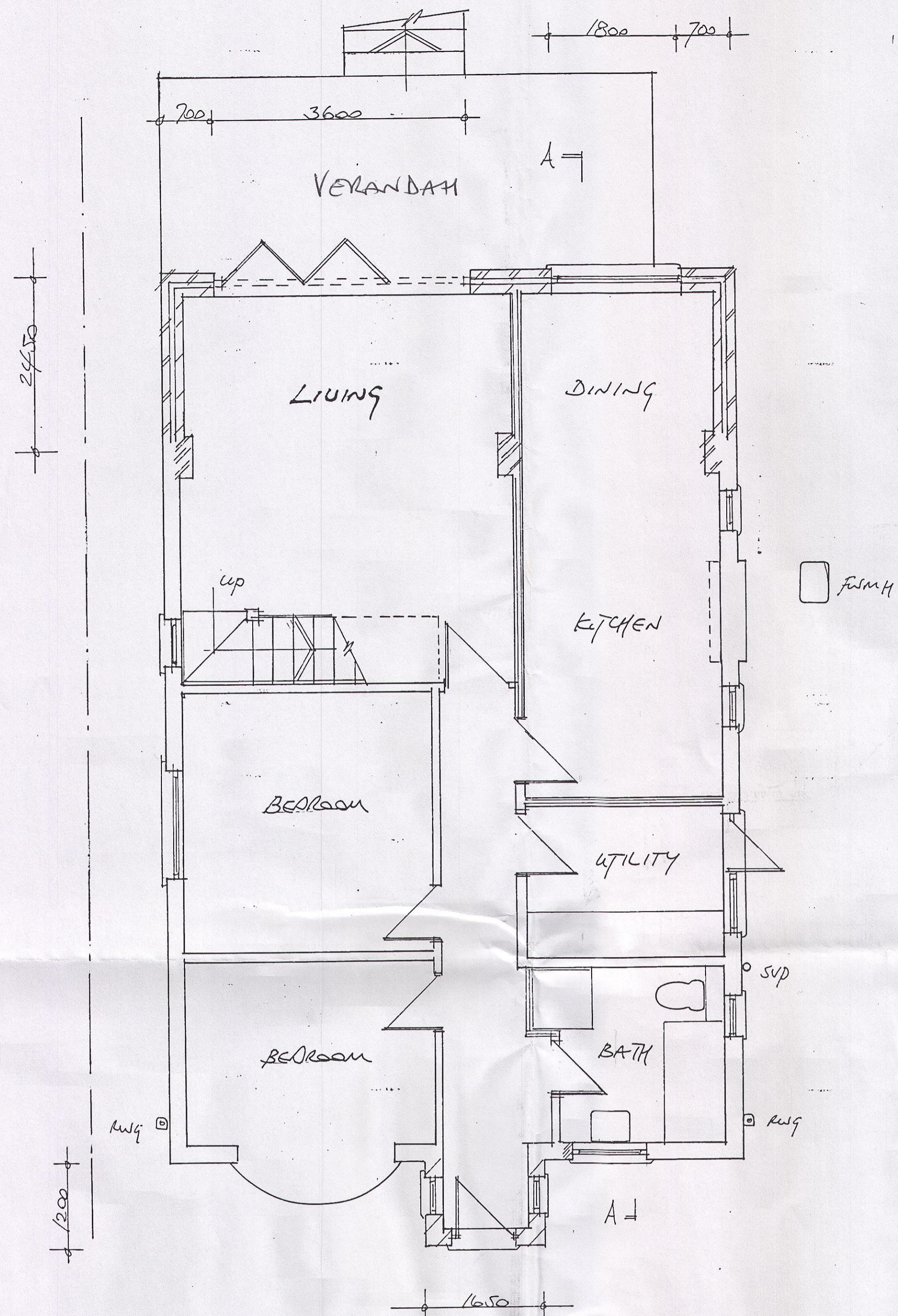


