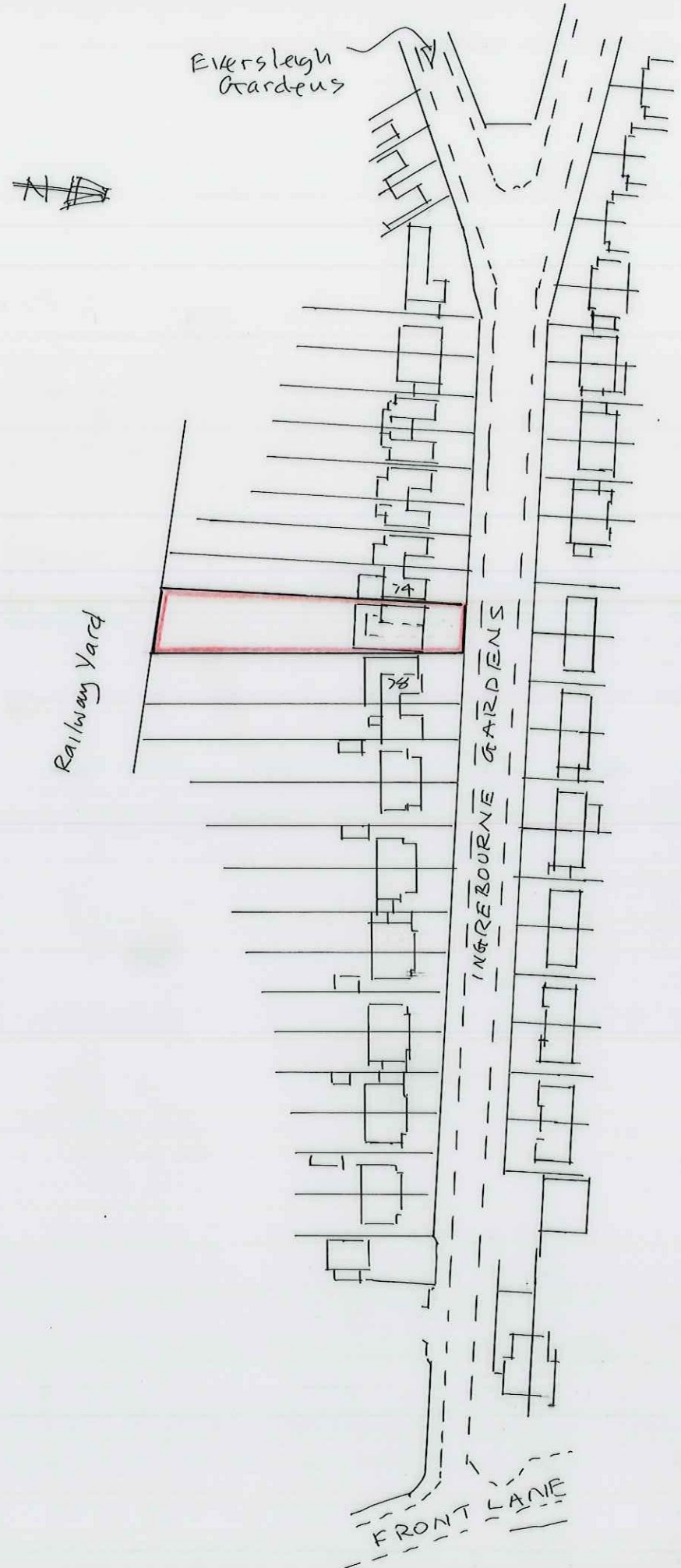
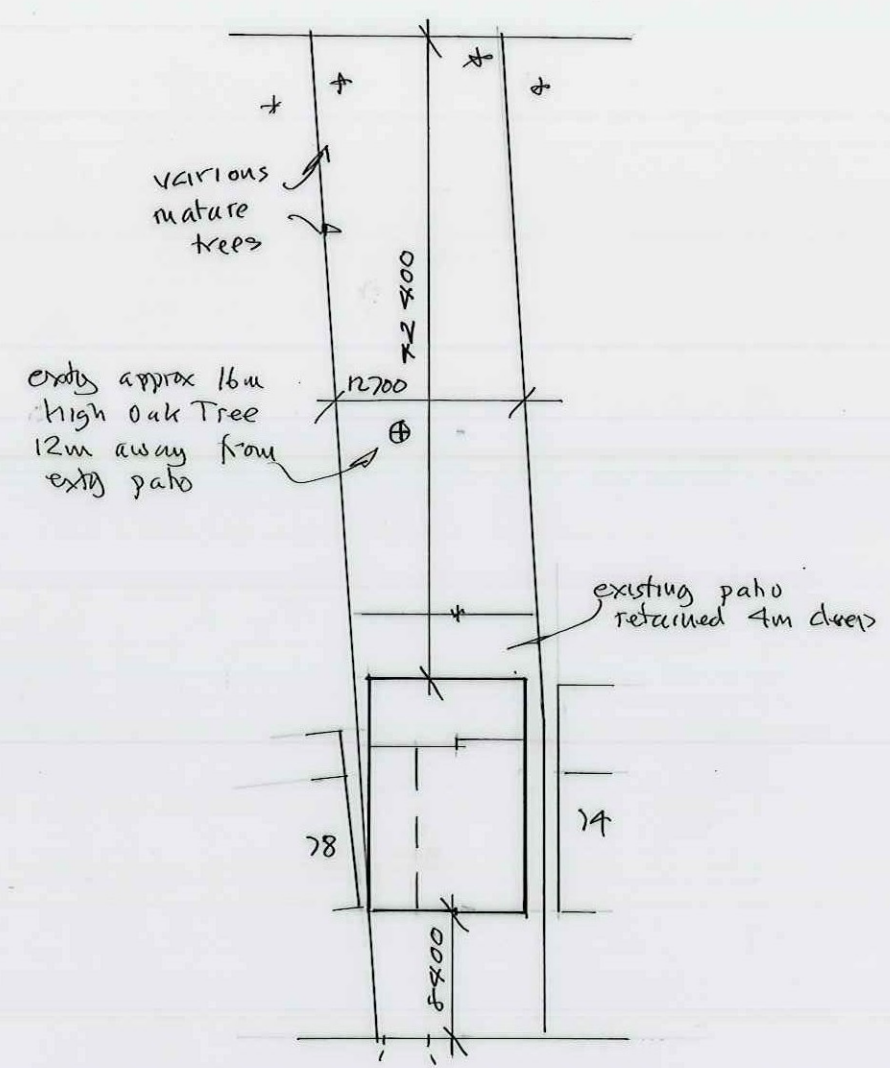
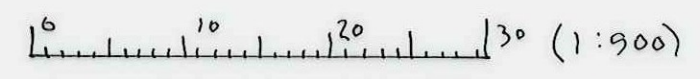
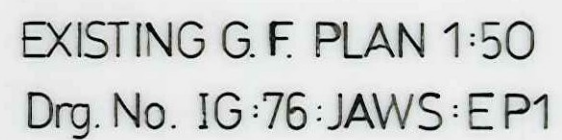


