

PROPOSED SIDE ELEVATION (1:100)

FLAT ROOF CONSTRUCTION:
warm deck insulation 116mm Kooltherm flat roof insulation with 9mm decking, lay boards with long edge supported on joists at right angles to structure, ensure boards are tightly fitted and secured to joists, min 70mm to '0' firings ensuring water drains over roof and not layes, arisr timber to all sides except drain off point with min upstand lapping of 150mm, bitumin first layer to BS 747 type 3G, intermediate & top layer BS 747 type 3B, chippings layed on either hot of cold application with all excess material removed

FIRST FLOOR WINDOWS:
All windows in habitable rooms on the first floor must have fully opening 'Fire hinges', for means of escape. Escape windows to achieve a min 450mm sq min area of 0.33 sq mtrs max. The sill of escape window to be within 800 and 1100mm off F.F.L sash to have non removable locking key to any escape window

WINDOWS:
All windows and doors to be U.P.V.C double glazed using 16mm cavity 'K' type sealed units to match existing, with min 800mm² ventilators within the window, to achieve max U-Value of 1.8 w/m². All installed under 'FENCA' approved contractor.
Glazed doors and adjacent windows within 300mm of door to have safety glass up to a min of 1500mm from FFL, all glazing within 800mm of FFL also to have safety glass, all in accordance to BS 6206 class 'C'

Means of escape window:
min opening width 450mm x 750mm clear opening area of 33m², the sill to be min 800 and max 1100 off F.F.L.

Note: prior to commencement of proposal, all materials to be used, ie brickwork, roof tiles, both color and type, color of render where applicable to be confirmed in writing as acceptable from the 'Local Authority' no part of the development to commence until written approval

R.W.P.
All proposed gutters and downpipes to run into new soakaway shown on location plan, style and colour to match existing

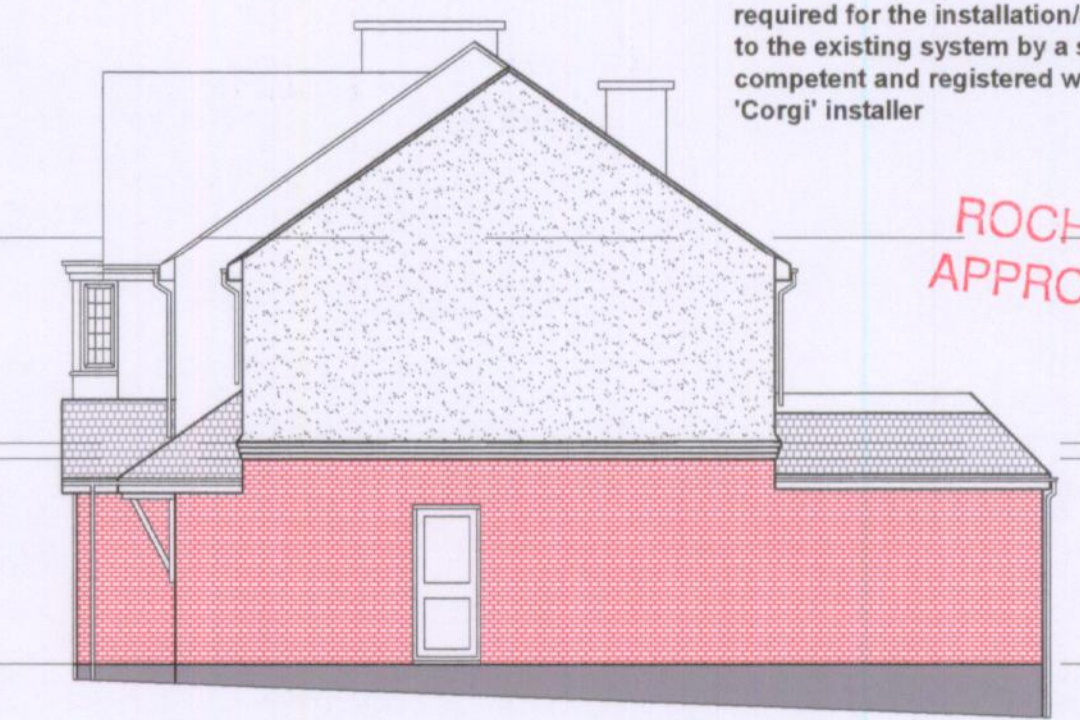
SVP
all new soil & vent pipes on any given elevation to extend min 900mm above any opening into the property within 3 mtrs

A commissioning certificate will be required for the installation/alteration to the existing system by a suitably competent and registered with 'Corgi' installer

