

FRONT ELEVATION SOUTH

NEW WINDOW FRAMES WITH
P.C. STONE CILLS.

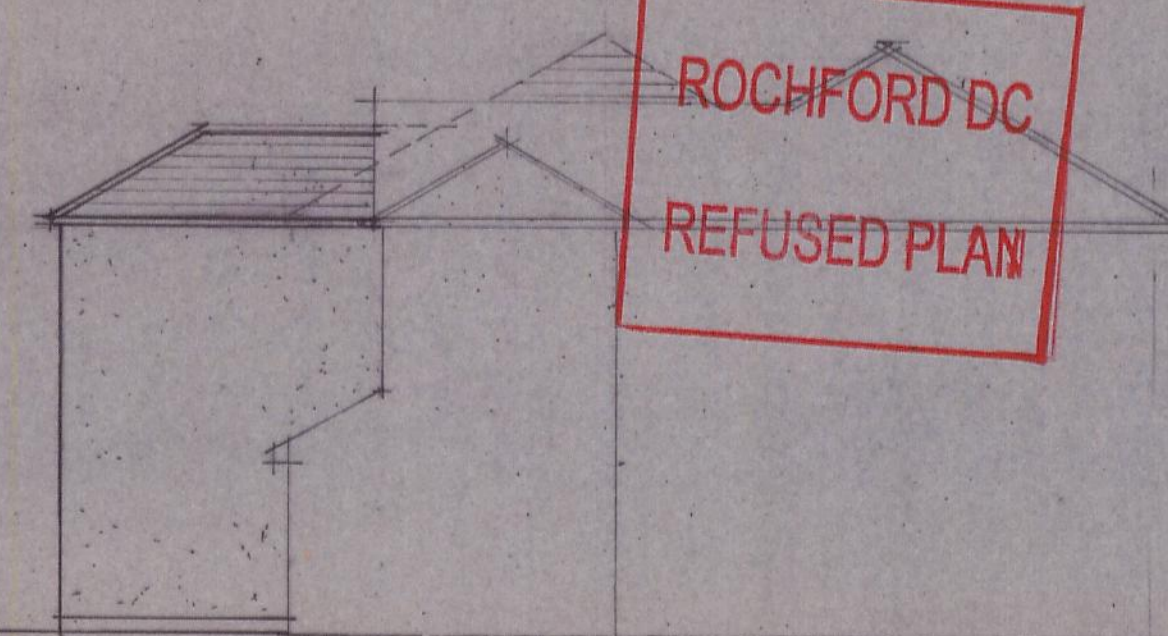