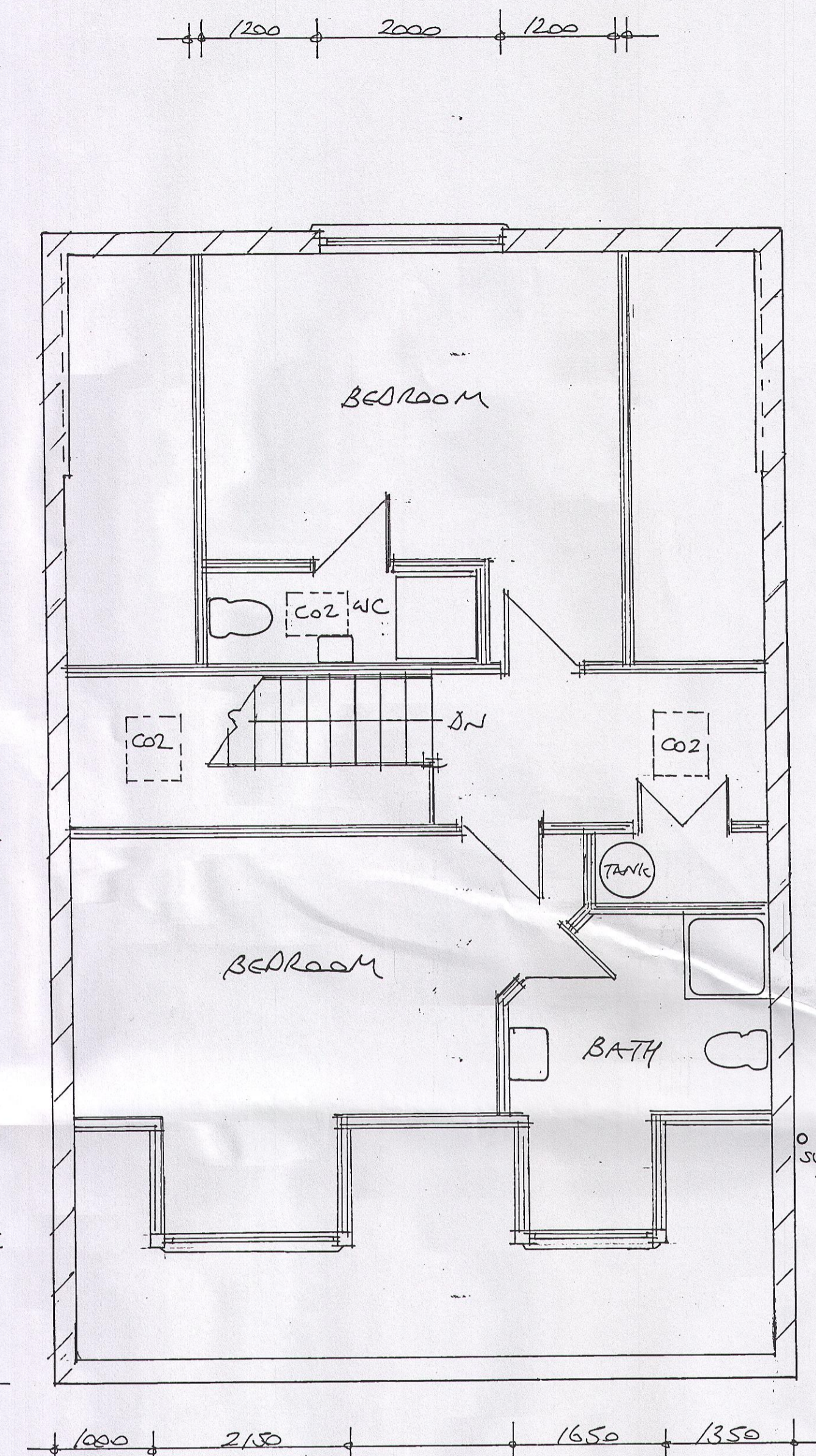
NOTES:

- Copyright: The contents of this drawing may not be reproduced in whole or in part without the written consent of D.L. Jackson.
- No site dimensions to be scaled from this drawing; and all dimensions to be verified on site. All dimensions to be checked on site prior to commencement and any discrepancies notified directly to the surveyor.
- All works to be carried out in accordance with the bye-laws and regulations of the local authority. All work to comply with the latest code of practice and British Standards specifications.
- Drainage to new sanitary fittings to be to BS 5572 with 75mm deep seal traps with pvc wastes, 38mm dia. to bath, bidet and shower, 32mm to basin, 50mm dia. to all wastes over 2.3m rodding access to all changes in direction.
- Flat roofs constructed with 3 layer felt to BS 747 and CP144. Bottom layer or type 3B felt fully bonded as vapour check and with roof insulation of 130mm of Kingspan Thermapitch TP 10 between joists and 20mm under. 20mm exterior plywood roof board on timber joists at 400mm centres with firing pieces for a fall of 1:40. Roof finished with 12mm spar chippings bedded in hot bitumen. Ceiling finished with 12.5mm plasterboard with skim finish. New joists to be tied down with 30 x 5mm steel straps at 1.5m centres and screwed to timber. Ends of all roof timbers, fascias and soffit boards to be treated with Cuprinol preservative.
- Pitched roofs with plain tiles on treated 25 x 38mm softwood battens with BS 747 felt on 100 x 50mm rafters at 400mm centres. Wall plates of 100 x 50mm with 30 x 5mm mild steel straps at 1.5m centres. Vent roof at eaves with 25mm continuous ventilator with fly screen mesh. Insulate roof voids with 280mm rockwool, and treat timber as item 5. Vent roof at high level equal to 5mm gap at ridge line.
- Floor joists on heavy duty galvanised joist hangers and doubled up under partitions. All doubled up joists or beams to be bolted with 10mm bolts and timber connectors at staggered 600mm crs. All timber connections made with heavy duty hangers. Floor insulation with sound of 100mm of 10kg/m³ density rockwool on wire netting stapled to floor joists.
- Structural steel to be to BS5950 and painted with two coats of intumescent paint for half hour fire resistance. All end bearings to be securely built in for restraint.
- Internal partitions of 100 x 50mm studs at 400mm centres with top and bottom plates and noggin. Infill with 100mm rockwool insulation and finish with 12.5mm plasterboard and skim plaster finish with polythene vapour barrier. Insulation density to be 10kg/m³.
- Dormers constructed of vertical tile hanging on treated softwood 25 x 38mm battens and BS 747 felt onto cross braced 100 x 50mm studs at 400mm crs. Infill with 80mm Kingspan thermal wall insulation and finish internally with 22mm Gyproc Thermaline board. Dormer cheeks built off double rafter bolted with 10mm bolts at 600mm crs. and with 2 layers of 10mm Supalux or similar for fire resistance, where check within 1m of boundary. All roof and dormer flashings in code 4 lead with soakers as required. Any sloping soffits to have 80mm Kingspan thermapitch insulation in voids with 12.5mm plasterboard and skim with polythene vapour barrier onto 50 x 50mm battens at 400mm crs. to create air cavity. 50mm Kingspan thermapitch to underside of rafters.
- Fire doors to have 25 x 38mm screwed and glued door stops and perko or similar door closers. Any door glazing to be in 6mm wired glass in wood beads, screwed and glued.
- Structural timbers to be Cuprinol treated where built in and kept 40mm clear chimney stacks. Timber grade to be C24.
- Staircase to be max. 42° pitch and with 2m headroom. Minimum clear stair width to be 750mm. Handrail to be 900mm high at greater going of stair. 50mm min. going for winder at newel post and 240mm going at centre line of winder. Max. riser to be 200mm. Max. openings in stair treads or balusters to be 100mm. Stair going to be 240mm. Minimum stair headroom at sloping soffit to be 1900mm at the side of the stair and 2m headroom throughout the length of the staircase.
- Ventilation to all rooms to be provided at 1/20th of the floor area in opening windows. Minimum opening casement to be 850 x 500mm and set maximum of 1700 from eaves. All rooms to have 8000sq.mm. permanent ventilation. Mechanical extract fan for bathrooms to be 15 litres per second.
- Double glazing to be in Low E glass with minimum 20mm air gap. Any glazing within 800mm of floor to be in safety glass to BS 6206. Installer to provide certificate under the FENSA scheme.
- Smoke detectors shall be mains operated to BS 5839 Pt 6 2004, situated at every floor level in landings or hallways and be linked together and with battery backup.
- Velux fire escape window to be set at a maximum of 1700mm from the eaves, and with a minimum of 600mm from loft floor to Velux sill. Velux glazing to be in BS 6206 safety glass.
- PARTY WALL etc. ACT 1996: Written notice must be given to adjoining owners prior to start of work on site. 2 months notice for work to party wall or party structure. One month notice for all other works.