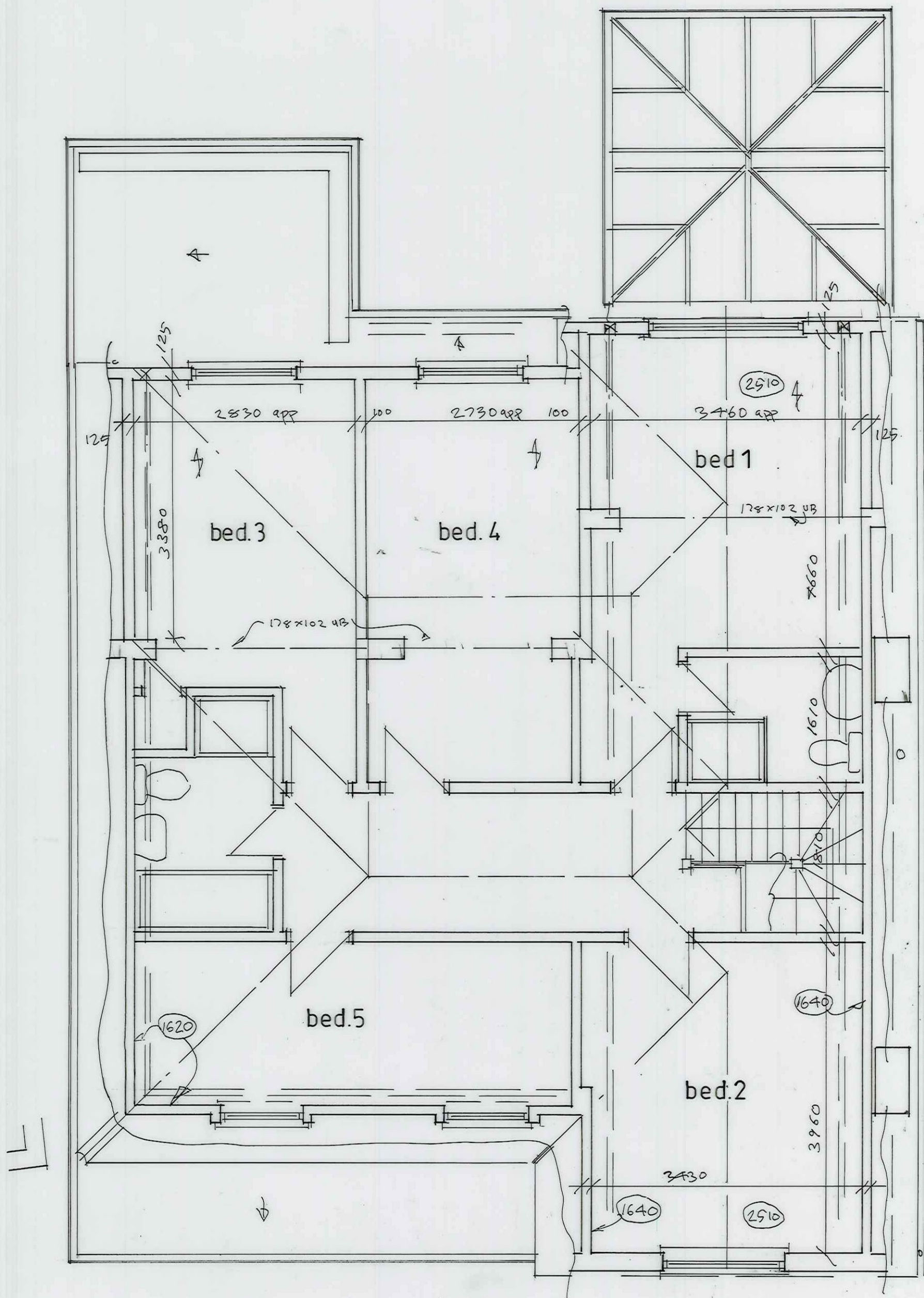


LOCATION PLAN 1:1250

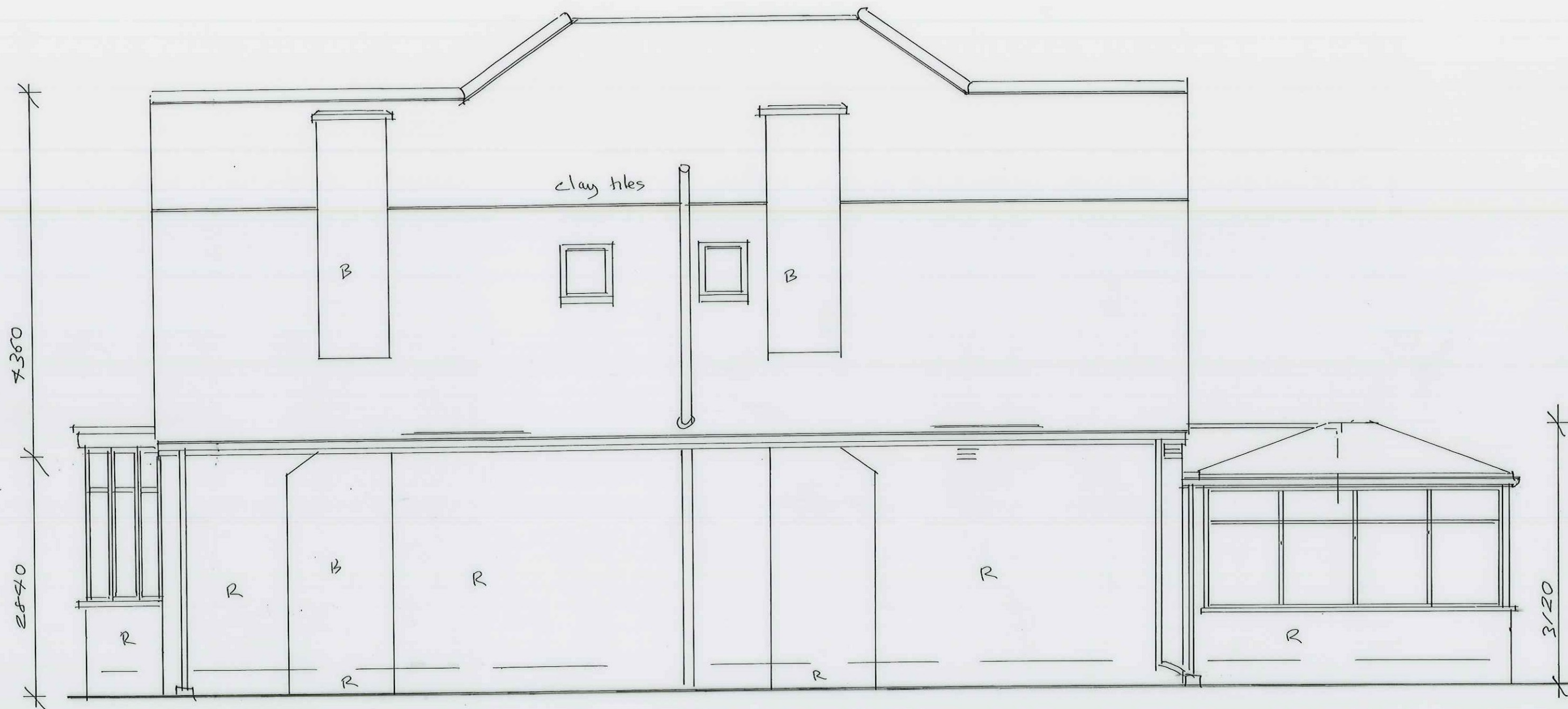


SITE PLAN 1:500

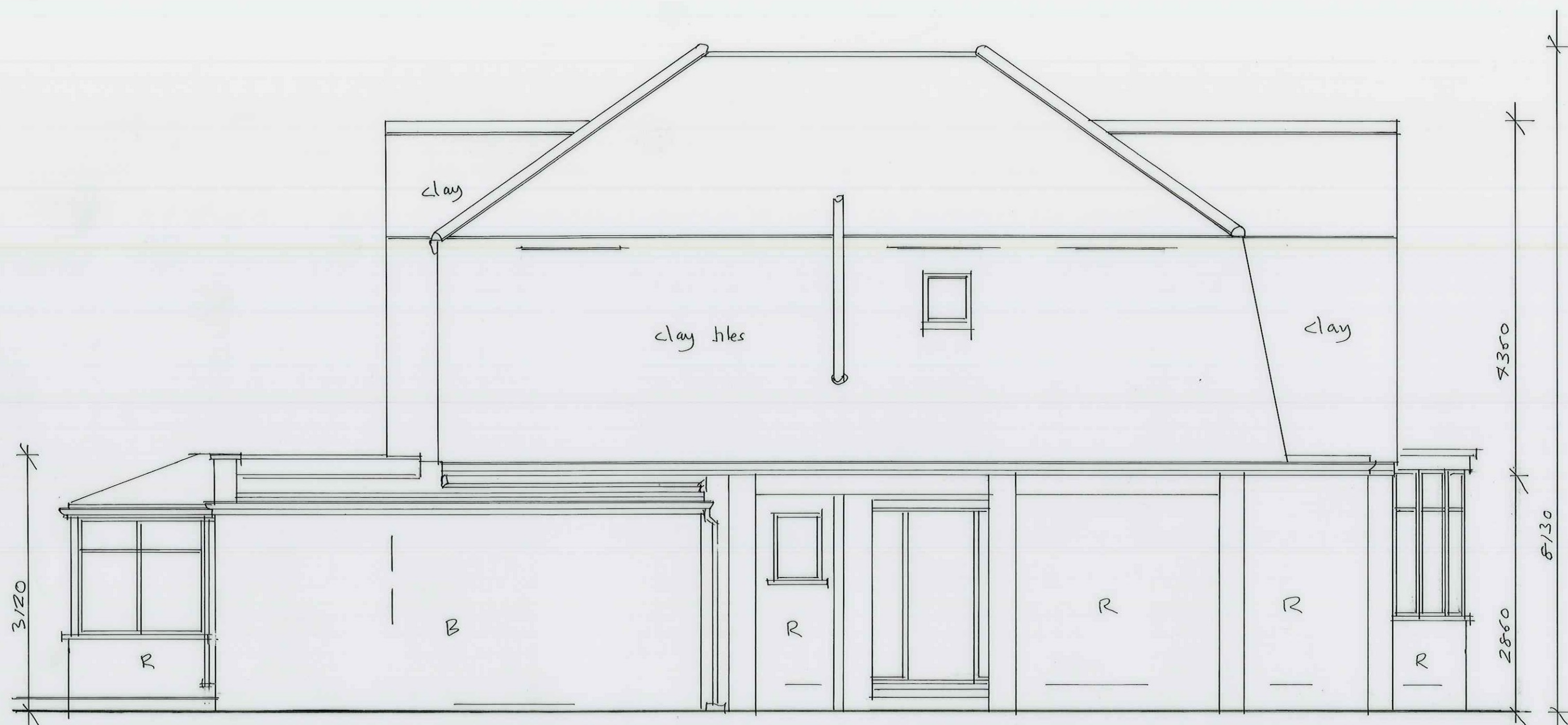




EXISTING F.F. PLAN 1:50
Drg.No. IG:76:JAWS:EP2

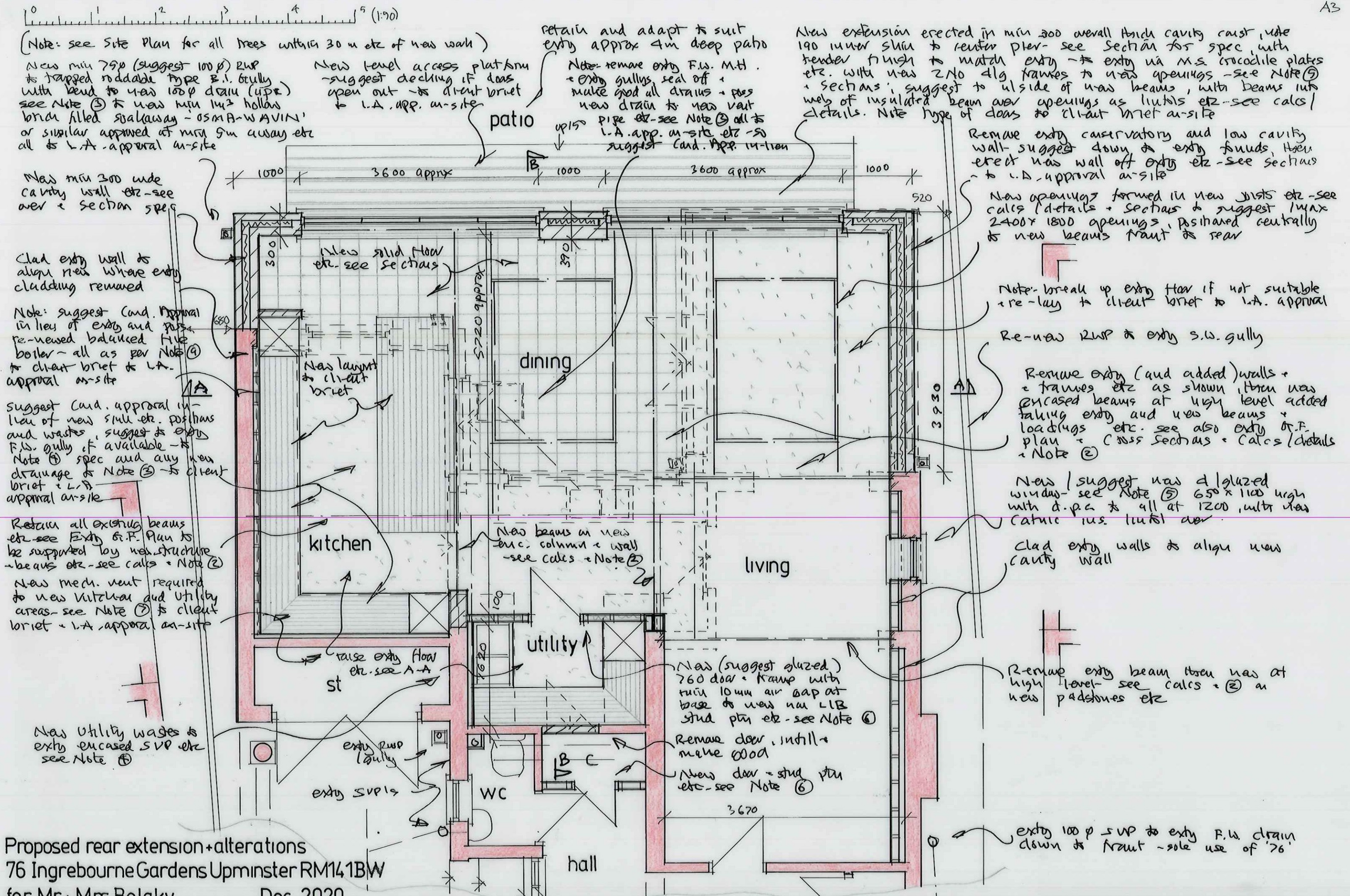


EXISTING SIDE ELEVATION 1:50
 Drg. No. IG:76:JAWS:EE1



EXISTING FLANK ELEVATION 1:50
Drg.No. IG:76:JAWS:EE2





Proposed rear extension+alterations
76 Ingrebourne Gardens Upminster RM14 1BW
for Mr.+ Mrs.Bolaky
Dec. 2020
JOHNWALLINGTONSMITH@HOTMAIL.COM 01708 250649

PROPOSE G.F. PLAN (PART) 1:50
Drg. No. IG:76:JAWS:PP1

0 1 2 3 4 5 (1:50)

A3

New 'crown' type roofing added - see Sections spec, using matching roof tiles at end pitch to sides and 39° pitch to rear, with eaves fascia to align existing but at suggest +50 o/h at rear etc, to end and new RWP

New flat roof area - falling as shown - see Section spec with new 2 No 41g roof lights to suggest 2400 x 1800 openings etc - see sections of AA, AB or AC grade - to client brief & L.A. approval as-is

Ext flat noted areas removed etc see Sections spec

existing conservatory removed

AA

AA

BB

4

4

bed.1

bed.3

bed.4

BB

PROPOSED ROOF PLAN 1:50
Drg.No. IG:76:JAWS:PP2

0 1 2 3 4 5 (1:50)