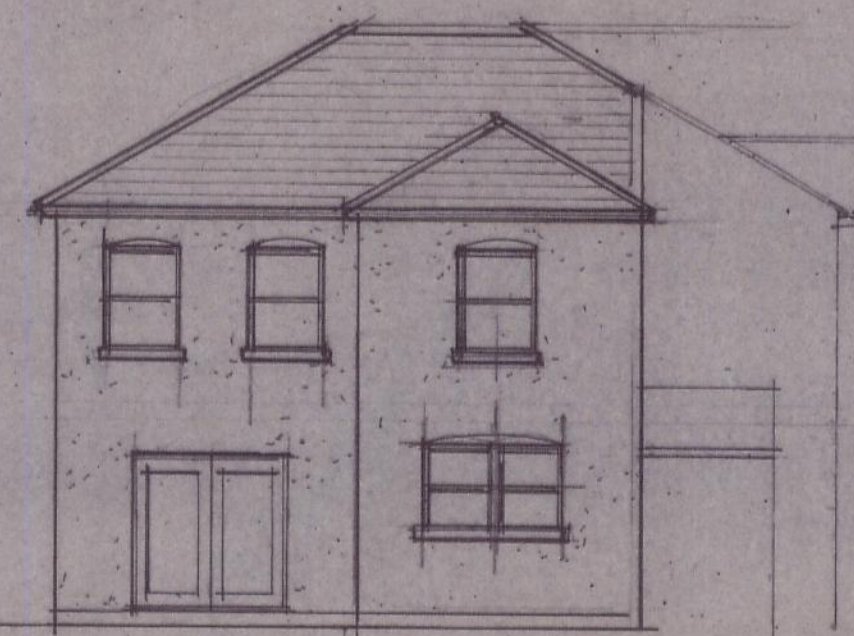
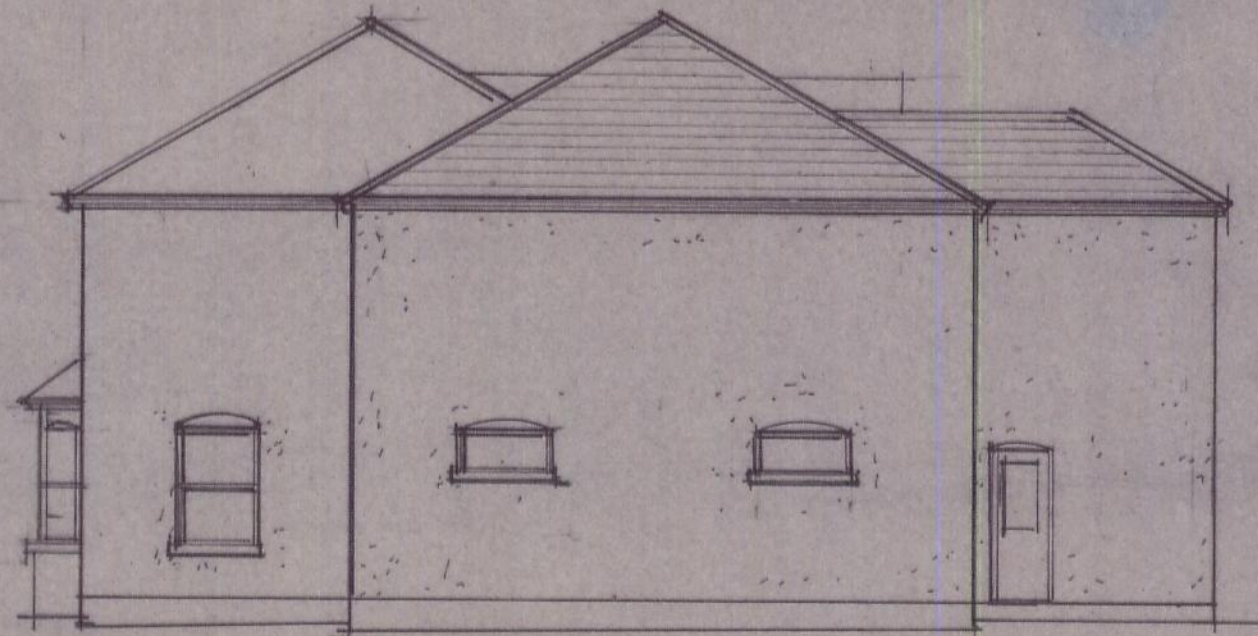
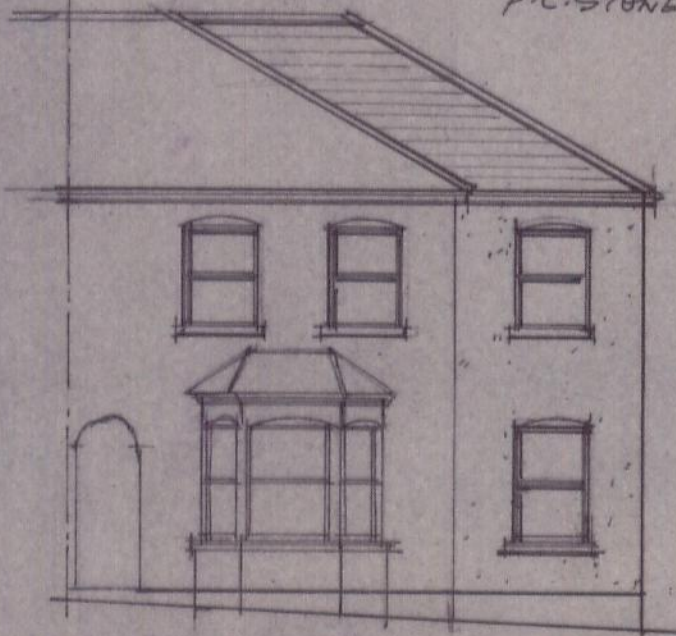
SIDE ELEVATION EAST

