

Notes

General

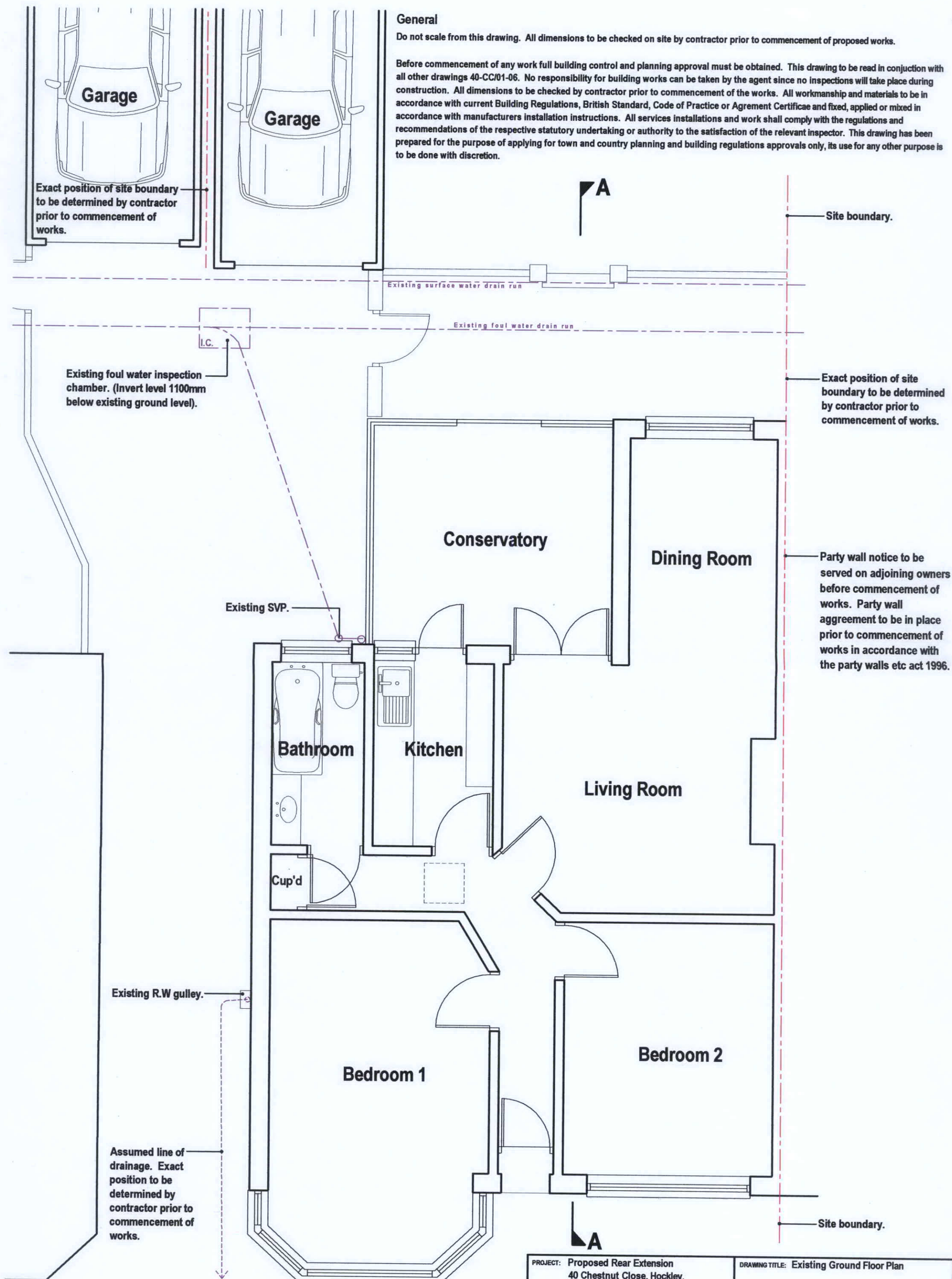
Do not scale from this drawing. All dimensions to be checked on site by contractor prior to commencement of proposed works.