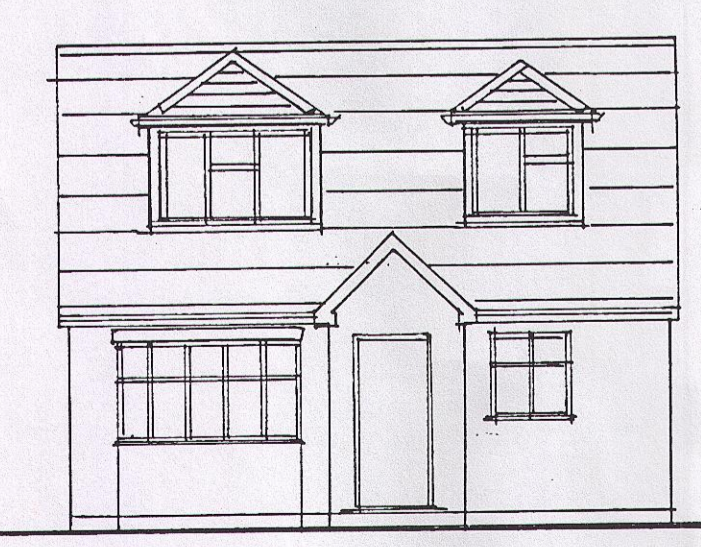
GROUND FLOOR

ALL NEW FINISHES TO MATCH EXISTING.
DOUBLE GLAZING AS NOTES
1.4 "U" VALUE.

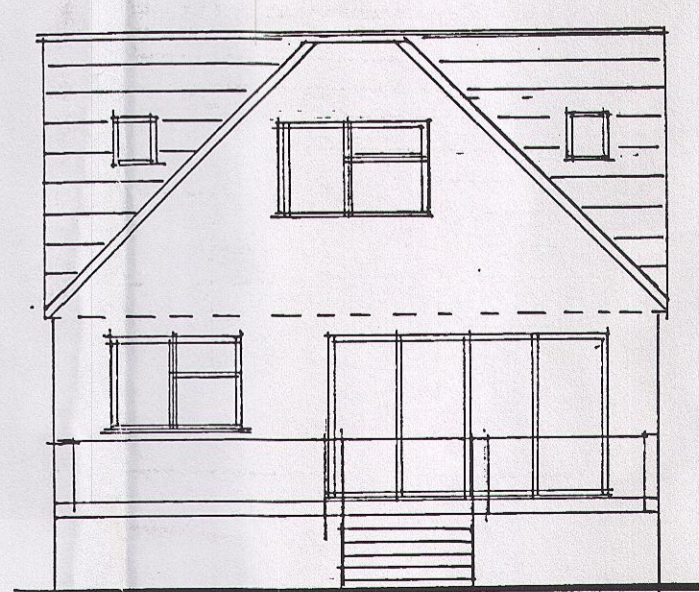


LOFT FLOOR

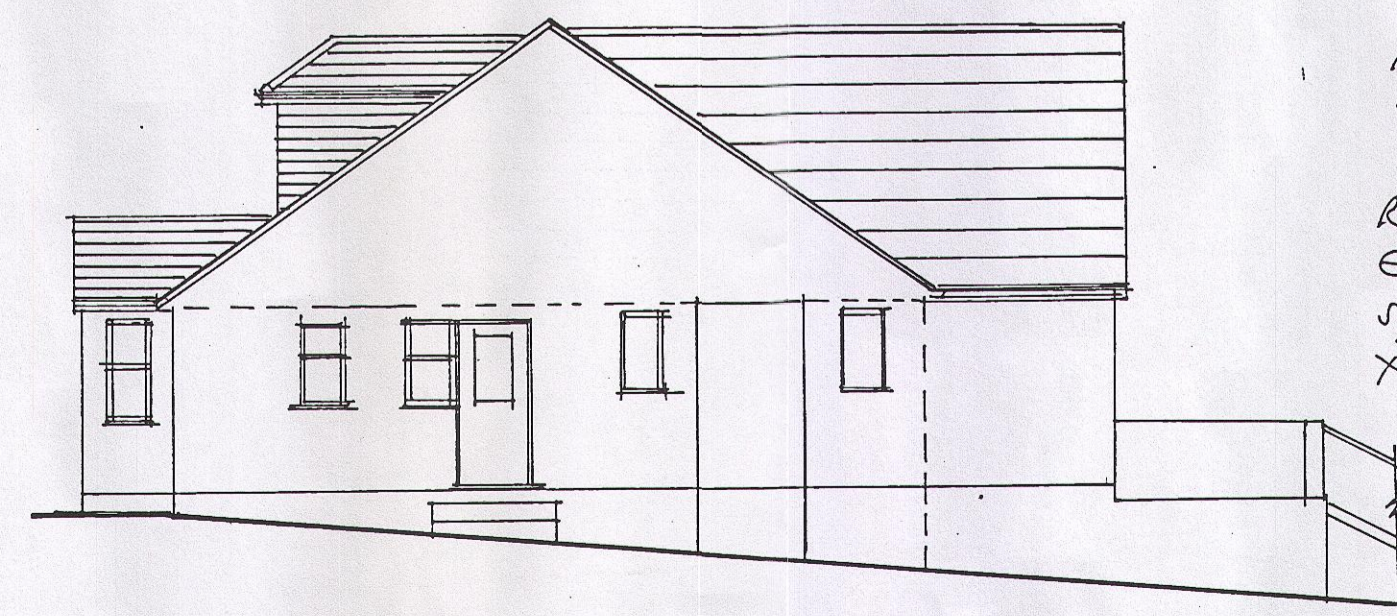
REPAIR STONEWOLD ROOF TILES.
REPAIR PLAIN TILES TO DORMERS AND PORCH ROOF.