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

REAR ELEVATION NORTH

SIDE ELEVATION WEST

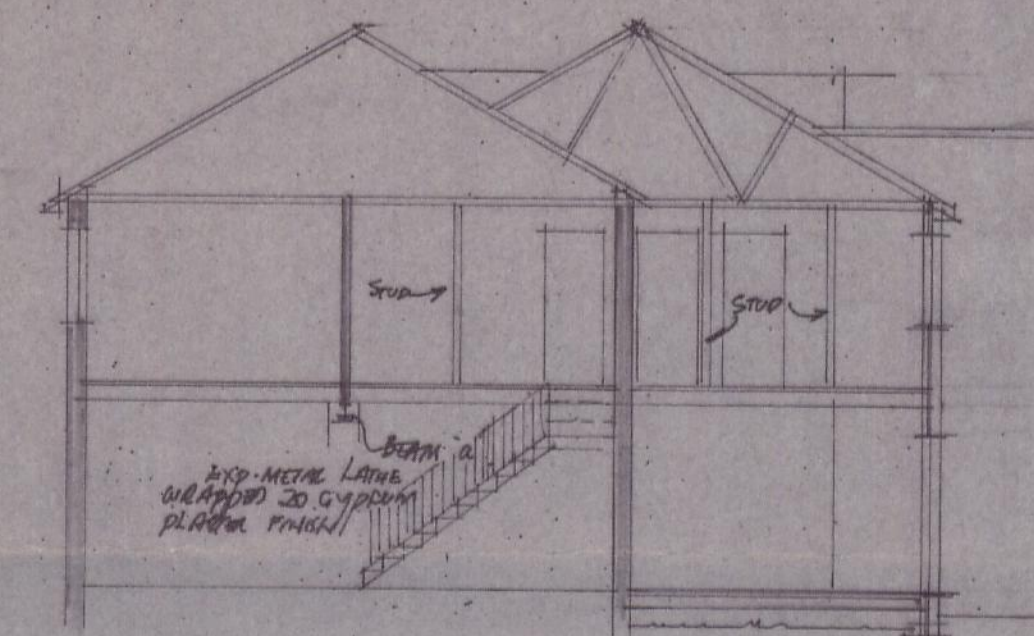
ROCHFORD DC
REFUSED PLAN



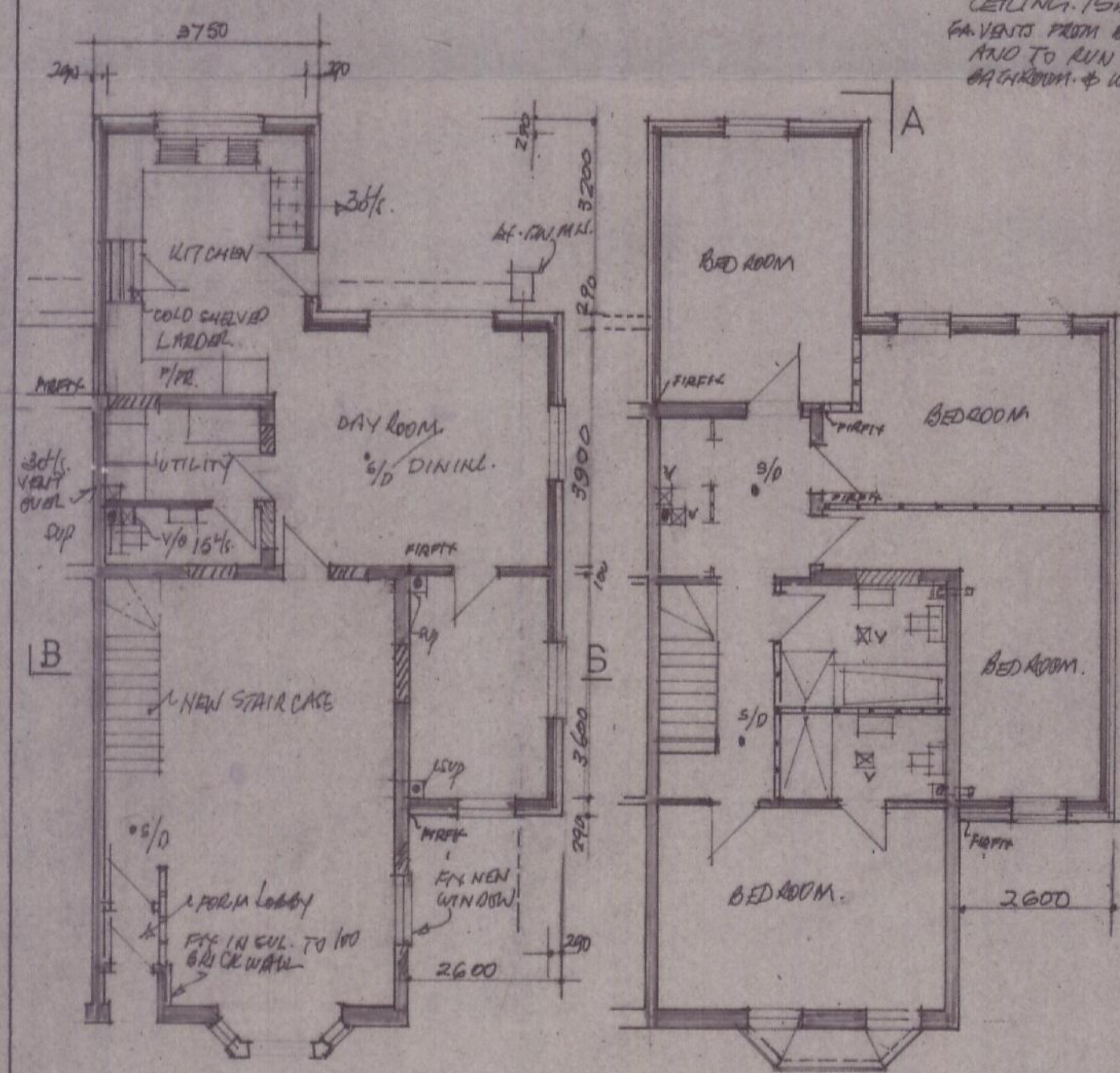
1. PARTY WALL CONDITIONS: CLIENT TO NOTIFY THE OWNER OF N°73, DAWSEY ROAD REGARDING THE PROPOSED DEVELOPMENT ADJACENT TO THEIR BOUNDARIES IN WRITING & RECEIVE CONFIRMATION OF ACCEPTANCE FROM N°73 DAWSEY ROAD IN WRITING, BEFORE ANY WORKS COMMENCE ON SITE.
2. OTHER MATERIALS: POLY INSULATION CAN BE USED BUT THE U VALUE MUST BE OBTAINED AS STATED.
3. WALLS (U=0.30 W/m²K) 105 BRICK STONE WITH 85% CAVITY 100 MM SUPRAT BLOCK UNDER SKIN 9% WITH TIES 450/150% PROVIDE INSULATED CAVITY CLOPPED & VENTED AT INTERVALS AND CATHIC LINTOLS OVER OPENINGS, DOUBLE TIES AT OPENINGS 225/125 PL 60 & SET. OVER AT 8 DAYS TO INTERNAL WALL SURFACE. DUCTS 85% SET MIN 150 ABOVE FINISHED DIRT LEVEL. PROVIDE 85 DRYTHERM INSULIN CAVITY AIR BRICKS AT 1.5% MAX. CAVITY FILLED UP TO GROUND LEVEL WITH CONCRETE. FINISH EXTERNALLY RENDER TO BS2611. OR MONOCOCH (UGLY) THROUGH COLOUR. STUO PARTIONS 100x50 BRACED STUO 125 PL 60 & SET BOTH PAGES 100 ROCKWOL SOUND INUL IN VOID.

