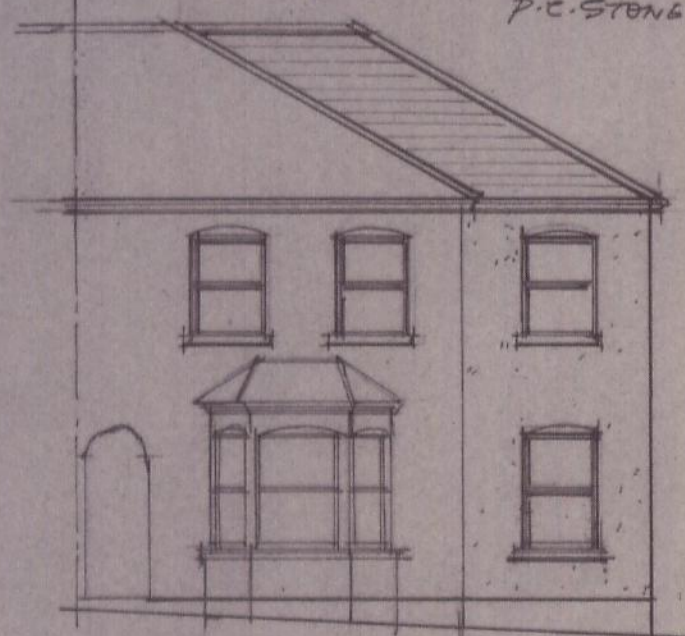
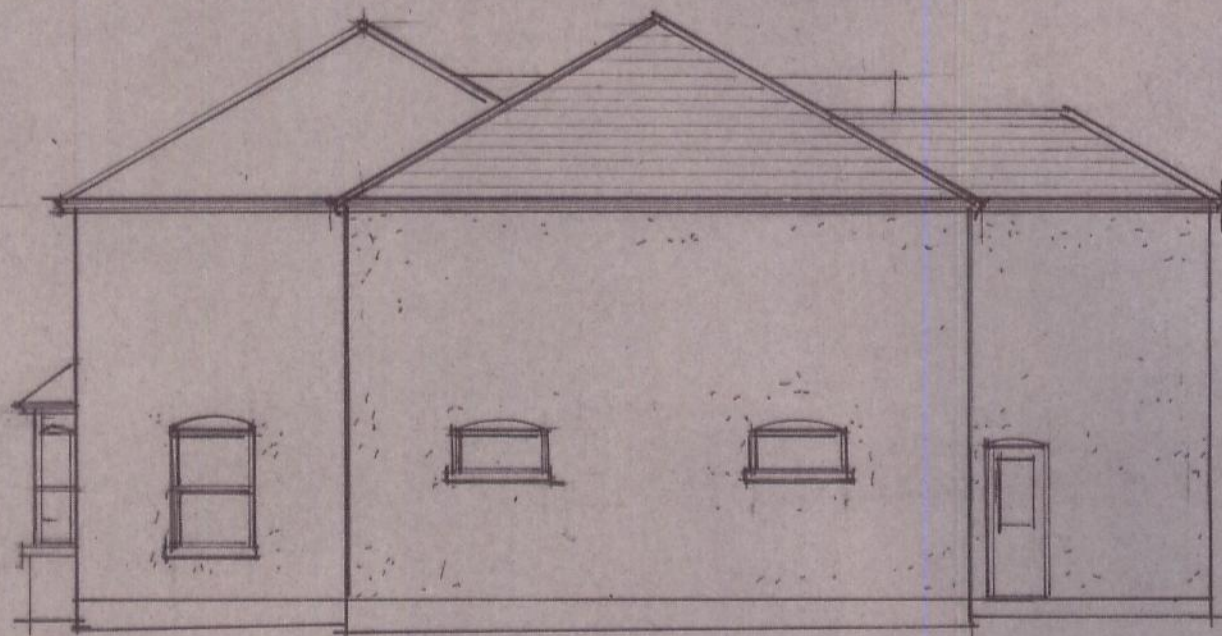


FRONT ELEVATION SOUTH



NEW WINDOWS FRAMES WITH
P.C. STONE CILLS.

