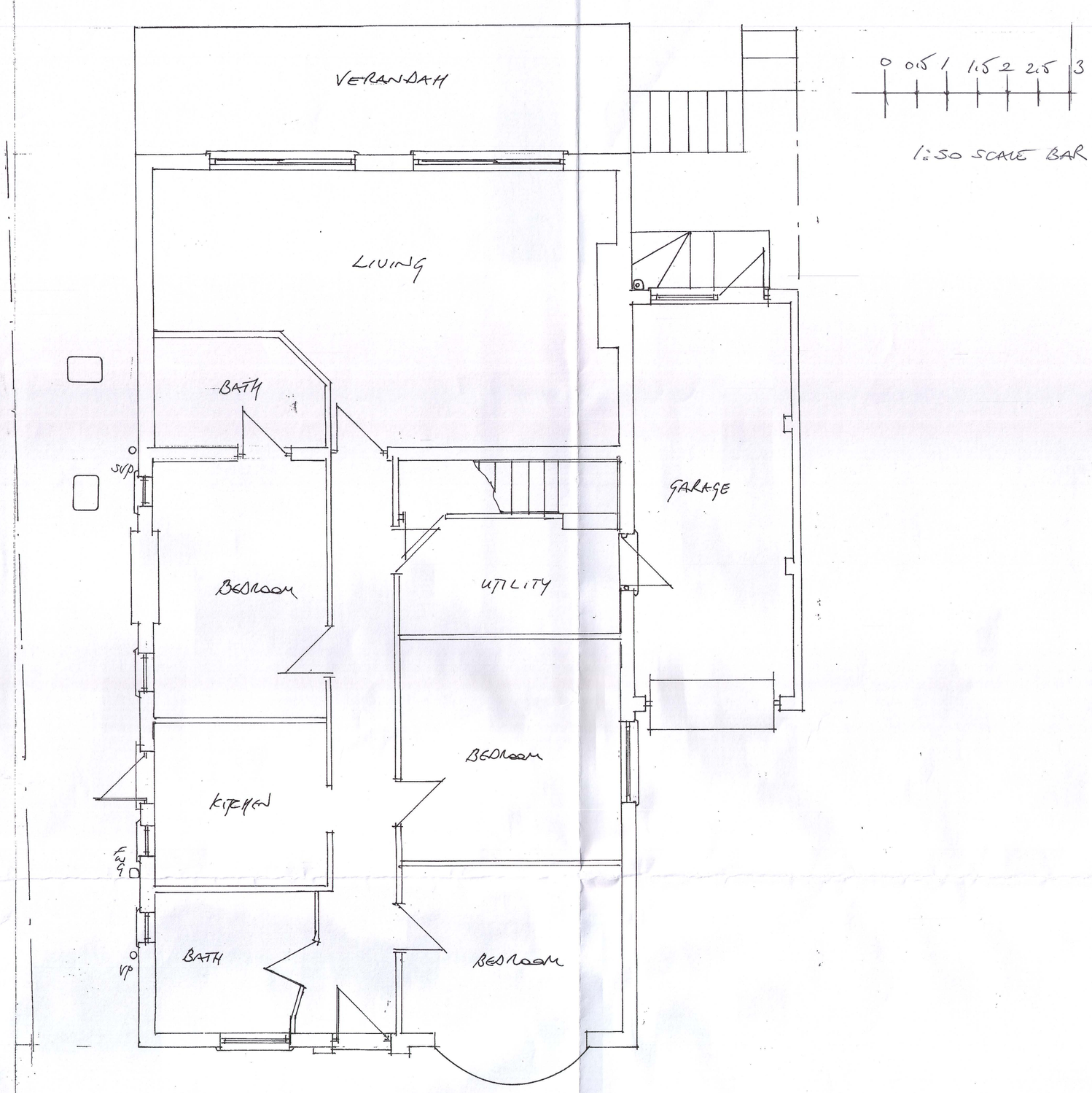
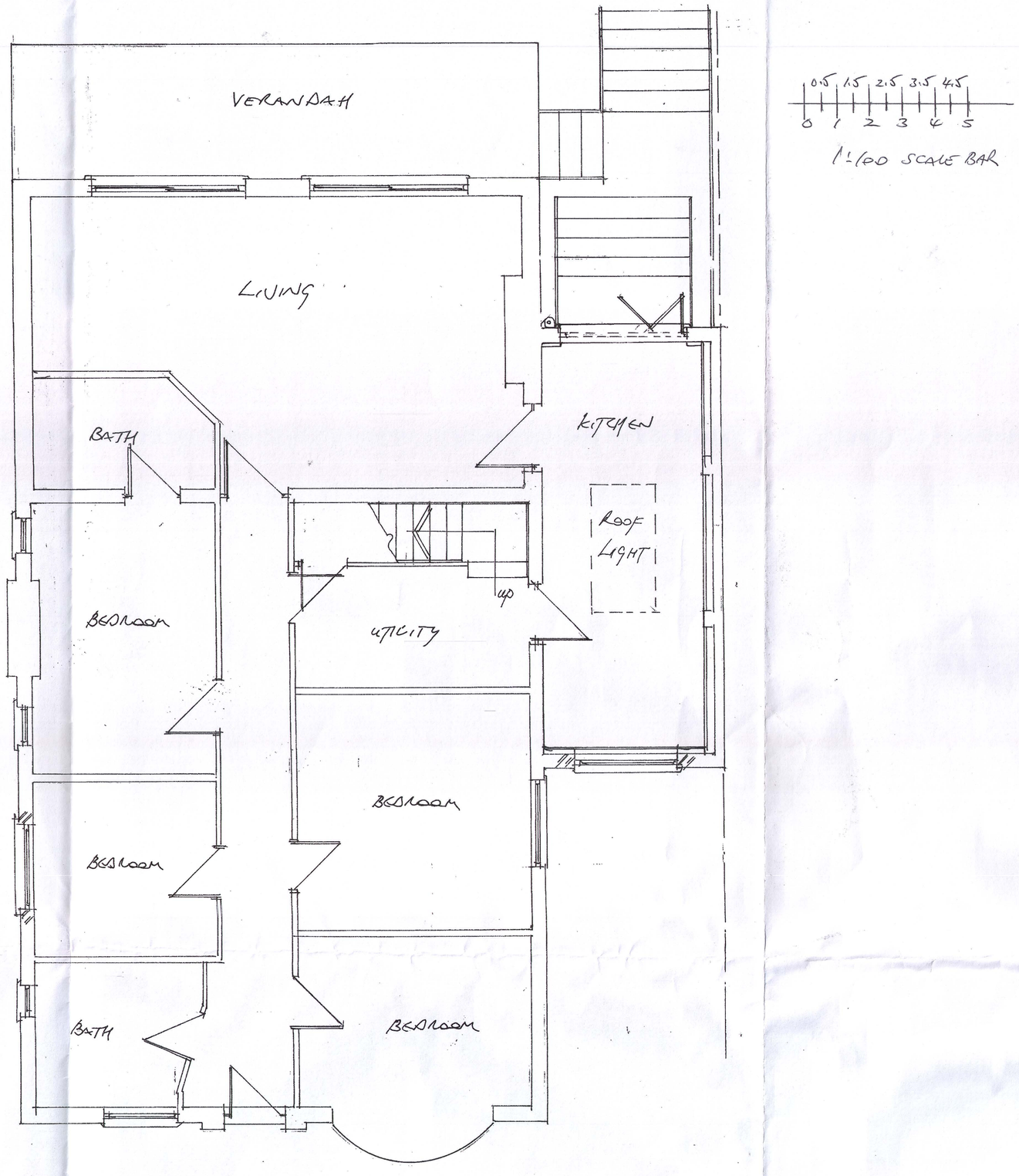
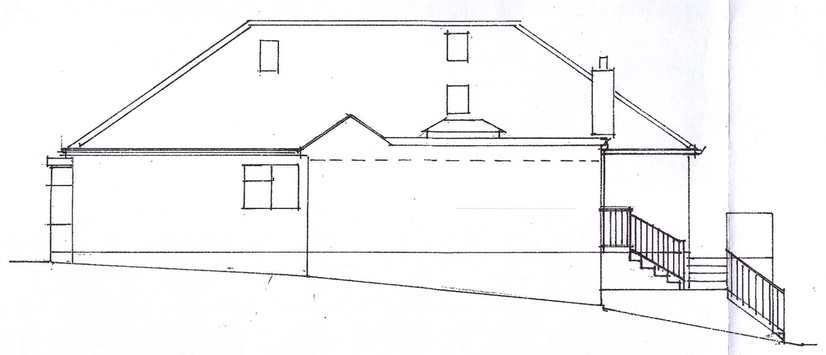