4. GROUND FLOOR (U=0.22 W/m²K) 65 S.C. SCALED WITH 1/4" MESH TO CEILING FLOOR INSULATION OVER 150 MILLIMETER FLOOR BLOCK & BEAMS MIN 225 VOID BELOW FLOOR. & GROUND GEE DETAIL - A APPLY BITUMINOUS D.P. MESH OVER FLOOR AREA.
5. FOUNDATIONS: 300 MM CONCRETE AT 28 DAYS MIN. DEPTH BELOW VIERIN GROUND LEVEL 1.2" MIN. ADDITIONAL 150 BTCLA D.G. IF ANY ROOT CARD FOUND ON EXCAVATION. PROVIDE 1-LAYER BS503 MESH TOP & BOTTOM LAPPED AT CORNERS & JUNCTIONS. FIX PAPER JOINT (P.J.) BTWN. FIRST & NEW FOUNDATIONS. ALL EXCAVATED & COVERED TO THE SATISFACTION OF L.P. SURVEYOR. FIX P.C. UNTIL OVER SEWER PASSING THRO. FOUND. (P.C.)
6. ROOF (U=0.16 W/m²K) TILES OVER BATTEN & FELT TYXEL SUPRA. BUILDER TO CHECK OUT DITCH. ASSUMED 30" MULTI-NAIL TRUSSES GOOD. DESIGNED TO LATEST B.E. FIX 4" STRIPS TO PLATE AND SECURE TO WALL 1.2" MIN. PROVIDE 300 CROWN WOOL INUL IN VOID FIX TO CEILING. 150 PL 60 & SET.
7. VENTS FROM BATHROOM ETC. TO DISCHARGE TO ATMOSPHERE AND TO RUN FOR 80 MINS WHEN SWITCHED OFF. BATHROOM & U.C.S. - 15% UTILITY - 30%.