SIDE ELEVATION EAST

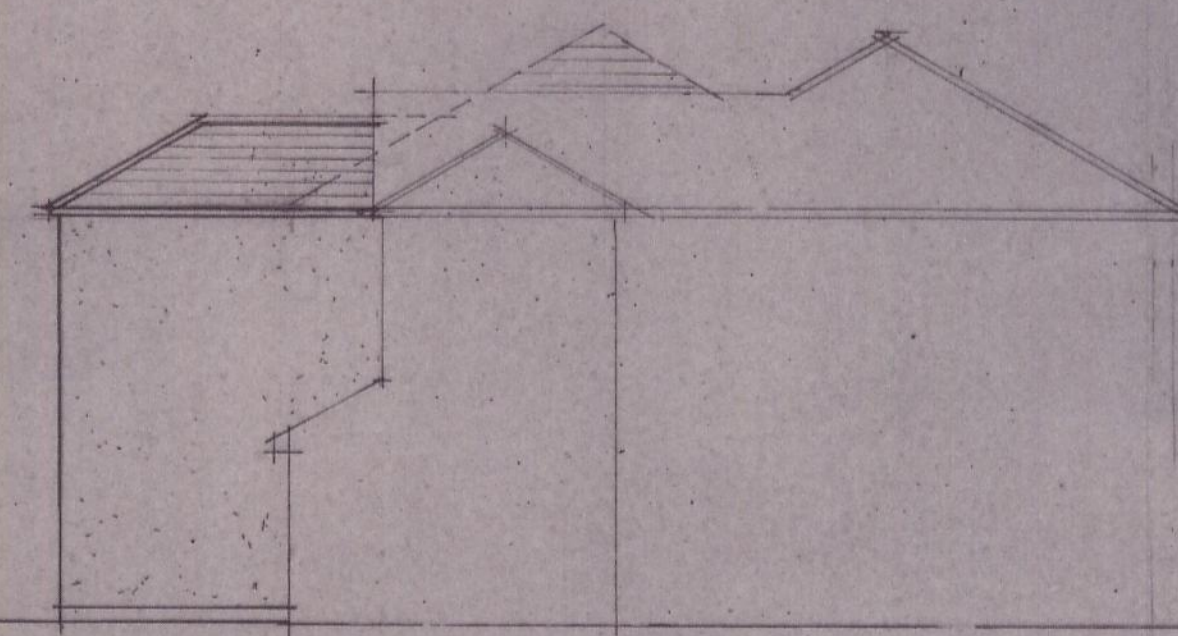


MATERIALS TO MATCH & HARBOR
WITH EXISTG WORKS IN COLOUR
& TEXTURE.

