm CONCRETE ON 100mm HARDWARE. MIN. 150mm VOID BETWEEN CONCRETE & JOISTS VENTILATED WITH 225x75mm A/B'S @ MIN. 1.2m CRS. 120mm 'CELOTEX' INSULATION BETWEEN JOISTS.

D.P.C. TO BE MIN. 150mm ABOVE GROUND LEVEL

MIN. 450mm WIDE CONCRETE FOUNDATIONS WITH DEPTH DEPENDENT ON SITE CONDITIONS & PROXIMITY OF TREES (FLOOR & FOUNDATION DESIGN SUBJECT TO ALTERATION)

DISTANCE FROM			DEPTH FOUNDATIONS		
EUCALYPTUS	FALSE ACACIA	DWARF WILLOW			
20-21m	9-10m	8-9m	1.3m	1.5m	1.5m
21-22m	10-12m	9-10m	1.2m	1.4m	1.25m
22-23m	12-14m	OVER 10m	1.1m	1.2m	1.0m
OVER 23m	OVER 14m		1.0m	1.0m	



BLOCK PLAN SCALE 1/500

SITE PLAN SCALE 1/1250

PROPOSED ALTERATIONS & ADDITIONS
AT 28 STATION ROAD · HOCKLEY · ESSEX SS5 4BZ
FOR: SARAH & JOHN REEVES

G B SPENCER (PLANS) LTD
01702 589220
Merrihaven Rebels Lane
GREAT WAKERING · ESSEX SS30QE

6542
STENCILS ADDED 24/7/09