EXISTING GROUND FLOOR

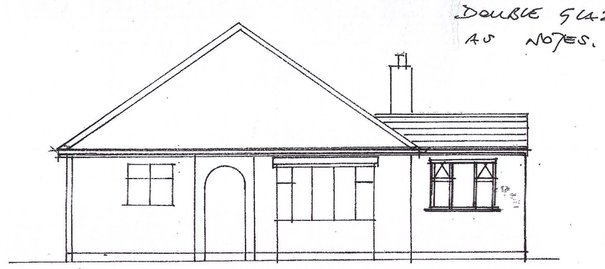


PROPOSED GROUND FLOOR

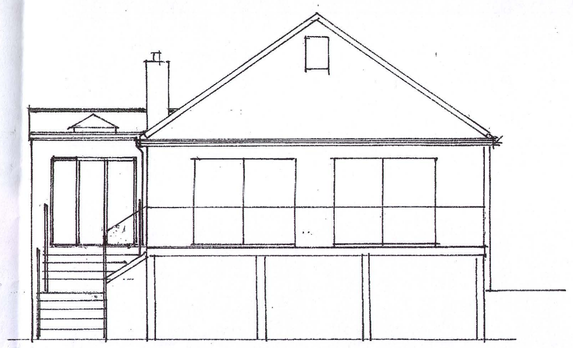


SOUTH ELEVATION

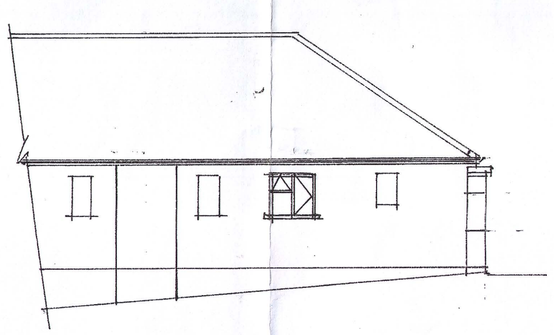
ALL NEW FINISHES TO MATCH EXISTING DOUBLE GLAZING AS NOTES.



FRONT ELEVATION



REAR ELEVATION



NORTH ELEVATION

NOTES:

1. Copyright: The contents of this drawing may not be reproduced in whole or in part without the-written consent of D.L. Jackson.

2. ~~No site dimensions to be scaled from this drawing, and all dimensions to be verified on site.~~

3. All dimensions, levels and drain lines to be checked on site prior to commencement and any discrepancies notified directly to the surveyor.

4. All works to be carried out in accordance with the bye-laws and regulations of the local authority.

5. All work to comply with the latest code of practice and British Standards specification.

6. FOUNDATIONS: To be taken down to a suitable level to local authority approval and below adjacent drainage levels and 600mm below tree root action depending on site conditions. Foundation concrete to be 1:2:4 mix strength 21N. Foundation depths are to be in accordance with NHBC practice notes and tables.

7. DRAINAGE: All drains to be 100mm stoneware pipe laid to fall 1:40min. flexible jointed in 150mm pea shingle. New and existing drainage under building to be protected with 150mm concrete surround. Drains passing under walls protected with reinforced concrete lintels. New manholes built in 225mm semi-engineering bricks on 150mm concrete base. All to comply with BS 8301:1985. Single stack plumbing to comply with BS 5572 with 75mm deep seal traps to fittings. Rodding access at all changes in direction. Waste pipes over 2.30 long to be 50mm dia. Rainwater gutters to be 112mm pvc and rwp's in 63mm pvc.
Remove any redundant drains.

