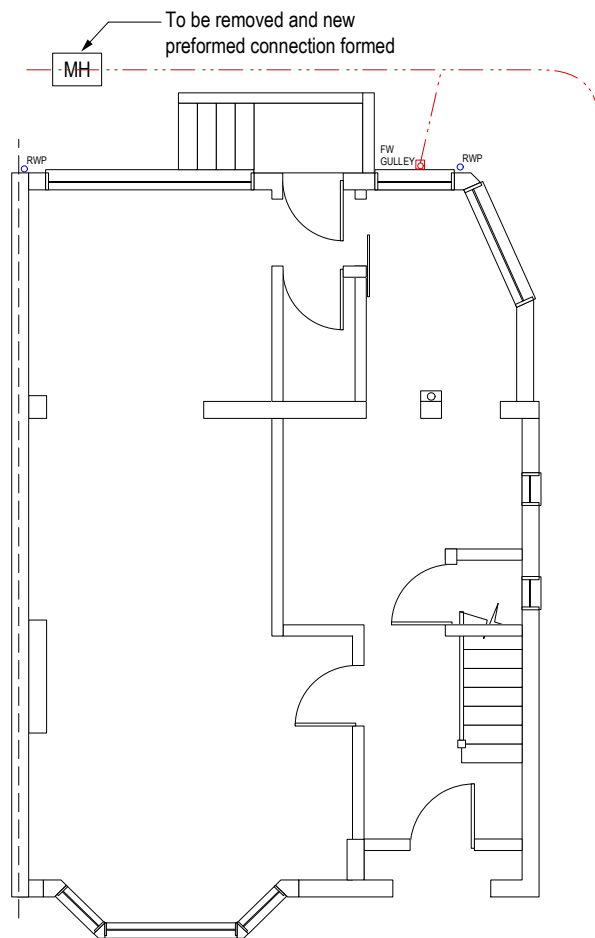


It is the owners responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996.

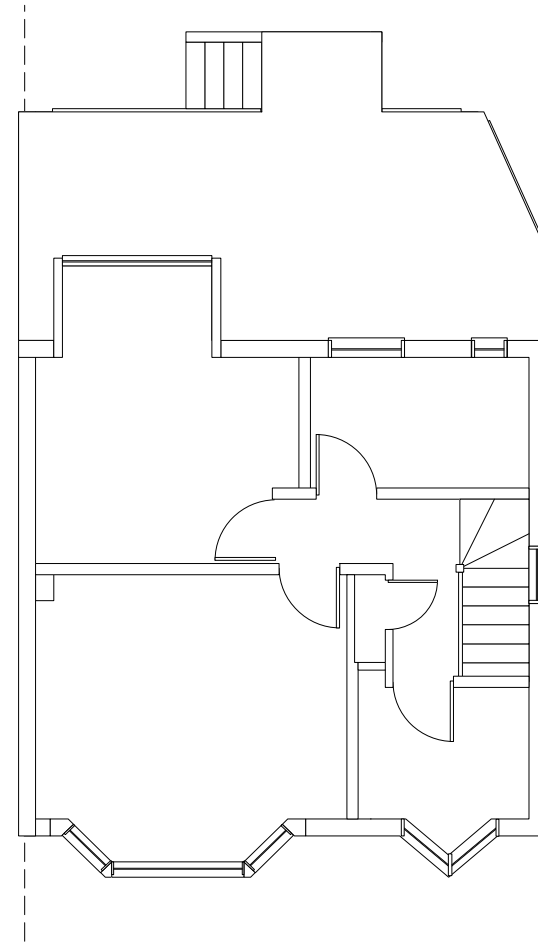
The contractor is to take all necessary precautions to ensure the safety of the building and its stability during all stages of the proposed works.

The contractor is to check all dimensions on site prior to the commencement of works.

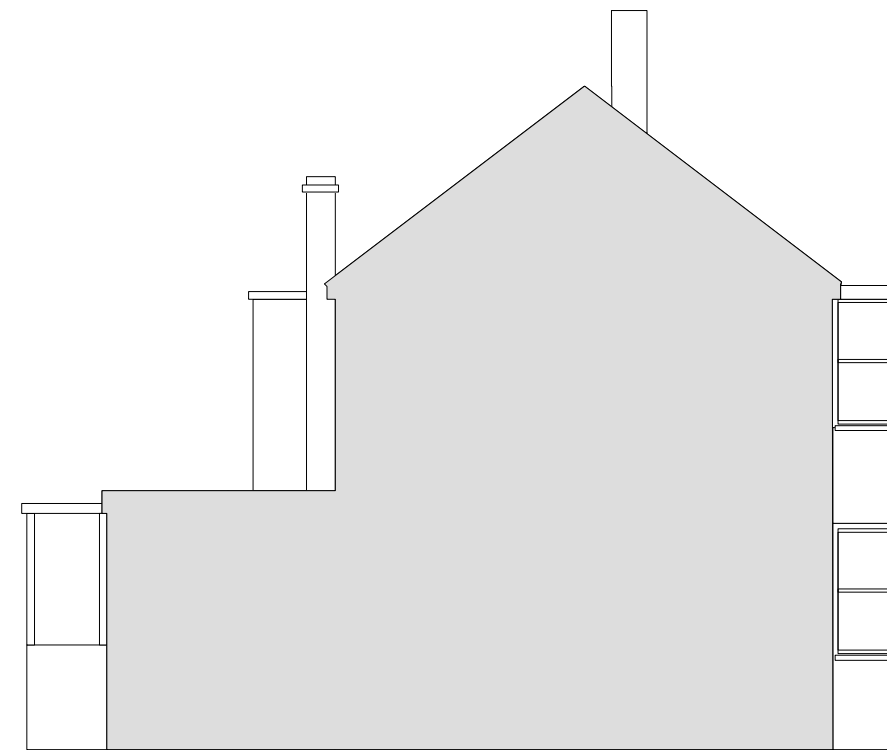
All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc.