Before commencement of any work full building control and planning approval must be obtained. This drawing to be read in conjunction with all other drawings 40-CC/01-06. No responsibility for building works can be taken by the agent since no inspections will take place during construction. All dimensions to be checked by contractor prior to commencement of the works. All workmanship and materials to be in accordance with current Building Regulations, British Standard, Code of Practice or Agreement Certificate and fixed, applied or mixed in accordance with manufacturers installation instructions. All services installations and work shall comply with the regulations and recommendations of the respective statutory undertaking or authority to the satisfaction of the relevant inspector. This drawing has been prepared for the purpose of applying for town and country planning and building regulations approvals only, its use for any other purpose is to be done with discretion.



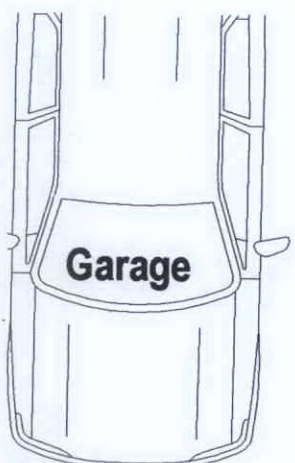
Site Location Plan (Scale 1:1250)

PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Site Location Plan	
CLIENT: Mr & Mrs Robinson			
SCALE: 1:1250		DRAWN BY:	
DATE: Sept 2008		DRAWING: 40-CC/01	



Existing Ground Floor Plan (Scale 1:50)

PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Existing Ground Floor Plan		
CLIENT: Mr & Mrs Robinson				
SCALE: 1:50, 1:1250	DRAWN BY:			
DATE: Sept 2008	DRAWING: 40-CC/02			



Garage

Site boundary.

Notes

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Exact position of site boundary to be determined by contractor prior to commencement of works.

Line of existing garage prior to relocation.

Exact position of foul and surface water drainage to be determined by contractor prior to commencement of works.

Existing foul water inspection chamber. (Invert level 1100mm below existing ground level).

New rainwater gully to connect into existing adjacent gully.

New stub stack.

New 110mm diameter SVP. To be provided with a roding access. New opening to terminate minimum either 900mm above of or 3m away from any opening into the building including vent outlet ducts.

Rodding eye.

New wall to be connected to existing with Catnic type profile connectors to allow for differential settlement. To be finished externally with polysulphide mastic joint.

New bathroom suite to clients specification.

New surface water drain run to be connected into existing surface water drainage system (see notes for details).

Existing R.W gully.

Existing surface water drain run.

Assumed line of drainage. Exact position to be determined by contractor prior to commencement of works.

Existing garage to be relocated.

6100

Existing surface water drain run

Existing foul water drain run

Dining Area

Kitchen

ISLAND UNIT

ROOFLIGHT OVER

New RWP.

New window to clients specification.

Existing opening to be blocked up.

Floor to be levelled to form new wet area to clients specification. Specification to be agreed with contractor prior to commencement of works.

Bathroom

Living Room

Existing wall to be removed.

Existing loft hatch to be re-located.

Cup'd

New door opening.

Bedroom 1

Bedroom 2

New patio area to be constructed in order to lower ground level sufficiently below new D.P.C.

All new doors & windows to have a 'U' value of min 1.8w/m2K and to comply with current building regulations. (See notes).

Line of new foundations (see notes for details).

New foundations not to encroach past existing site boundary.

Existing drain runs to be lintelled over where passing under new extension.

External walls to be constructed from two skins of 100mm Thermalite Turbo blockwork, or similar approved, rendered externally with sand/cement render and plastered internally. (see notes for details).

New loadbearing block wall.

New wall to be connected to existing with Catnic type profile connectors to allow for differential settlement. To be finished externally with polysulphide mastic joint.