8. WALLS: ***Cavity walls*** constructed with 100mm brickwork 100mm cavity and 100mm celcon solar block inner skin, with five stainless steel wall ties per square metre and with 100mm of Dritherm 37 insulation in the cavity. Provide all cavity closers with insulated cavity closer and wall ties at 225mm crs.
Internal finish of 12.5mm plasterboard on dabs with plaster skim.

Solid walls constructed with 200mm celcon solar blocks finished externally with 20mm two coat waterproof render BS 5262 and with 50mm gyproc thermal board super on gyproc adhesive dabs internally with skim plaster finish.

All new walls and dpc's bonded to existing work with brickwork only below dpc level and all new walls to be taken up to the underside of roof boarding. Stainless steel furfix anchors at junction of new and existing walls.

9. FLOORS: ***Solid floors*** of 65mm cement sand screed finish with 1200 gauge polythene damp proof membrane lapped into wall damp proof course, 150mm thick concrete slab on 150mm thick hardcore blinded with sand. Existing timber floors ventilated by use of 100mm diameter ducts set in floor at 1 metre centres to terminate at airbricks in new walls. Insulate solid floors with 100mm Celotex GA 4000 insulation under floor slab and on dpm laid over blinded hardcore.

Timber Floors of 21mm tongue and groove flooring on 50mm joists at 400mm centres.100mm thick oversite concrete on 150mm hardcore with 1200 gauge polyethylene damp proof membrane. Provide 150mm air space under joists, and air bricks in outer wall at 1m centres.
All floor timbers to be treated with preservative. Insulate timber floor voids with 100mm of Celotex FR 4000 insulation.

10. FLAT ROOFS: Constructed with 3 layer felt to BS 747 and CP144 onto 22mm WBP exterior quality ply with roof insulation of Kingspan thermapitch TP10 160mm thick between timber joists at 400mm centres with firring pieces for a fall of 1:40 min. Roof finished in 12mm spar chippings bedded with hot bitumen. Ceiling finished in 12.5mm plasterboard with skim finish. New joists to be tied down with 30 x 5mm mild steel straps built into walls at 1.8 metre centres and screwed to joists. Ends of all roof timbers, fascias and soffit boards to be treated with preservative.

11. PITCHED ROOFS: With tiles on treated 25 x 38mm softwood battens with breathable roofing membrane on 100 x 50mm rafters at 400mm centres. Wall plates of 100 x 50mm with 30 x 5mm mild steel straps at 1.8m centres Purlins of 175 x 75mm with 100 x 75mm struts at 1.2m centres. Insulate roof voids with 280mm Rockwool and treat timber.

12. VENTILATION: All rooms to be provided with 1/20th of the floor area in opening windows and all windows to be double glazed. All rooms to have permanent ventilation of 8000 square mm. Kitchens to have mechanical extract of 60 litres per second. bathrooms to have mechanical extract of 15 litres per second. Utility rooms with extract of 30 litres per second.

13. DOUBLE GLAZING: To be in frames with minimum 20mm air gap with low E glass. Doors and side lights with safety glass to BS 6206. Installer to provide certificate to show glazing complies with current buildings regulations.

14. ELECTRICAL: All electrical works are to comply with part P (electrical safety) and be installed by a NICEIC registered contractor who will issue a BS 7671 completion certificate for the installation.

15. PARTY WALL etc ACT 1996: Written notice must be given to adjoining owners prior to the start of work on site, 2 months notice for works to party wall or party structure, one months notice for all other works.

Amendments

Project PROPOSED EXTENSION AND ALTERATIONS AT 29, NORTHAW ROAD EAST, CUFFLEY EN6 4LU

Client MR & MRS HART

Drawn MAY 2021 H/01

Scales 1:100 1:50

D. L. JACKSON

M.C.I.O.B. C. Build E MCABE. M.R.S.P.H.

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Enfield Design Award Winner 2003

841 x 594 mm A1