

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.

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 1:05:4 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.

ROCHFORD DC
APPROVED PLAN

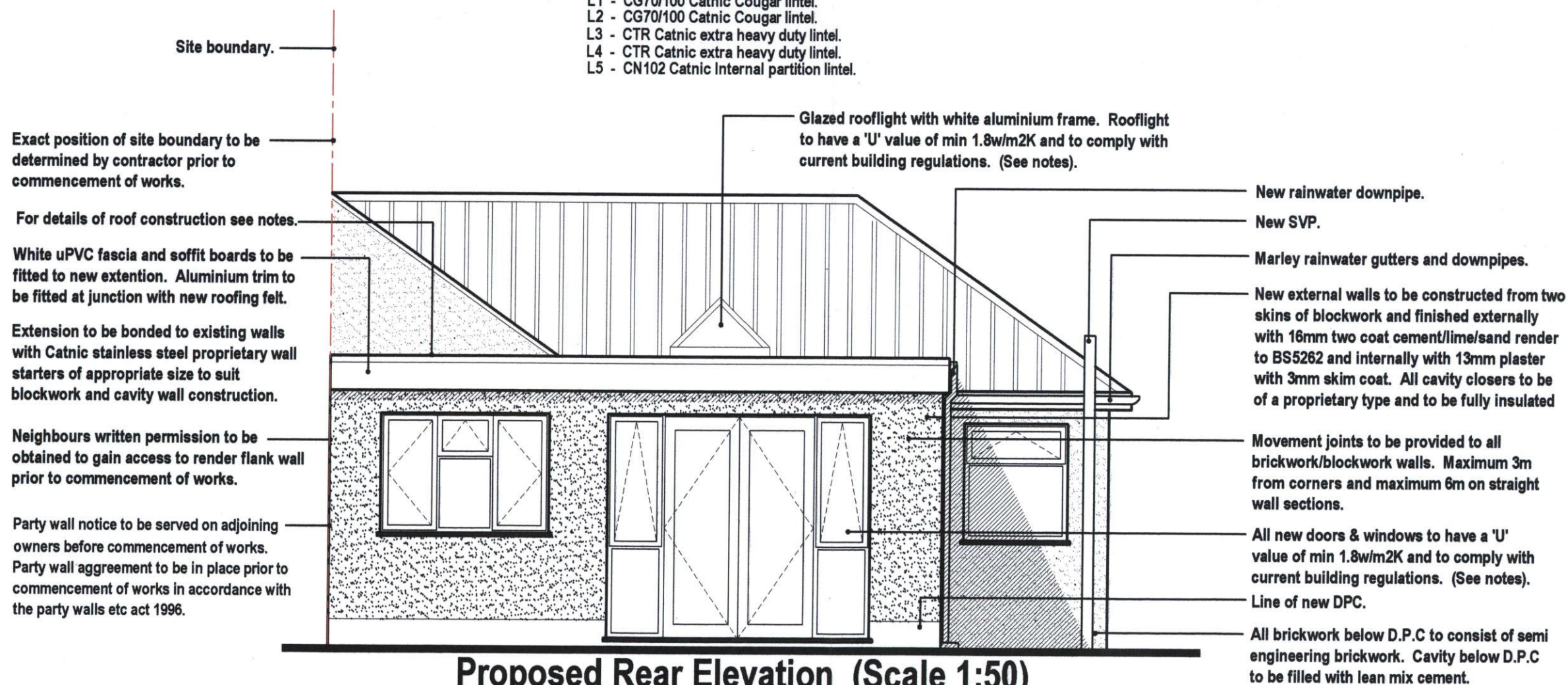
PROPOSED REAR ELEVATION

Flat Roof 05 SEP 2008

08/00721/FUL

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 elastomeric 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.



Proposed Rear Elevation (Scale 1:50)

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	