New 'Crown' type roof added - see elevations & Roof Plan etc with entry tiled roof to be continued along sides using matching tiles laid at approved gauge and min lap of 26x25 s.w. battens, or 'tyvek-super' or similar felt, on 100x50 s.w. rafters at max 400% with min 170x20 s.w. hip rafter to new roof at rear at 35° pitch as shown - see B-B

New cold deck flat roofing falling to all sides etc - see Roof Plan using approved single layer membrane laid to BS 747 and bonded to new min 20mm ext-ply on 50mm wide s.w. firrings laid at min 1:40 fall on / over new min 170x50 s.w. joists at max 400% - see B-B & calcs - pass front to back or suggest side to side on new encased steel beams etc - see calcs (details, with min 195 quilt between them min 125 over new joists and noggins of joists, then 125 to it bonded p/b'd & shown ceiling. At new rooflights felt over angled s.w. min under code 4 lead flashing set under new d.p.c. at eill, with 2 glazed roof light - see Roof Plan on new plinth of min 125x50 stud on new min double joists, then 110 celotex then 125 p/b'd - shown to bulkhead

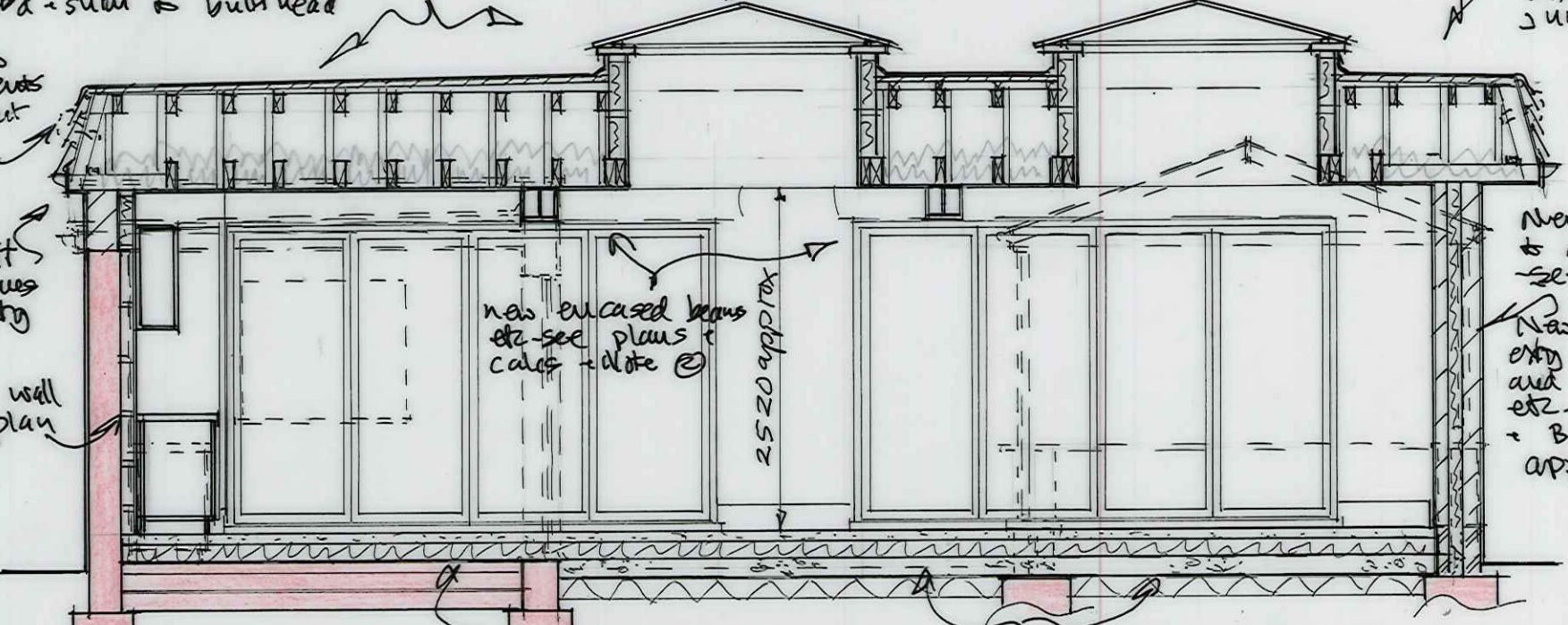
Note: new code 4 lead flashing down over new tiled roofing at flat roof junctions

New 100x50 s.w. pole plates at rafter / joist junctions

Note: new through vents read to vent roof void

Raise entry wall to suit & new eaves to align entry etc

Re-dad wall etc - see plan



A-A

New solid flooring to align entry, with part retained (ex kitchen) with new d.p.m. then insulation and min 66 slc screed with chicken wire as reinforcement also to new shown areas where min 80 but suggest 100mm celotex - turned up at perimeter on min 120 gauge d.p.m. lapped up over new and entry d.p.c. on min 100 cmc - slab - see founds spec, on min 150 hardcore / blinding.