Ground Floor Plan



First Floor Plan



Side Elevation



Front Elevation



Side Elevation



Rear Elevation

Revision A - Addition of Side Elevation

Job: 195 Cuffley Hill

Drawing: Existing Plans & Elevations Rev: B

Scale: 1:100

Drawing No: PL/01

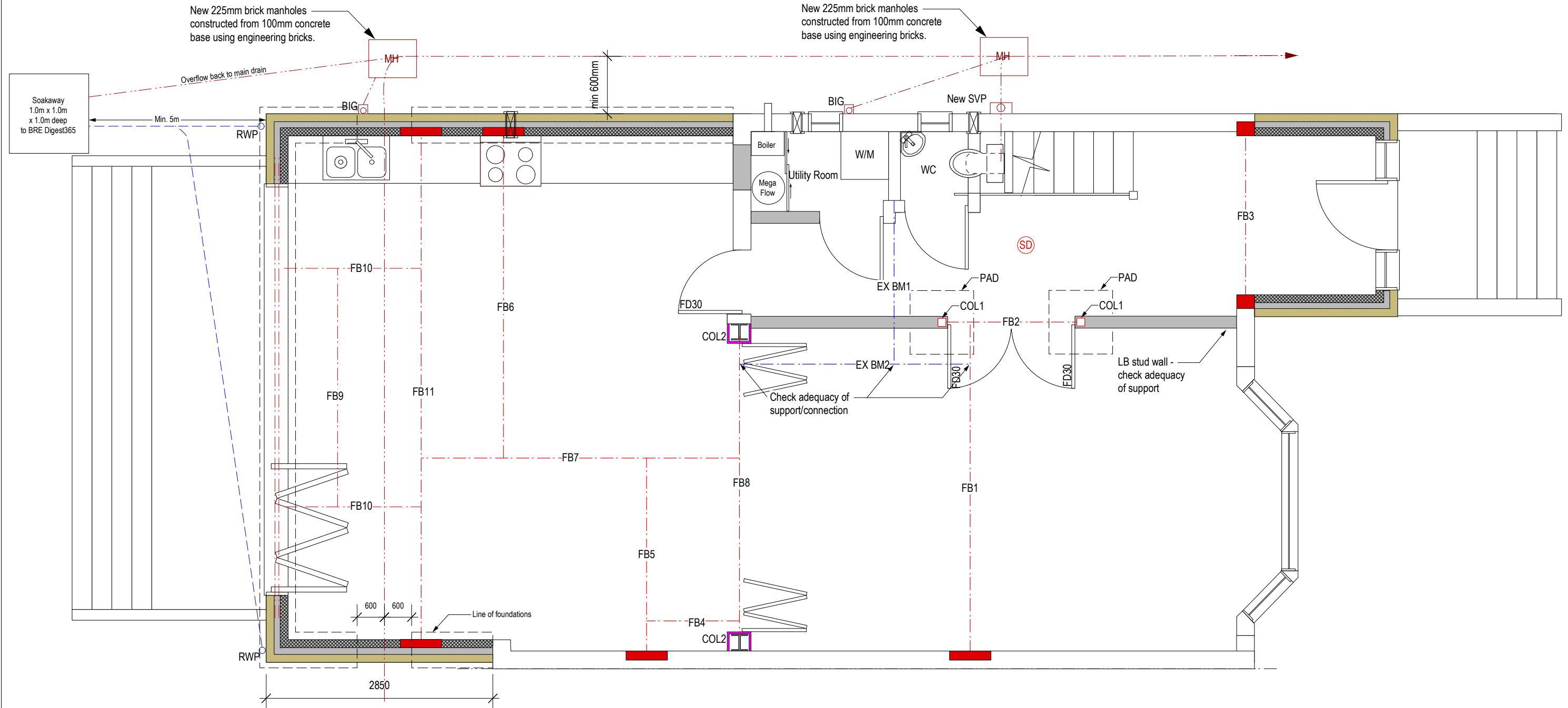
Date: Sept 2011

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Ground Floor Plan

STRUCTURE

FB1 203x203UC60 850x100x30mm MS plate to party wall. 2No, M20 grade 8.8 bolts to FB2. 10mm thick angle cleats.
 FB2 178x102UB19 on 100x100SHS 8mm Columns - connect with 2No, M16 bolts each side using 8mm thk angle cleats COL1 to have 10mm thk base plate with CFW bolted to pad 4No. M16 resin bolts allow 25mm grout for level
 Pads to COL1 to be 800x800 min. 1.0m below G.L
 Depth to be agreed by BCO