REAR ELEVATION NORTH



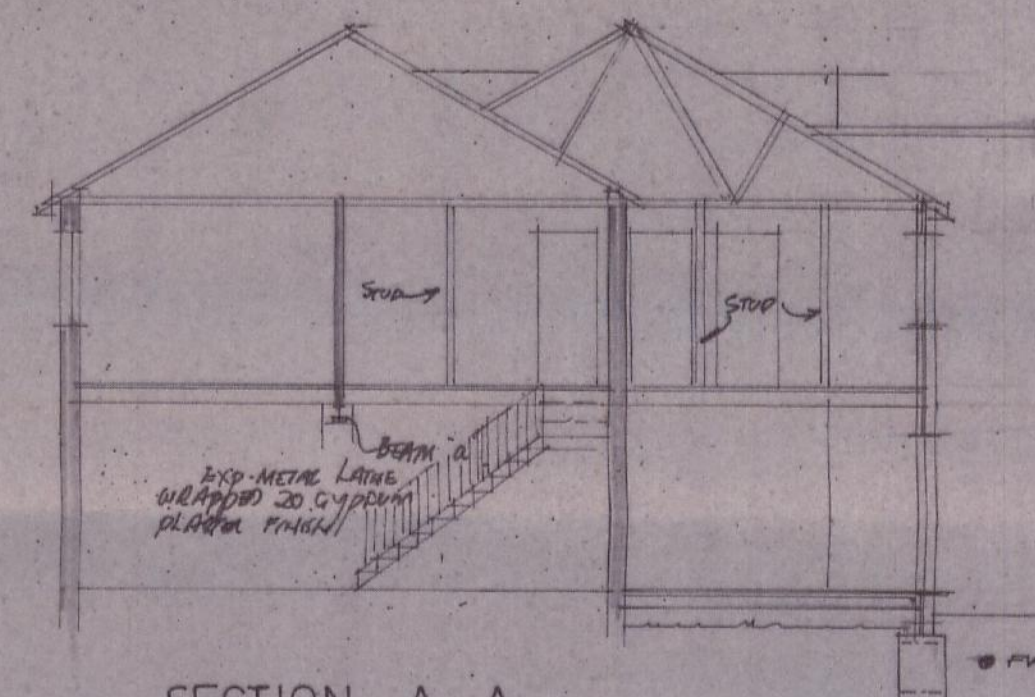
SIDE ELEVATION WEST



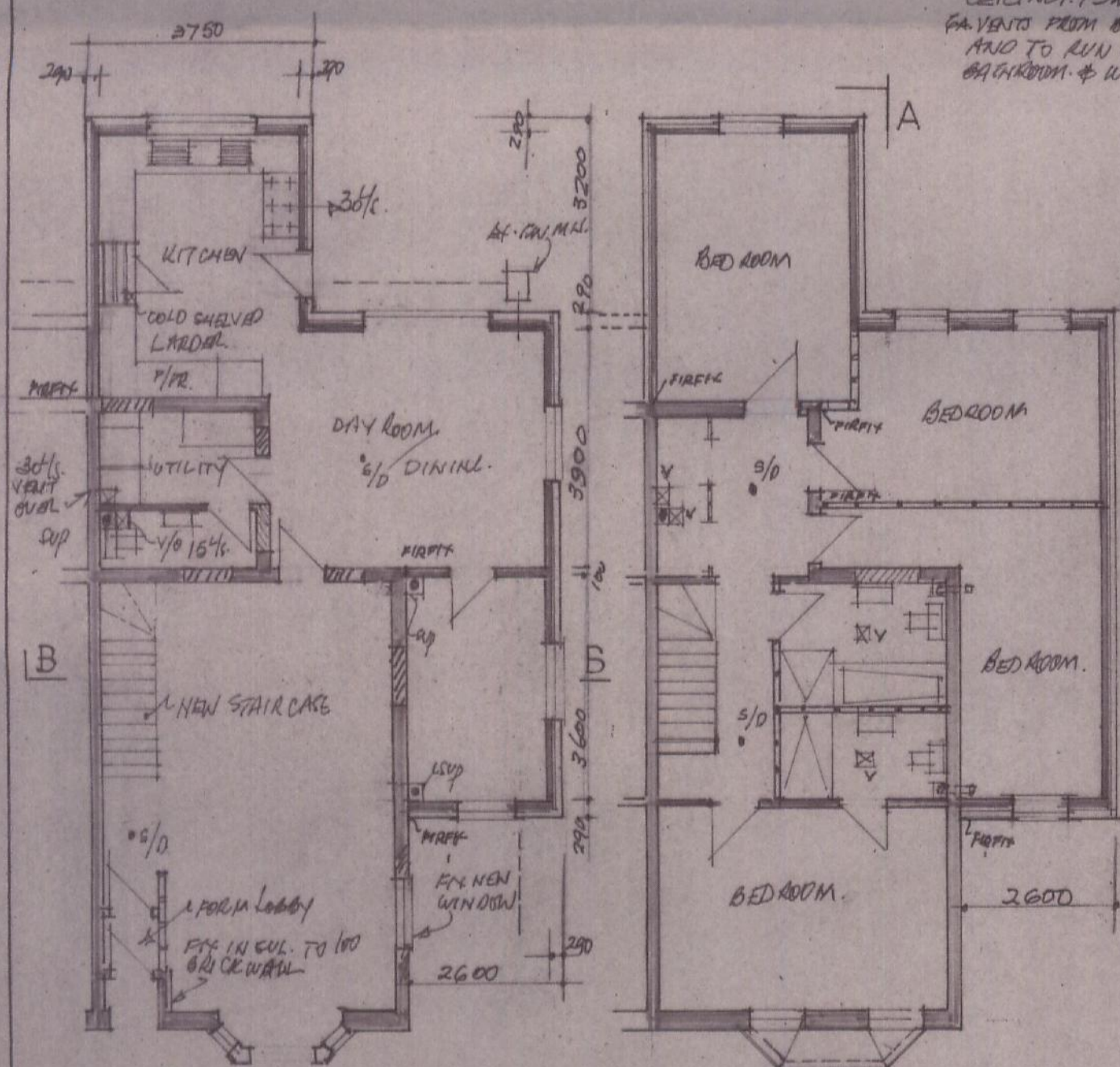
1. PARTY WALL CONDITIONS: CLIENT TO NOTIFY THE OWNER OF N°73, DAWSEATH ROAD REGARDING THE PROPOSED DEVELOPMENT ADJACENT TO THEIR BOUNDARIES IN WRITING & RECEIVE CONFIRMATION OF ACCEPTANCE FROM N°73 DAWSEATH ROAD IN WRITING, BEFORE ANY WORKS COMMENCE ON SITE.
2. OTHER MATERIALS FOR INSULATION CAN BE USED BUT THE U-VALUE MUST BE OBTAINED AS STATED.
3. WALLS (U=0.30 W/m²K) 105 BRICK OUTER LEAF 85 CAVITY 100 BRICK SUPRA BLOCK INNER LEAF ST. WALL TIES 450/150% PROVIDE INSULATED CAVITY CLOPPED & VENT'D. AT ROOF & AND CAVITY LINTOLS OVER OPENINGS. DOUBLE TIES AT OPENINGS 225% VENT' 125 PL 60 & SET OVER OUT & DABS TO INTERNAL WALL SURFACE. DDL TO 85 TIES SET MIN 150 ABOVE FINISHED PATH LEVEL. PROVIDE 85 DRYTHERM INVL IN CAVITY AIR BRICKS AT 1.5% MAX. CAVITY FILLED UP TO GROUND LEVEL WITH CONCRETE FINISH EXTERNALLY RENDERED TO BS2622, OR MONOCOCH (VDA) THROUGH COLOUR. STUO PARTIONS 100 X 50 BRACED STUO 12" PL 60 & SET BOTH PAGES 100 ROCKWOL SOUND INVL. IN VOID