New eaves / fascia to align entry etc - see B-B

New 300 wall on entry (if suitable) and new founds etc - see plans & B-B - to L.A. app. on-site

New 'Crown' type roof etc - see A-A, with at entry R.F. wall felt over angled s.w. fillet under new 150 deep code 4 lead flashing set with wall then at roof junctions felt min 300 overlap to roof felt then re-tiled to suit

New min 170x50 s.w. roof joists at max 400% etc - fixed to entry walls via s.w. batten & hangers then built into stud walls, to be supported at junction to new 100x50 rafters via 100x50 stud wall at max 400% on new ceiling joists of approx 195x50 at 400% or 170x50 if side to side - see A-A & calcs on external walls and new steel beams etc

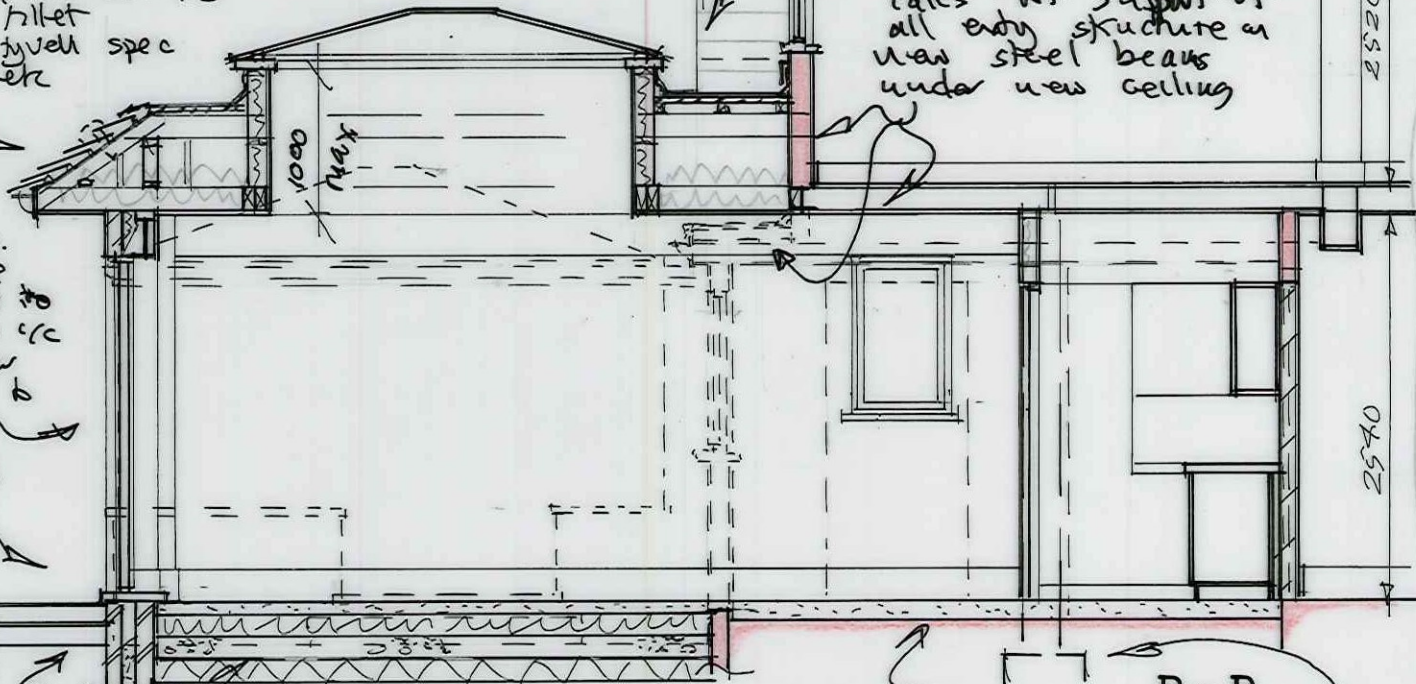
Note: at rear suggest new eaves / fascia at 450mm with downlights added to client brief, with ext. ply to soffit. At eaves tyvek felt over s.w. fillet over new fascia to align entry - to tyvek spec (detail, then 100 p R/W gutter to 12wps etc

New extension - see plan erected where new or new cavity exist, using double 100 light weight block slabs in 1:2:4 mix to entry via X-S crocodile plates, with insulated cavity closers and vertical d.p.c. at reveals, with insulated lulls over - see plan & calcs, with 100 mass fill quilt batts to 100 cavity on s.s. wall ties at max 300% horiz & 450% vertical, with 2 coat render inside and 2 coat slc render outside to BS 5262 to match existing.