New opening to be formed with lintel over (See notes for details).

Exact position and specification of new kitchen sink within island unit to be agreed with client prior to commencement of construction. Drainage details and position to be agreed in advance of construction.

New opening to be formed with lintel over (See notes for details).

Exact position of site boundary to be determined by contractor prior to commencement of works.

Party wall notice to be served on adjoining owners before commencement of works. Party wall agreement to be in place prior to commencement of works in accordance with the party walls etc act 1996.

Neighbours written permission to be obtained prior to commencement of works in order to gain access to render wall to new extension.

Site boundary.

Proposed Ground Floor Plan (Scale 1:50)

PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Proposed Ground Floor Plan	
CLIENT: Mr & Mrs Robinson			
SCALE: 1:50		DRAWN BY:	
DATE: Sept 2008		DRAWING: 40-CC/03	

Notes

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Glazing

Glazing to critical areas as defined in the building regulations part N to comply to BS6206:1981 specification for impact performance requirements for flat safety glass and safety plastics for use in buildings. (6mm Safety glass. See notes). Glazing to all external windows to comprise double glazed units. Window frames to meet the requirements of U2.0. and to be supplied by an approved manufacturer. All window and door frames to have minimum 16mm gap between frames to achieve a minimum U Value of 1.8W/m²K.

Power and Lighting

Installation to comply with the 'Regulation For Electrical Installations' 17th edition and the latest amendment published by the Institute of Electrical Engineers, and the requirements of the local electricity company. All switches, sockets and other controls are to be sited within a zone of 450-1200mm from F.F.L. New electrical installation to comply fully with Part P regulations and to be tested to BS7671 by an approved inspector upon completion. All electrical work to be designed and carried out by a competent person being a member of an approved self-certification scheme, or wiring diagrams/plans and full design specifications for the proposed electrical installation to be provided. A copy of the installation and test certificate to be submitted to Building Control, signed by a suitably qualified electrician, or to be otherwise compliant. New extension to have a minimum of 25% energy efficiency light fittings.