4. GROUND FLOOR: (U=0.22 W/m²K) 65 S.C. SCOEED WITH 1/4" MESH TO CEILING FLOOR INSULATION OVER 150 MILLIM. FLOOR BLOCK & BEAMS MIN 225 VOID BELOW FLOOR. & GROUND SEE DETAIL - A' APPLY BITUMINOUS D.P. MESH OVER FLOOR AREA.
5. FOUNDATIONS: 20" IN CONCRETE AT 28 DAYS MIN. DEPTH BELOW VIRGIN GROUND LEVEL 1.2" W/S. ADDITIONAL 1450 EXTRA DIG. IF ANY ROOT CROPS FOUND ON EXCAVATION. PROVIDE 1-LAYER 8503 MESH TOP & BOTT. LAPPED AT CORNERS & JUNCTIONS. FIX PAPER JOINT (P.C.) BTWN. FIRST & NEW FOUNDATIONS. ALL EXCAVATED & COVERED TO THE SATISFACTION OF L.A. SURVEYOR. FIX P.C. UNTIL OVER POWER PASSING THRO. FOUND. (P.C.)
6. ROOF: (U=0.16 W/m²K) TILES OVER BATTEN & FELT TYXEX SUPRA-BUILDER TO CHECK OUT PITCH. ASSUMED 30° MULTI-NAIL TRUSSES GOOD. DESIGNED TO LATEST S.C. FIX 4" STRIPS TO PLATE AND SECURE TO WALL 1.2" W/S. PROVIDE 300 GROWN WOOL INFL IN VOID FIX TO CEILING. 15mm PL 60 & SET.
7. VENTS FROM BATHROOM ETC. TO DISCHARGE TO ATMOSPHERE AND TO RUN FOR 20 MINS WHEN UNIT ON - OFF. BATHROOM & W.C. - 15% UTILITY - 30%.