7. PLUMBING: WASTES: DRAINAGE, SHOWER, BATH, 384 HAND BASIN 324 RAL WITH 75mm D.S. ANTI-CUMUL TRAP & RISING ACCESS. WASTES IN EXCESS OF 2.4" TO BE INCREASED TO 500 MM TO DISCHARGE TO 100 PVP. TAKEN UP ABOVE WINDOWS LEAD FINISH WITH CAGED BALLOON MIN 200 SEPARATION BETWEEN W.C. CONN. & WASTE PIPE. NEW 85% & P.V.M. 100 HEPSEAL WITH FLEXIBLE JOINTS SURROUND IN BATHING. ALL IN CAROLING PIPES TO BE INSULATED. PROVIDE NEW COMBI. BOILER 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 COATING DOUBLE GLAZED 4+20+4 SEALING UNIT. CILLS SET MIN 600 ABOVE FLOOR LINE. PROVIDE PARTY GLASS TO KITCHEN DOOR PARTIO DOOR. MIN 150x450 OPENING WINDOW. FIRST FLOOR FOR PARTY REARONS BRIDING TRUCKLE VENT. HATCHING ROOM. 4000 BATH ROOM & EN-SUITE.
9. STAIRCASE: TRADITIONAL TIMBER BOXED SOFTWOOD PITCH 40° GOING 225 RISE 190.7 RISING 10m 860% A WIDTH STAIRS HARDWOOD HANDRAIL CONTINUOUS BETWEEN 100x100 NEWELL POSTS. 900 HIGH ABOVE STAIRING LINE IN ALL TURNED CORNERS. MARK CAP 100 STUO. MIN 50 ON WINDERS EQUAL GOING ON & TREAD 125 PL 60 & 60 GYPSUM PLASTER TO 1/2". STAIRCASE BALUSTRADE ON LANDING 1" HIGH IN ALL AS ABOVE WITH CORNERS. FINAL FLOOR PLR HEIGHT TO BE CHECKED BEFORE PUBLICATION. MIN. 2.0" CLEAR HEADROOM.
10. FIRST FLOOR: 227mm 80% 300x300 JOIST 400% DRAINAGE EDGES HEADING BONE STRUTS & 30% MS. STEEL FIX TO JOIST AND BOND INTO WALL AT MARK 1.5" MIN. PROVIDE 100 ROCKWOL INUL IN FLOOR DEPTH.