Rainwater Goods

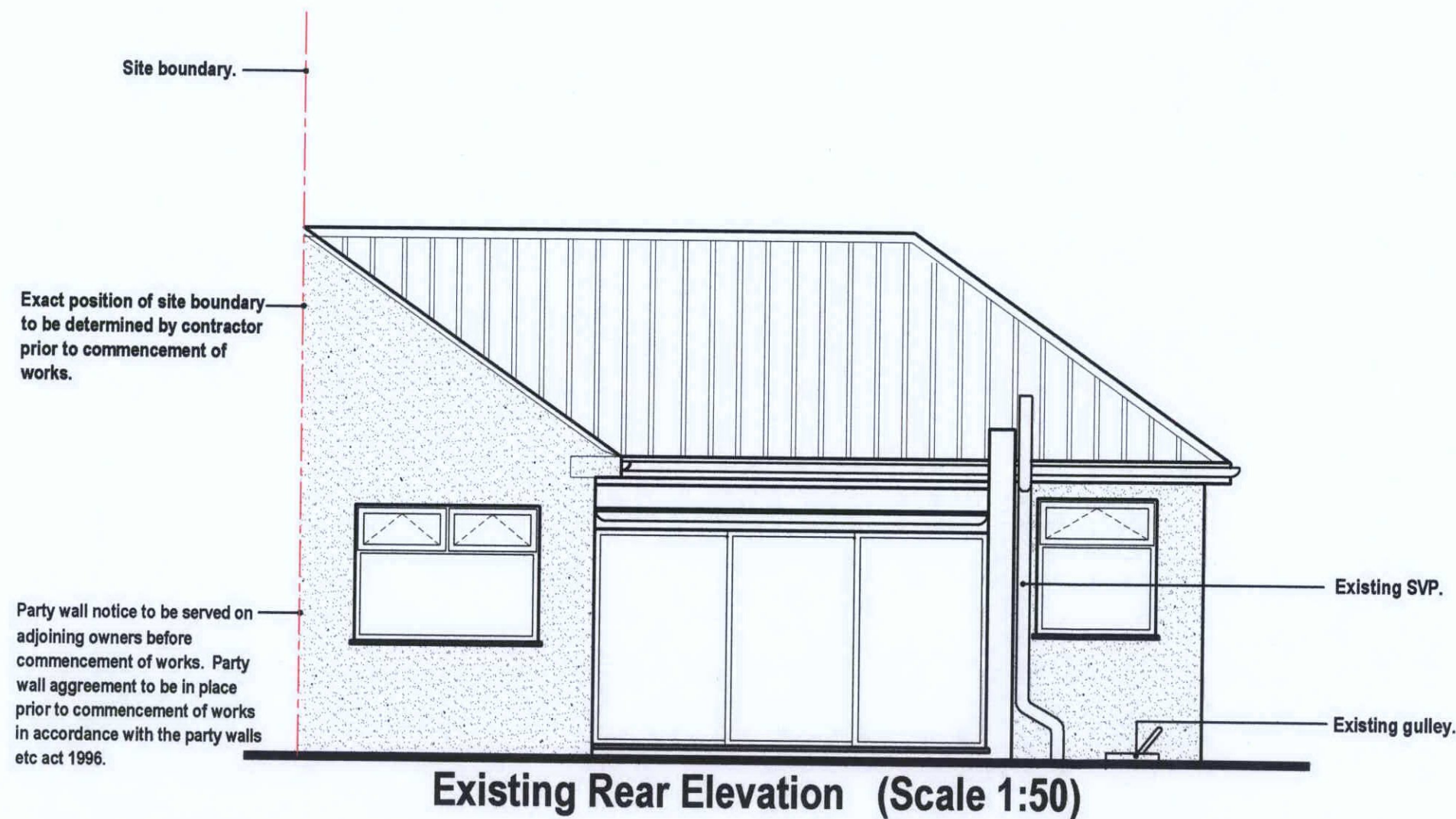
100mm H.R upvc gutter, with brackets at 1 meter centres fixed with 2No 25x25mm sheridised/zinc plated round head screws, laid to fall to 3mm RWDP.

Part Walls Etc Act 1996

Party wall notice to be served on adjoining owners before commencement of works. Party wall agreement to be in place prior to commencement of works in accordance with the party walls etc act 1996.

Mechanical Ventilation

Xpelair at high level to bathroom connected to light switch extracting 15l/s. Kitchen to be fitted with cooker hood capable of extracting 30l/s. All fans to terminate at an external wall or soffit and ducts within roof spaces to be kept below insulation to prevent condensation forming. Ducts to be in a solid material with a nominal fall to the outlet. Bathroom, extract fans to be fitted with a 15minute overrun.



PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Existing Rear Elevation	
CLIENT: Mr & Mrs Robinson			
SCALE: 1:50	DRAWN BY:		
DATE: Sept 2008	DRAWING: 40-CC/04		

Notes

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Timber (Generally)

All timber which is not naturally durable and resistant to insect attack (See NHBC Schedule Section 2.3) is to be treated with preservative in accordance with said section. All structural timber to be stress graded to BS 4978 and marked 'Dry' or 'Kiln Dried'. Notching and drilling - of timber joists should be carried out in accordance with NHBC standards chapter 6.4. No holes to be formed in steelwork without approval of structural engineer.

Fenestration

Windows/doors - Double glazed, draught proof windows (To clients specification). All windows to be fitted with 8000mm² trickle ventilation system, opening casements to be minimum 1/20th enclosed room area. Window boards to be bullnose 20mm thick.

Flashing

Wall/roof - Turn roofing material minimum 150mm up wall with tilting fillet. Dress code 4 lead flashing into existing wall and turn into brick/block joint under cavity tray (if appropriate) with lead wedge fixings at 450mm centres. Lead to lap over roofing felt minimum 150mm.