FRONT ELEVATION

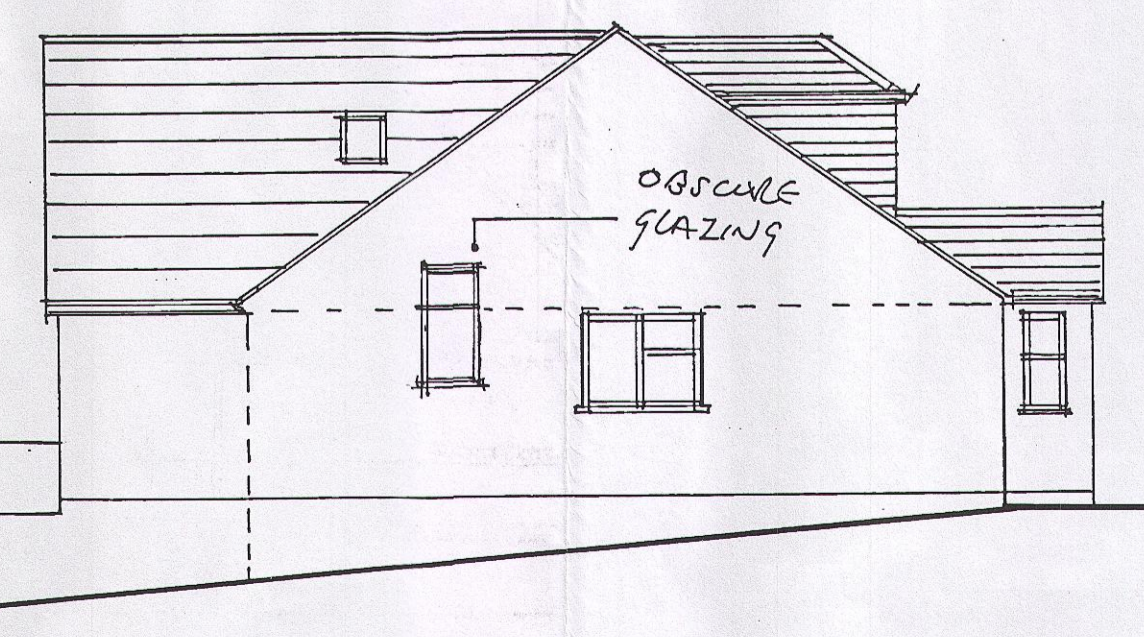


REAR ELEVATION



SOUTH ELEVATION

REPAIR EXISTING RAILINGS
REPAIR EXISTING STEPS DOWN TO GARDEN



NORTH ELEVATION

Amendments	
Project	PROPOSED EXTENSIONS AT 25, NORTHAU ROAD EAST, CUFFLEY, HERTS, EN6 4LU
Client	MR CHAMBERLAIN
Drawn	APRIL 2016 C/OI
Scales	1:100 1:50

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