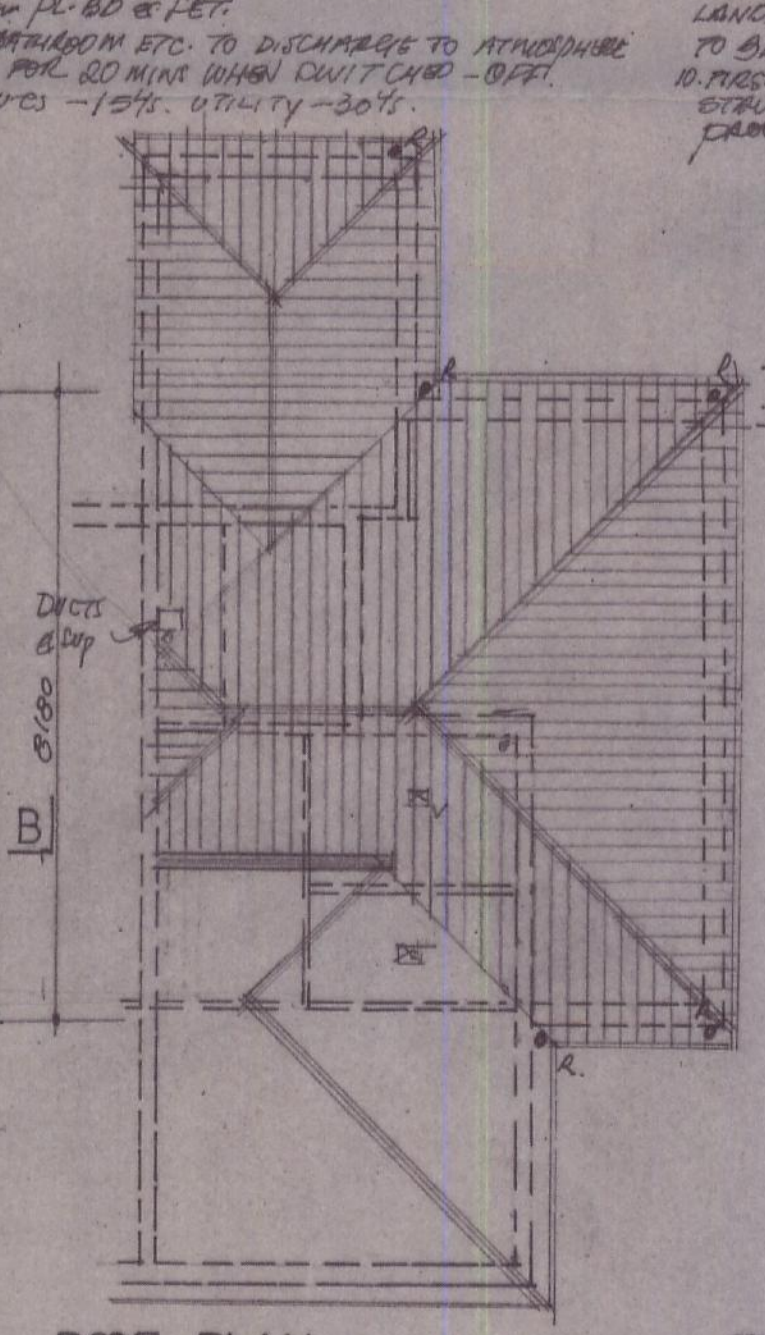


SECTION A-A

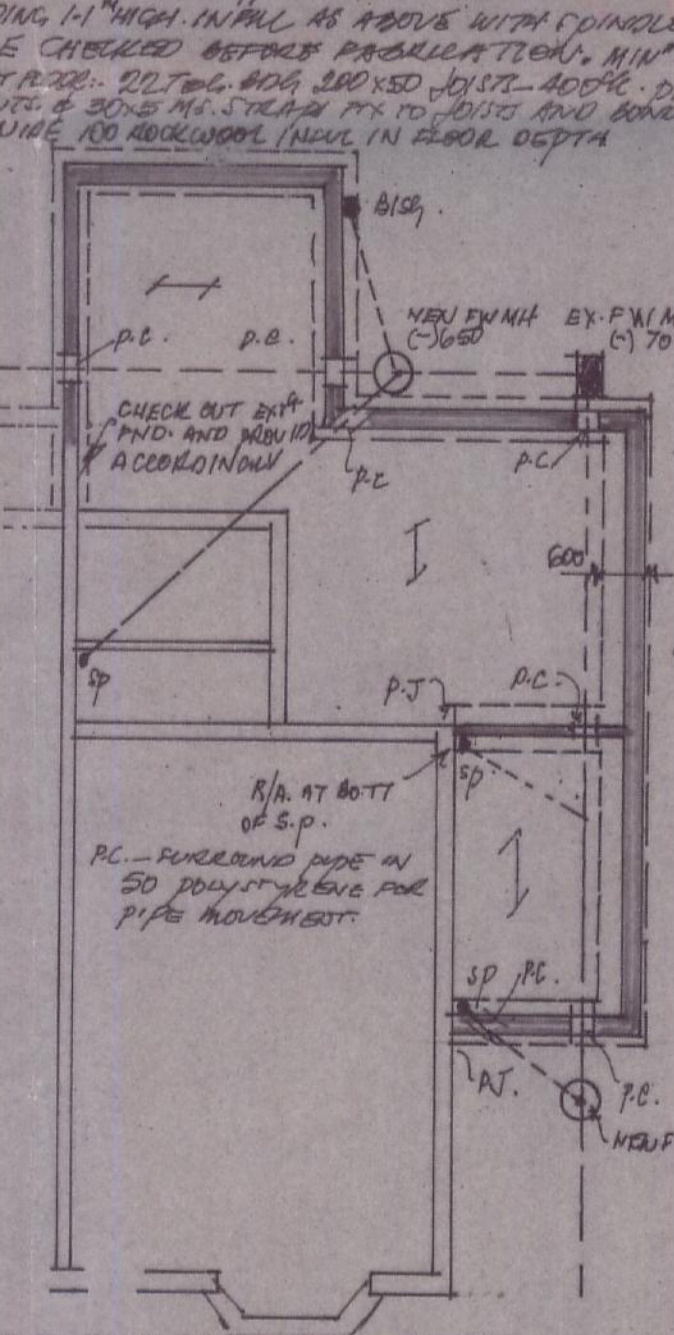


GROUND FLOOR PLAN

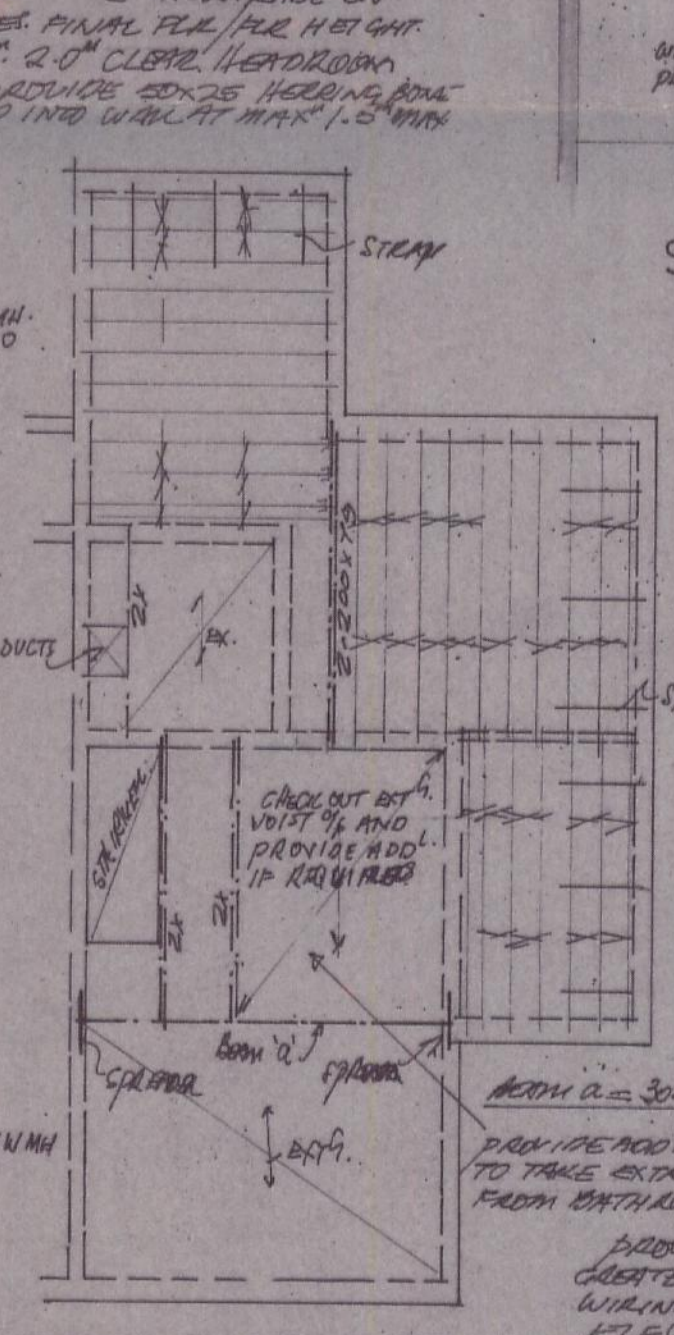
FIRST FLOOR PLAN



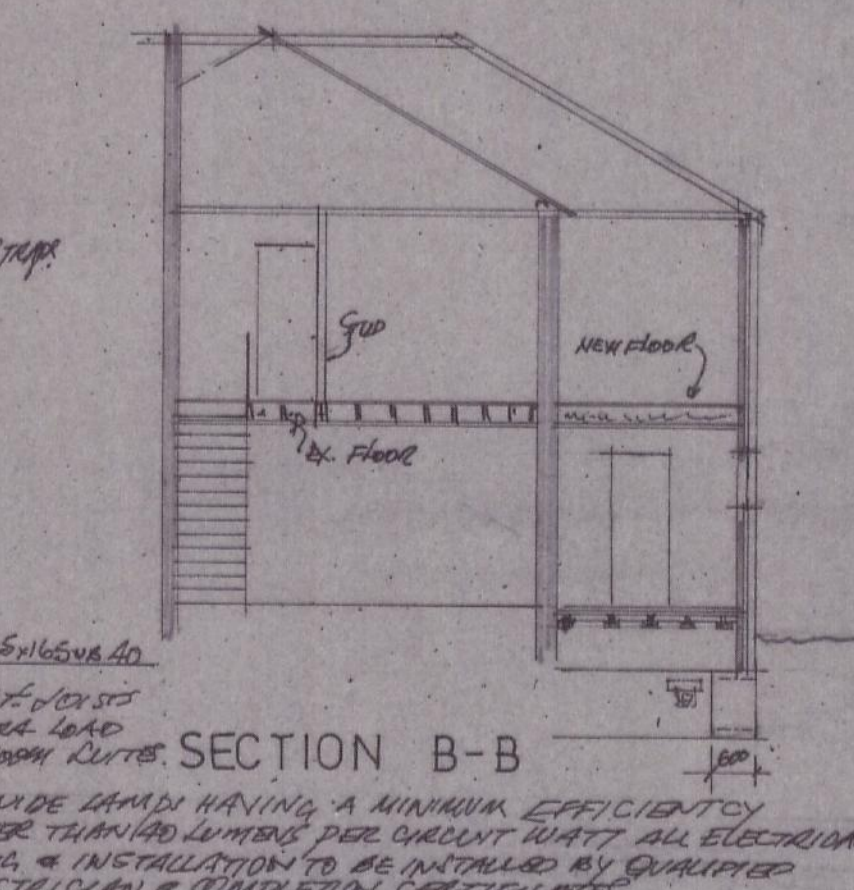
ROOF PLAN



FOUNDATION & P.C. LAYOUT



FIRST FLOOR JOIST PLAN



SECTION B-B

ROOF DISCHARGE TO GULLIES
THEN TO DRAINWAYS SET MIN 6" FROM
BUILDING. SOAKAWAY CAPACITY 1.5" BELOW
INCOMING PIPE INV. LEVEL.