7. PLUMBING: WASTES: SINK UNIT, SHOWER, BATH, 384 HAND BASIN 324 ARL WITH 75mm D.S. ANTI-SIPHON TRAP & RIDDING ACCESS. WASTES IN EXCESS OF 2.4" TO BE INCREASED TO 500 ARL TO DISCHARGE TO 100 RVD. TAKEN UP ABOVE WINDOW HEAD FINISH WITH CAGED BALLOON MIN 200 SEPARATION BETWEEN W.C. CONN. & WASTE PIPE. NEW 8503 & F.W. HAVE 100 HEPSEAL WITH FLEXIBLE JOINT SURROUND IN DRAINING. ALL 1/4" CARRYING PIPES TO BE INSULATED PROVIDE NEW COMBI-BOLER WITH EFFICIENCY NOT LESS THAN 85% INSTALLED BY QUALIFIED HEATING ENGINEER.
8. GLAZING: (U=1.7 W/m²K) TO CONFORM TO BS 6206-1981 WITH LOW E GLASS AND 0.01 CHARGING DOUBLE GLAZED 4+20+14 SEALED UNIT. CILLS SET MIN 800 ABOVE FLOOR LINE PROVIDE PARTY GLASS TO KITCHEN DOOR PATIO DOOR MIN 750+450 OPENING WINDOW. FIRST FLOOR FOR PARTY REASONS 800mm TRICKLE VENT. HALLWAY ROOM: 4000 BATH ROOM & EXITS.
9. STAIRCASE: TRADITIONAL TIMBER BOXED SOFTWOOD PITCHED GOING DOWNS RIVER 190.7 MOSING 16mm 850% WIDTH STAIRS HARDBOOD HANDRAIL CONTINUOUS BETWEEN 100/100 NEWELL POSTS. 900 HIGH ABOVE STAIR LINE IN ALL THICK COINVOLES. MARK CAP 100 GRUN. MIN 50 ON WINDOWS EQUAL GOING ON & TEND. FIX 125 PL 60 & G.C. GYPSUM PLASTER TO 1/4". STAIRCASE BALUSTRADE ON LANDING 1-1/4" HIGH IN ALL AS ABOVE WITH COINVOLES. FINAL F.L. F.L. HEIGHT TO BE CHECKED BEFORE PUBLICATION. MIN 2.0" CLEAR HEADROOM.
10. FIRST FLOOR: 20 TEG. 404 SLOPED JOIST-400% DADWIDE 20X25 HERRING BONE STRUTS & 30X5 A.L. STRIPS FIX TO JOIST AND BOND INTO WALL AT MAX 1.5" MIN. PROVIDE 100 ROCKWOL INVL IN FLOOR DEPTH.