ROCHFORD DC APPROVED PLAN



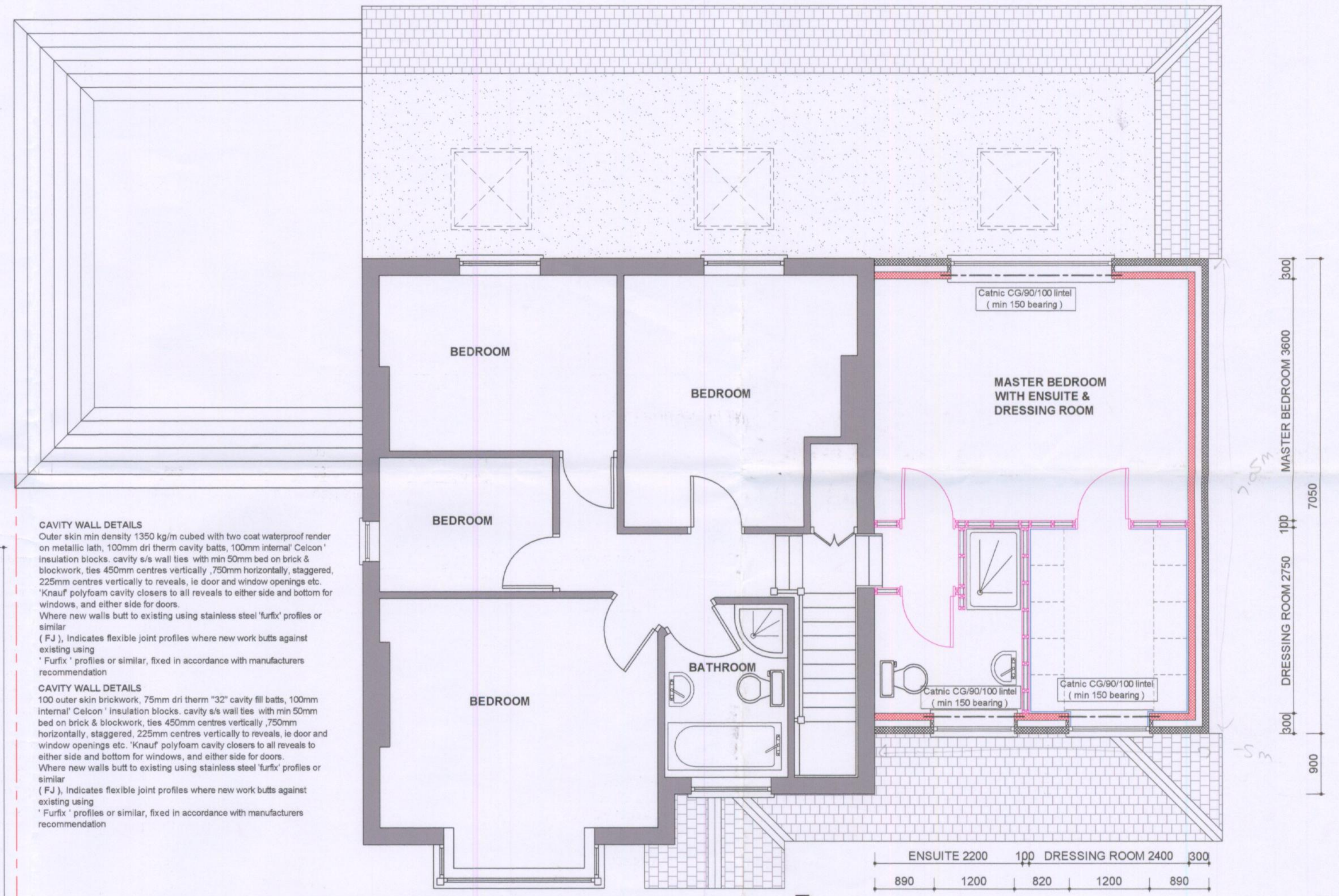
PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED FRONT ELEVATION (1:50)



PROPOSED FIRST FLOOR PLAN (1:50)

CAVITY WALL DETAILS
Outer skin min density 1350 kg/m cubed with two coat waterproof render on metallic lath, 100mm dri therm cavity batts, 100mm internal 'Celcon' insulation blocks, cavity s/s wall ties with min 50mm bed on brick & blockwork, ties 450mm centres vertically, 750mm horizontally, staggered, 225mm centres vertically to reveals, ie door and window openings etc. 'Knauf' polyfoam cavity closers to all reveals to either side and bottom for windows, and either side for doors.
Where new walls butt to existing using stainless steel 'furfix' profiles or similar
(F.J), Indicates flexible joint profiles where new work butts against existing using 'Furfix' profiles or similar, fixed in accordance with manufacturers recommendation