DPC

Marley Aquaguard on mortar bed minimum 150mm above outside ground level, all in accordance with BS5628 Part 1 1985, FL/FN grade or class 4 engineering brickwork or approved foundation brickwork, i.e. trenchblock below D.P.C. in 1:0.5:4 cement/lime/sand mortar. Cavity to be filled with lean mix concrete to 150mm below D.P.C and weep holes at 800mm centres at ground floor level to be provided.

Wall Plate Restraint

Wall plate to be 75x100mm C24 grade timber on bed of mortar fixed to blockwork with 38x1000mm galvanised steel straps at maximum 1200mm centres. To be fixed using 3.35mm diameter x 75mm corrosion resistant nails.

Lintels

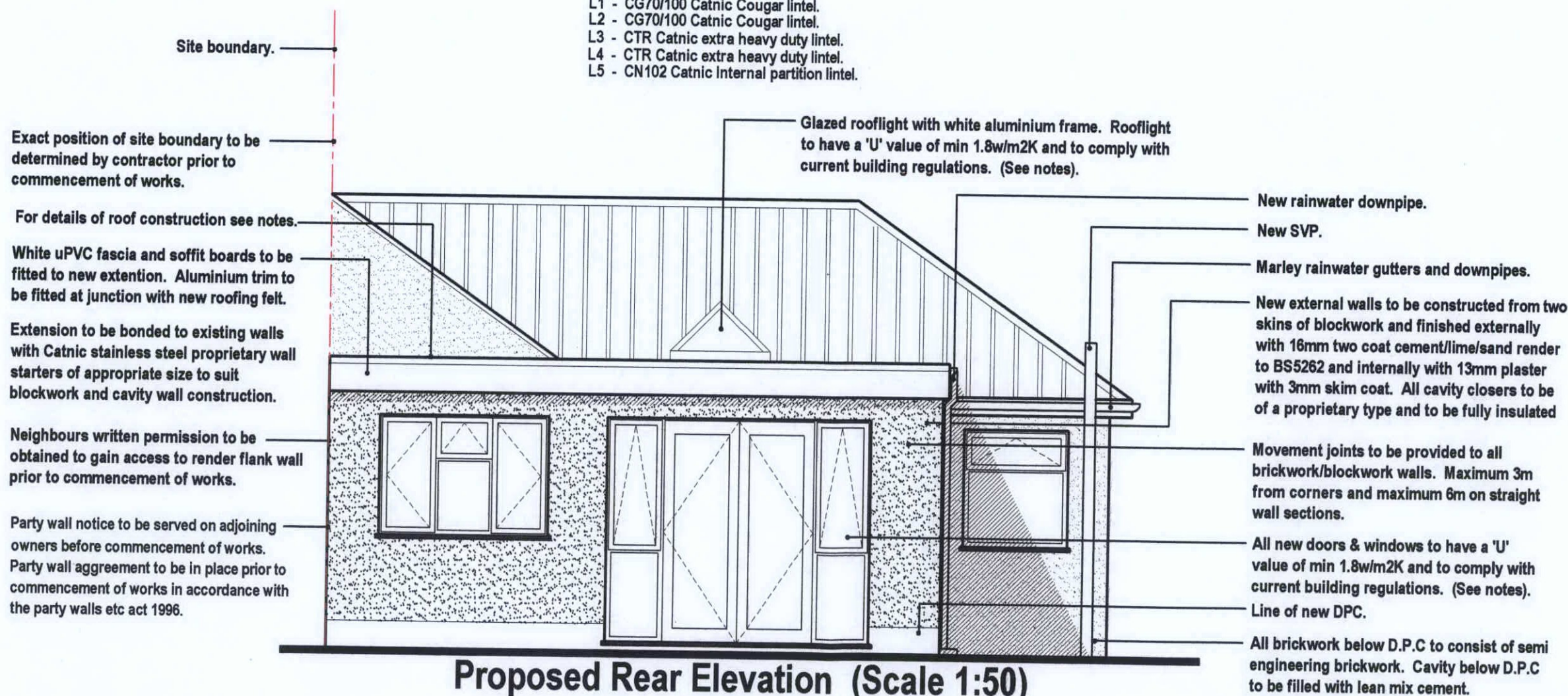
Lintel references relate to ground floor plan on drawing 10-VG/03. All lintels to be as Caradon Catnic Limited.