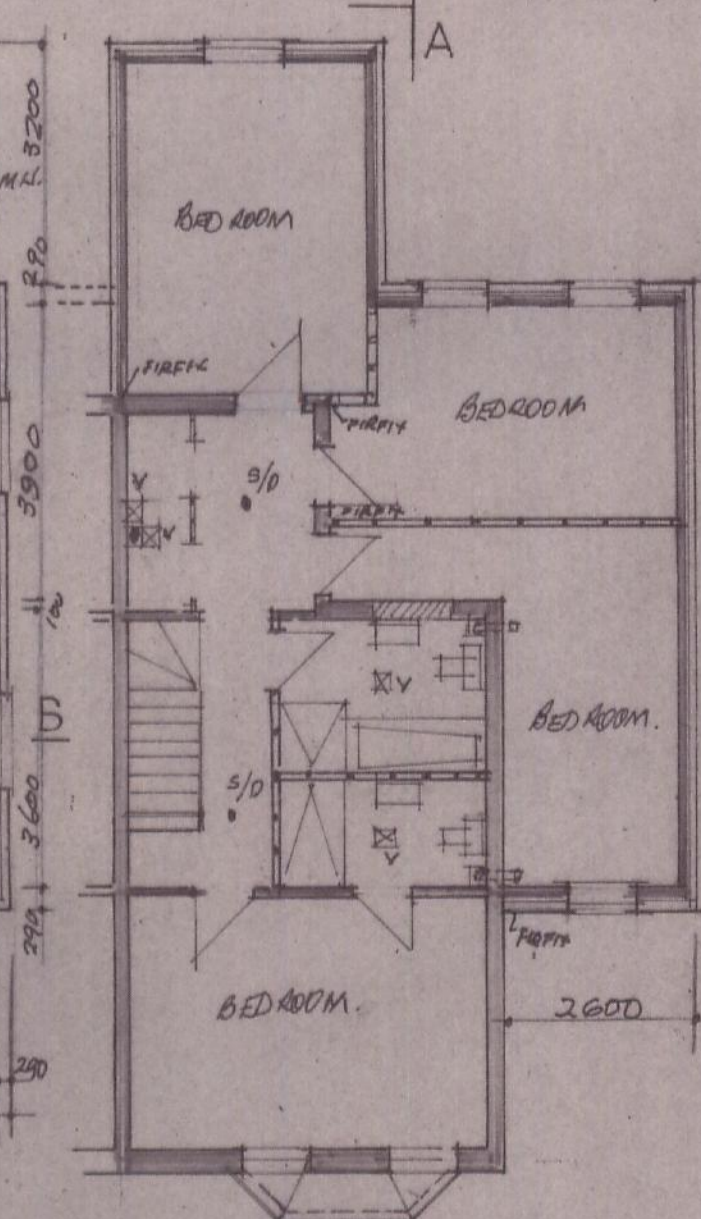


SECTION A-A



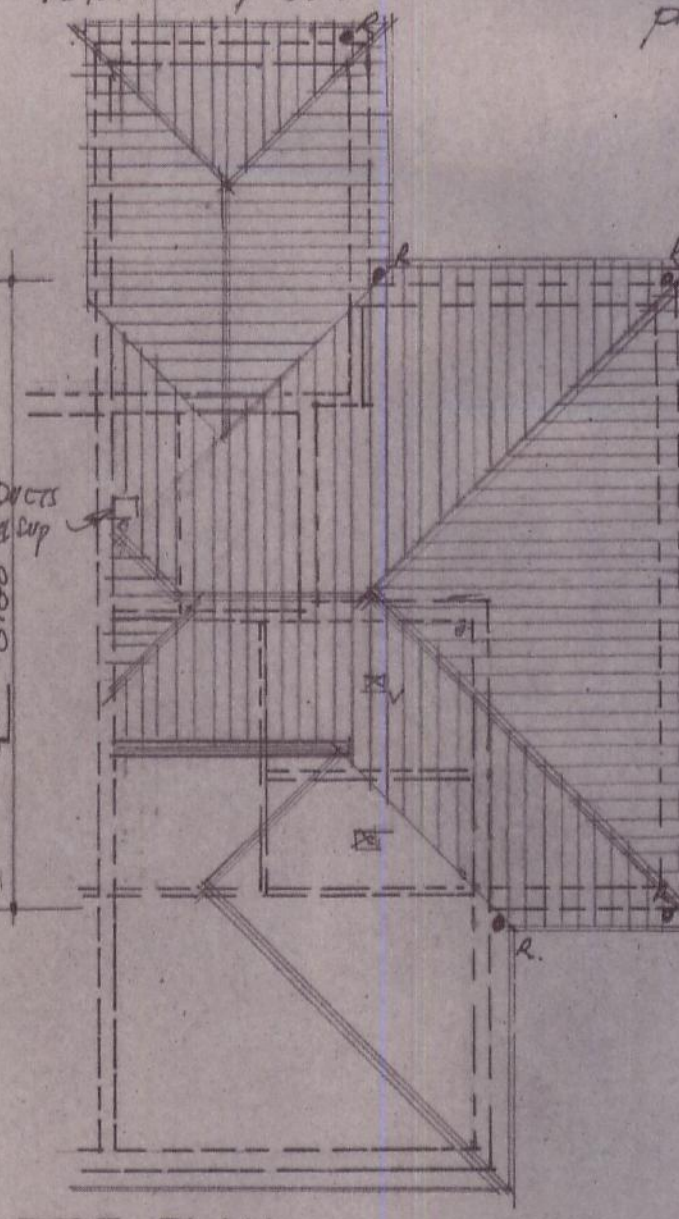
GROUND FLOOR PLAN

DIM. ARE INDICATIVE ONLY

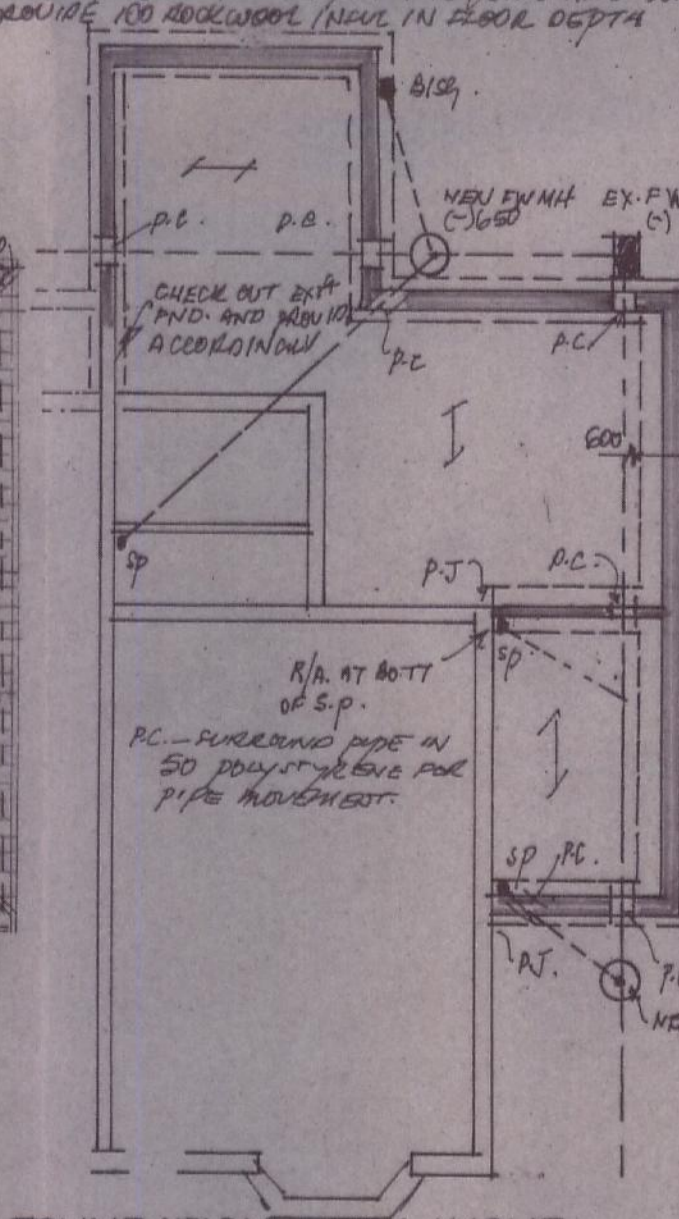


FIRST FLOOR PLAN

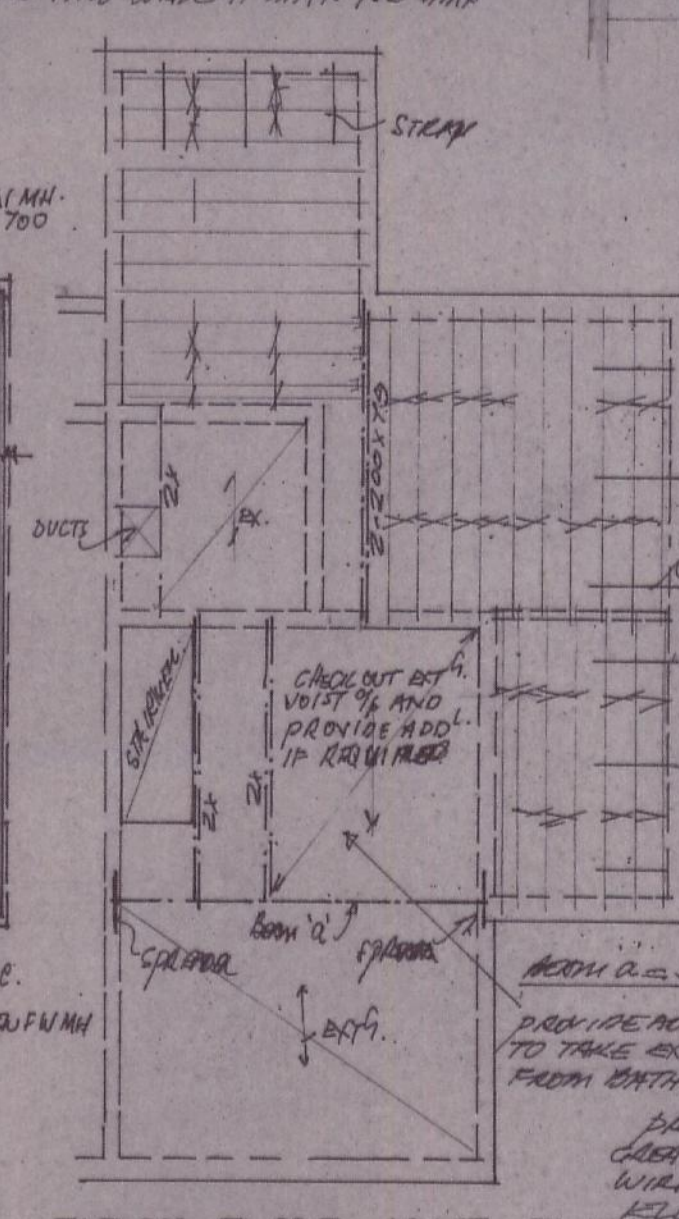
DIMENSIONS ARE INDICATIVE ONLY



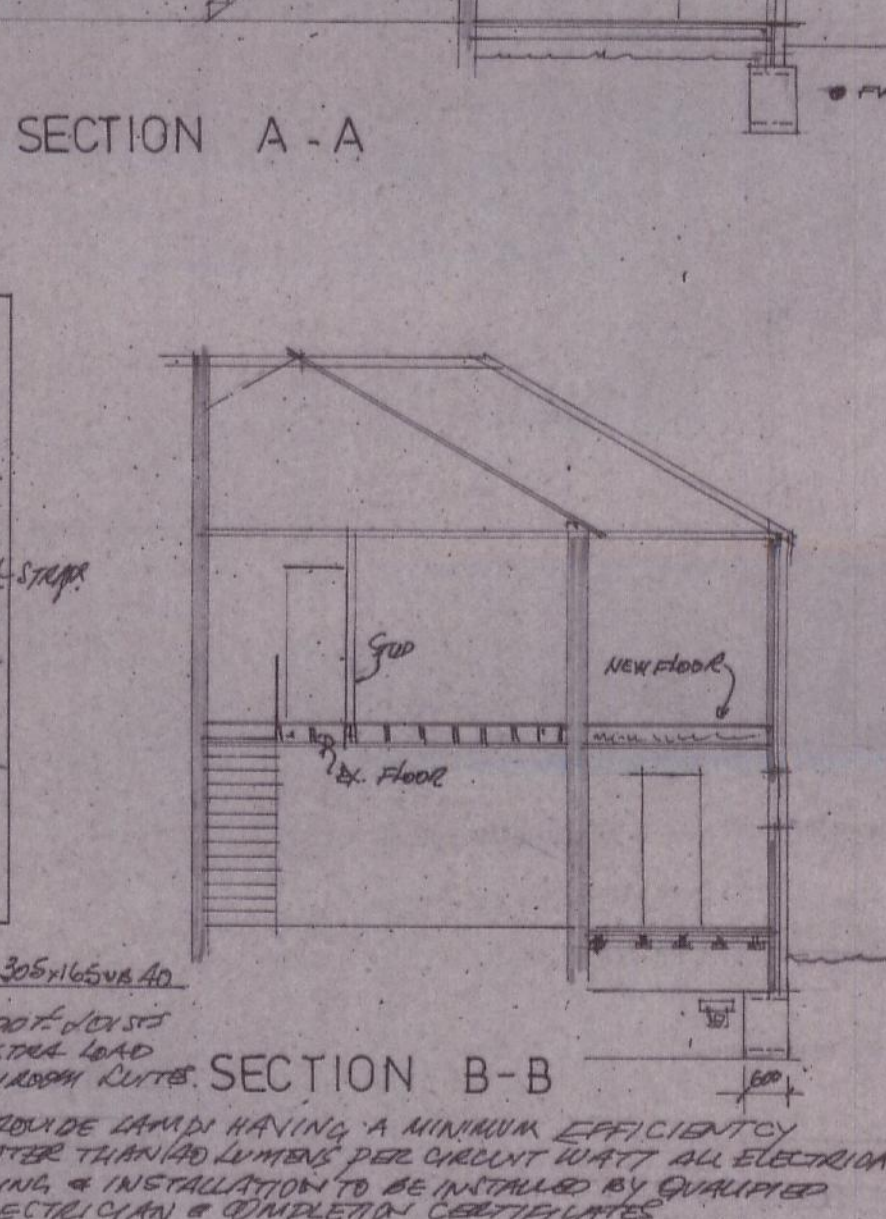
ROOF PLAN



FOUNDATION & P.C. LAYOUT



FIRST FLOOR JOIST PLAN



SECTION B-B

PROVIDE LANDS HAVING A MINIMUM EFFICIENCY GREATER THAN 140 LUMENS PER CIRCUT WATT ALL ELECTRICAL WIRING & INSTALLATION TO BE INSTALLED BY QUALIFIED ELECTRICIAN & COMPLETION CERTIFICATE
THIS WORK TO BE READ IN CONJUNCTION AUG/08/1-1

This drawing must not be copied or reproduced without prior written consent of the copyright owner.
The contractor must check all site dimensions before commencing work on site and report any discrepancy to the architect.
He must also ensure that the drawing he is working to is the latest "approved working drawing". No dimensions to be scaled.
All trades and materials to comply with the latest B.S. & C.P. and Local Authority approval as work is completed. All construction to conform with the latest building regulations and N.A.B. Council's requirements. All electrical and gas installations to conform to appropriate regulations and standards.
For site Plan and Drainage Layout see Dwg. No.

PROPOSED SIDE & REAR ADDITIONS TWO STOREY
No 75 DAWSEATH ROAD RAYLEIGH ESSEX SS6
for Mr & Mrs S. INNIS

Building Design Consultants

Office: Rimwood House, 107 London Road, Heddligh, Benfleet, Essex, SS7 2OL
Telephone: (01702) 551665

SCALE
1/100

DATE

DWG. No.

1081 2

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