CAVITY WALL DETAILS
100 outer skin brickwork, 75mm dri therm "32" cavity fill batts, 100mm internal 'Celcon' insulation blocks, cavity s/s wall ties with min 50mm bed on brick & blockwork, ties 450mm centres vertically, 750mm horizontally, staggered, 225mm centres vertically to reveals, ie door and window openings etc. 'Knauf' polyfoam cavity closers to all reveals to either side and bottom for windows, and either side for doors.
Where new walls butt to existing using stainless steel 'furfix' profiles or similar
(F.J), Indicates flexible joint profiles where new work butts against existing using 'Furfix' profiles or similar, fixed in accordance with manufacturers recommendation

PLUMBING:
All plumbing to BS 5572 1978, (where pipes pass through walls refer to B-regs H1-A10, 38mm pipework for baths, showers, kitchen sinks, otherwise 32mm with all change in direction pipework to have access caps, leading into 110mm soil stack or b.i.g. all toilet waste in 110mm with all bends accessible, 75mm 'S' or 'P' traps to baths, 75mm bottle traps to w.h.b. & sinks, standpipes if used for washing machines to be 800 above F.F.L. with either 's' or 'p' traps secured to wall all plumbing work to be carried out by skilled CITB personal, or through the institute of plumbers or registered plumber
all completed pipework water tested prior to any boxing in or covering
W.C.s: 110mm pipework max length 3 metres 50mm trap
Baths: 40 to 50mm pipework max length 3 metres, 75mm trap
Sinks: 32 to 40mm pipework max length 3 metres, 75mm trap
Washing machines: 40 to 50mm pipework max length 3 metres 75mm trap
Wash hand basin: 32 to 40mm pipework max length 3 metres, 75mm trap
Shower: 40 to 50mm pipework max length 3 metres, 75mm trap

Whilst every effort has been made to ensure that the dimensions, boundaries, drainage runs, foundation type ie, strip foundation, piled or raft, where Public sewers run close or within 3 mtrs of the proposal, directions of joists where unable to verify, areas covered by green belt, hazardous ground conditions. Are all subject to change as information becomes available while the application proceeds, all these must be checked and verified prior to starting the contract with all concerns and errors reported design accept no responsibility for errors within the enclosed drawing or the lack of any information which at first may not of been available

NOTES:
Dimensions:
All dimensions and specification must be checked prior to the work commences either by the main contractor or specialist sub-contractor before or as work proceeds throughout the contract duration, all dimensions may not be a true accuracy of the actual sizes on site or specification
Copyright:
These drawings are solely owned by Senna Design, they cannot be altered or used by any unauthorized person and remains the property of Senna Design.
Party wall act:
You are required under the party wall act to give adjoining owner advance notification of works proposed, the start date where work falls on or near the boundary.
Contractors:
All contractors may be required to allow variations of the enclosed drawing should the local Building control officer see appropriate.
Site preparation:
turf and all vegetation to be removed from area of proposal to a depth where growth would not occur, where suspended floor to be used suitable proceedier put in place to avoid growth.

DRAINS:
Drains shown on drawings as existing must be fully investigated prior to work commencing to allow for invert levels, directions and position.
New drains in 'Osma' plastic underground range consisting of: 100mm min pipework laid to min 1:40 gradient, bedded on 100mm pea shingle, shingle to cover pipes over the top, where pipe runs through structural walls provide 85x100 lintels min 150 bearing. All above ground pipe solvent fit terminating above roof void, refer to SVP details, rodding eyes fitted at all sanitary ware connections and change of direction.
Below ground pipework fitted with 'Inspection Chambers' to all bends, either in 450mm or 300mm purpose made I.C.'s, bedded on 150mm concrete base. All pipes within 100mm of ground level to be covered in concrete, otherwise in pea shingle. Form new I.C. into existing drains using flexible seals from existing silt glazed pipes to new plastic system.
Note: all pipework under overste to have reinforced mesh within concrete overste

FOUNDATIONS: depths to be min 1.000m below ground level-or to match existing, or to below drain invert, or to 450mm below any visible roots- whichever is the greater if there are any trees within the vicinity of the new building works and if the subsoil is shrinkable clay, then foundation depths to be in accordance with chapter 4.2 of N.H.B.C. standards

PROPOSED GROUND FLOOR PLAN (1:50)

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Proposals: GROUND & FIRST FLOOR SIDE EXTENSION,
Scale & Date: 1:50, 1:100, 1:200. JUNE 10
Draw no: 3257 / 10 / 285
Part 1 of 2