- L1 - CG70/100 Catnic Cougar lintel.
- L2 - CG70/100 Catnic Cougar lintel.
- L3 - CTR Catnic extra heavy duty lintel.
- L4 - CTR Catnic extra heavy duty lintel.
- L5 - CN102 Catnic Internal partition lintel.

Flat Roof

Roof preparation - Install treated timber firings (minimum depth 50mm) to create required falls. Install exterior WBP plywood, ensuring it is of adequate rigidity to the joist spans involved. Raise all upstand curb details to provide a minimum 150mm upstand from the finished roof level. Raise water checks to maintain 50mm upstand from the finished roof level. Secure treated timber battens, the equivalent thickness of the insulation, at roof perimeters. Cut new 25mm deep chases in all masonry upstands. These should provide a minimum 150mm upstand above the finished level of the waterproofing. Install new lead or metal cover flashings dressed in the chases provided. These should be temporarily secured with lead or metal wedges and then pointed with a suitable mastic or mortar. Remove all superfluous materials, dust and debris from the roof and leave in a clean and dry condition. Tape all joints with approved taping strip loose laid and mop over with hot bitumen.

Vapor control layer laid on plywood comprising: Type 3G venting layer, Type 3mm SBS Betaelast membrane elastometric underlay bonded. Roof Insulation comprising: 120mm thick Kingspan TR21 insulation (or similar approved). Fully bonded to the vapour control layer To achieve a minimum nominal 'U' value of 0.25W/m²K. Partial bond venting layer - loose laid to top of insulation. Underlay - Betaelast type 3mm SBS underlay. Cap Sheet - Betaelast 4.5mm mineral sbs cap sheet. All layers by Italiana Membrane Limited. To be finished with 12.5mm depth of mineral chippings unless a fire designation not less than AA, AB or AC can be confirmed by the relevant British Standard.



PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Proposed Front Elevation	
CLIENT: Mr & Mrs Robinson			
SCALE: 1:50		DRAWN BY:	
DATE: Sept 2008		DRAWING: 40-CC/05	

Notes

Heating

Existing heating system to be extended to incorporate new areas. Boiler to be checked for suitability to supply increased number of radiators. Heating system to be checked by a CORGI registered installer for suitability prior to commencement of works. Heating system to comply with BS 5440:Part 2:1989. All new radiators to be fitted with TRV's.

Foundations

C15P concrete mix taken minimum 1.1 meters below outside ground level or to invert of any drain whichever deeper, minimum 600mm wide (see foundation plan). Design based on the following :- No trees present within proximity of line of new foundations. (See proposed site location plan). Foundations designed in accordance with NHBC standards chapter 4.2. If after investigation assumptions are found to be incorrect the foundations must be redesigned by an engineer to LA approval. Depths to be agreed on site with B.C.O. prior to concreting.

Drainage

Line of all existing drains to be located at commencement of works.

Provide new back inlet gully taking surface water from new roofs, connect new surface water gully to surface water drain if available or subject to percolation test provide 1x1x1m soakaway minimum 6m from proposed works. Otherwise connect new surface water drain to existing combined drainage system.

All new drainage to be laid to 1:40 fall. Where drains pass through foundations, pipe to be lintelled over with pre-cast concrete lintels. Pipe to have 50mm space all round and masked both sides. All new below ground drainage to be PVCu 110mm to BS4660, surrounded in 100mm thick pea shingle and backfilled with selected fill, free from stones greater than 40mm dia, clay, timber, frozen or vegetation.