New all on new d.p.c. lapped over entry at min 150 above ground levels. New level access platform at openings suggest decking - to client brief & L.A. app. on-site

Below d.p.c. use double 102 Flethan slabs down to new founds, with lean-mix fill to cavity below ground level, all on new min 1000 (overall) deep founds, actual depth def. on-site to L.A. approval & min 500 wide (600 at center pier) of 1:2:4 mix using max 20p aggregate and sulphate resistant cement

Note previously added rear R.F. entry, with min 170x50 joists and new beams etc - see entry plans so see calcs for support of all entry structure on new steel beams under new ceiling

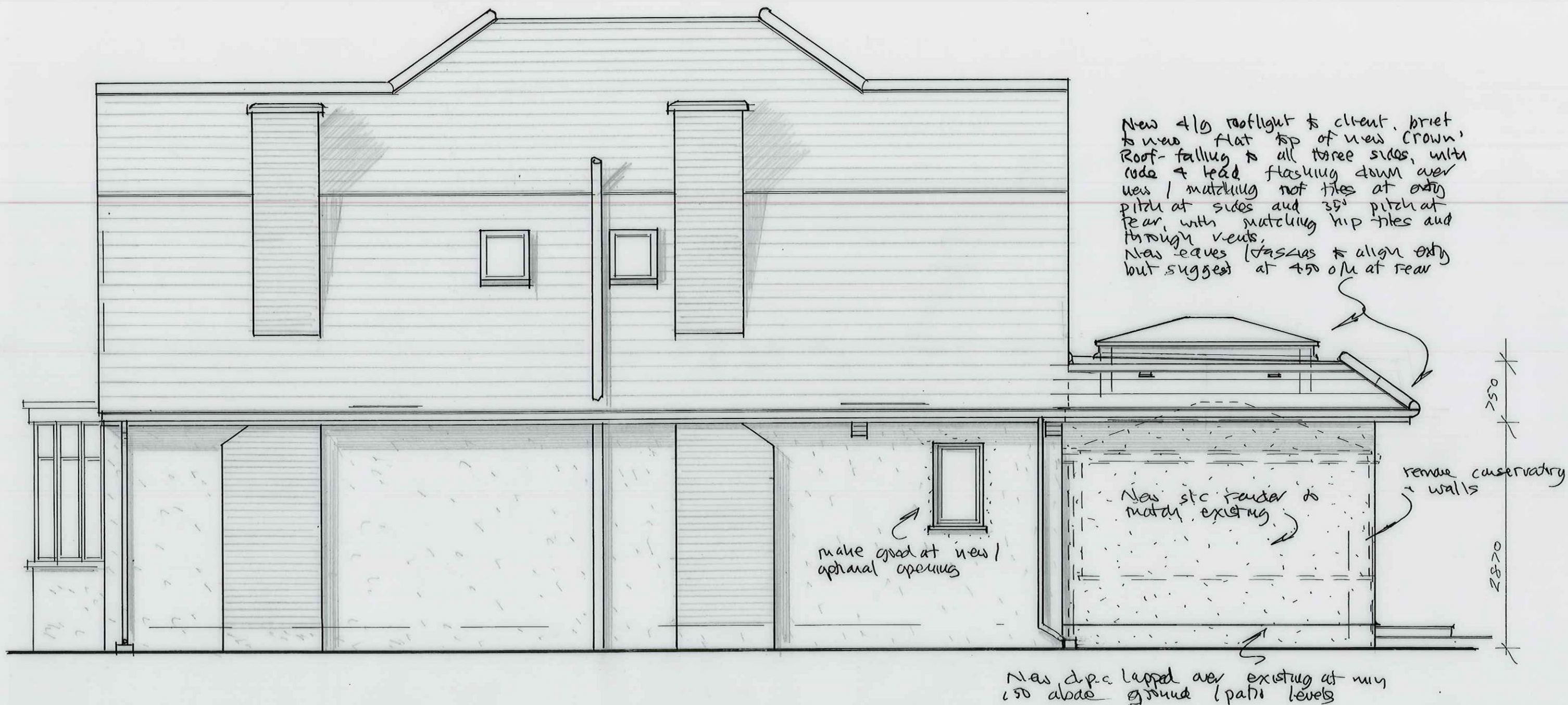


B-B

New solid flooring to new areas etc - see A-A

retain entry solid floor & raise to level on 110 screed.

Note new steel post on new founds etc - see plan & calcs



PROPOSED SIDE ELEVATION 1:50

Dwg. No. IG:76:JAWS:PE1