This drawing must not be copied or reproduced without prior written consent of COPYRIGHT RESERVED.
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.H.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 DAWSEY HEATH ROAD RAYLEIGH ESSEX SS6
for Mr & Mrs S. INNIS

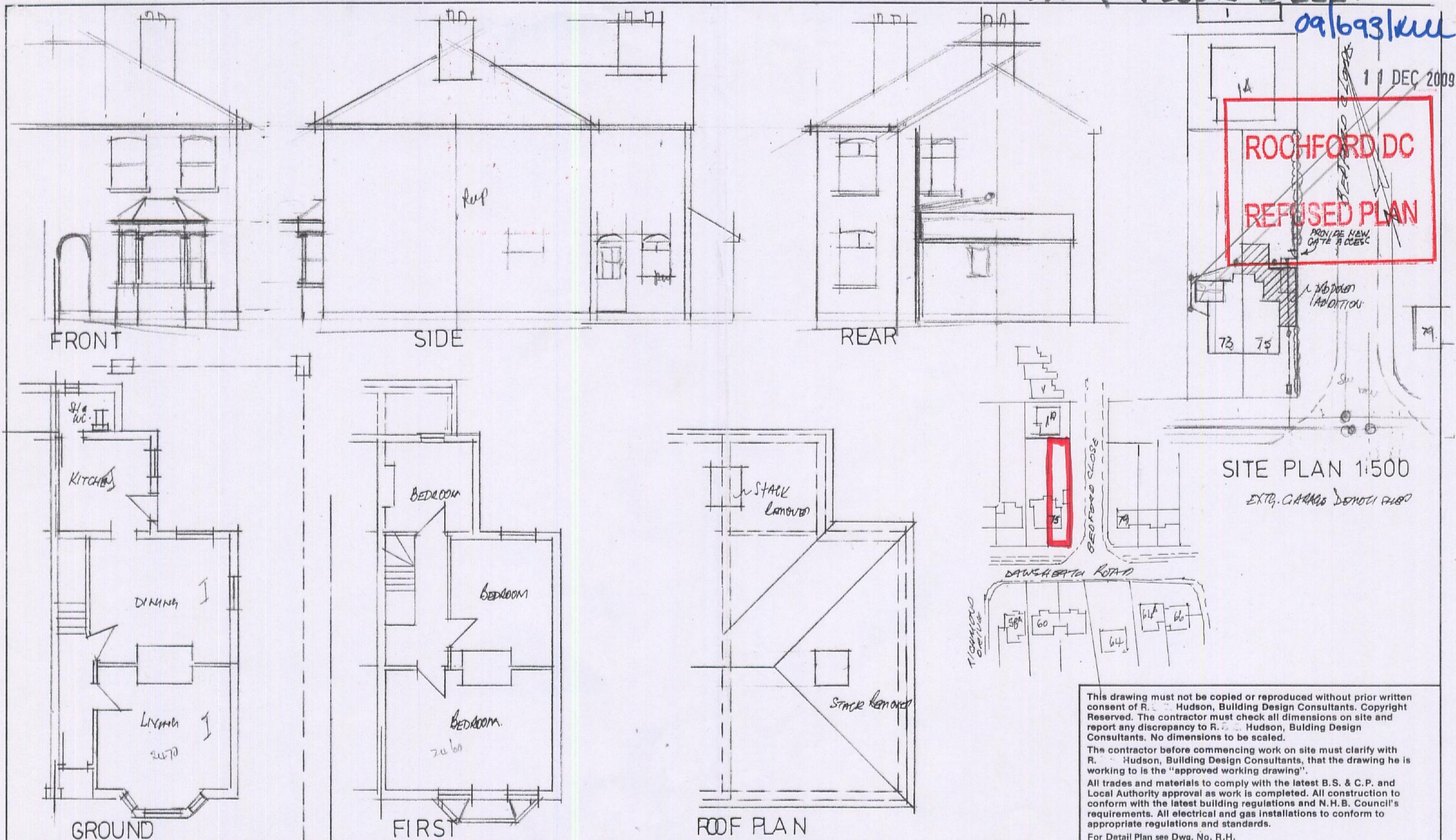
Building Design Consultants

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Residential and
Industrial Buildings
Architectural and Structural Design
Modifications and Surveying

SCALE	1/100
DATE	
DWG. NO.	1081 2

SAMANTHA/SCOTT 07866 549017



EXISTING FLOOR PLANS & ELEVATIONS
No 75 DAW'S HEATH ROAD RAYLEIGH ESSEX SS6 7QW

R. HUDSON Building Design Consultants

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Industrial Buildings
Architectural and Structural Design
Modifications and Surveying

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RH1081:1

This architectural drawing shows a cross-section of a building. On the left, a gabled roof is shown with horizontal lines indicating the internal structure or insulation. Below the roof, a vertical wall is depicted. To the right of this wall, a section with a sloped roofline is shown, also with horizontal lines. The drawing is a technical sketch, likely for a construction or design project.

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