All new gulleys to be of a roddable type. All R.W system to be to BS4756. Minimum pipe/trap and seals to be as follows:

Type	Pipe Size	Trap Size
Sink	50/32mm	75mm
WC	100/75mm	50mm
WHB	50/32mm	75mm

Ground Floor to Extension

Floor construction to consist of 50mm 1:4 mix sand/cement bonded screed min. (25mm cover to service pipes) reinforced with light wire mesh. 100mm thick C30 concrete (20mm max aggregate complying with sections 3.3 of BS8110 part 1) oversite reinforced throughout with BS142 mesh, 450mm min. laps, 25mm min. top cover, 40mm min. bottom cover, with 10mm flexcell movement joint to perimeter of slab. 100mm Jablite SD grade insulation on 1200 gauge visqueen standard polythene DPM lapped to DPC on 100mm sand blinded broken brick hardcore. 25mm upstand of insulation to be provided around perimeter of floors, including where floor slab touches outside wall, including thresholds. Any existing airbricks to be ducted through oversite with 2No 75mm dia. uPVC pipes to 225x75mm airbricks. All vegetable soil removed under floor.

External Walls

To consist of two skins of 100mm blockwork, 75mm full fill cavity comprising 75mm Dritherm 32 insulation or similar approved, Blockwork skins constructed from Thermalite Turbo blockwork or similar Approved, finished internally with 13mm plaster with 3mm skim coat. Externally finished with pebbledash on 16mm two coat cement/lime/sand render to BS5262. All cavity closers to be of a proprietary type and to be fully insulated

Wall Ties

Stainless steel wall ties to suit cavity width at 750mm max centres horizontally and 450mm max centres vertically and staggered. Provide additional ties at angles and door and window openings.

Glazed rooflight with white aluminium frame. Rooflight to have a 'U' value of min 1.8w/m²K and to comply with current building regulations. (See notes).

3No 75x170mm C24 grade timber ceiling joists bolted together with M10 bolts at maximum 600mm centres.

Mechanical extract ventilation to penetrate roof and to be finished with an approved roof ventilation terminal.

50x170mm C24 grade timber ceiling joists at maximum 400mm centres.

75x100mm SC3 grade timber wallplate. To be secured to wall with 38x1000mm galvanised steel straps at maximum 1200mm centres.

Cavity wall insulation and roof insulation to meet at top of wall.

Lateral restraint straps at maximum 1200mm centres.

All doors and windows to have vertical and horizontal DPC's with polysulphide mastic pointing.

Movement joints to be provided to all brickwork/blockwork walls. Maximum 3m from corners and maximum 6m on straight wall sections.

Blockwork walls to be finished with 13mm plaster with 3mm skim coat.

19x150mm softwood timber skirting board.

D.P.C to be minimum 150mm above finished ground level.

Lean mix cement to cavity below D.P.C.

All brickwork below D.P.C to consist of semi engineering brickwork. Cavity below D.P.C to be filled with lean mix cement.

Mass concrete foundations to local authority approval (see notes for details).

Wall plate to be secured to wall with 1200mm long stainless steel restraint straps at maximum 1200mm centres. To be installed in strict accordance with manufacturers instructions.

12.5mm plasterboard ceiling finished with 3mm skim coat.

For details of floor construction see notes.

New floor level to match existing

See notes for details of roof insulation.

For details of roof construction see notes.

Felt flashing to be dressed under existing roof to form kerb.

New window to clients specification.

Proposed Section A-A (Scale 1:50)

PROJECT: Proposed Rear Extension 40 Chestnut Close, Hockley, Essex, SS5 5EQ.		DRAWING TITLE: Proposed Section A-A	
CLIENT: Mr & Mrs Robinson			
SCALE: 1:50		DRAWN BY:	
DATE: Sept 2008		DRAWING: 40-CC/06	