FB3 2No 152x89UB16 bolted M16@450c/c on 200x200x12 MS plates
 FB4 2No 47x145C16 bolted
 FB5 152x89UB16 on 225x100x8mm MS plate to Party Wall
 2No M12 bolts to FB7
 FB6 2No 180x90 26kg Channels bolted M16 GR8.8 bolts@ 450c/c using barrel spacers on 600x100x27 MS Plate to wall and 2No M16 GR8.8 bolts to FB7
 FB7 - 2No, 180x90 26kg Channels bolted M16 GR8.8 bolts @450c/c using barrel spacers connected to beams 2No M20 GR8.8 bolts

FB8 - BOX FRAME - 203x203UC71 top and bottom (GROUND BEAM) on 203x203UC46 COL2 - see connection detail, Page 49
 FB9 2No 47x170C16 or 2No 63x145 bolted M12@450c/c
 FB10 2No 47x170C16 or 2No 63x145 bolted M12@450c/c
 FB11 203x203UC86 on 750x100x27 MS plates
 FB12 2no 178x102UB19 bolted 200mm bearings

Please refer to Minor Works Specification for Temporary Supports and Stability during construction. It is the Contractors responsibility to ensure the above are fully met.

Job: 195 Cuffley Hill

Drawing: Proposed Plan

Rev: C

Scale: 1:50

Drawing No: PL/02

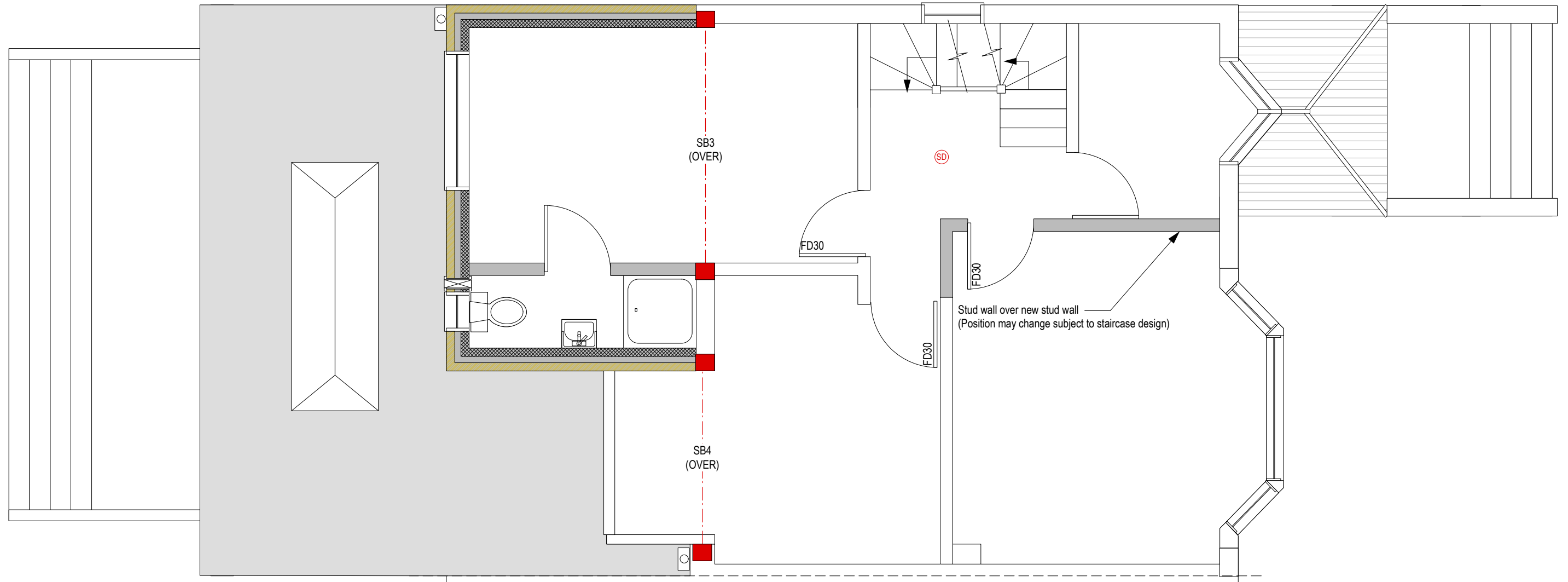
Date: February 2012

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First Floor Plan

STRUCTURE

SB3 - 152x152UC23 on 200x200x10 MS plates
SB4 152x89UC16 on 200x150x10 MS plates

Job: 195 Cuffley Hill

Drawing: Proposed Plan

Rev: B

Scale: 1:50

Drawing No: PL/03

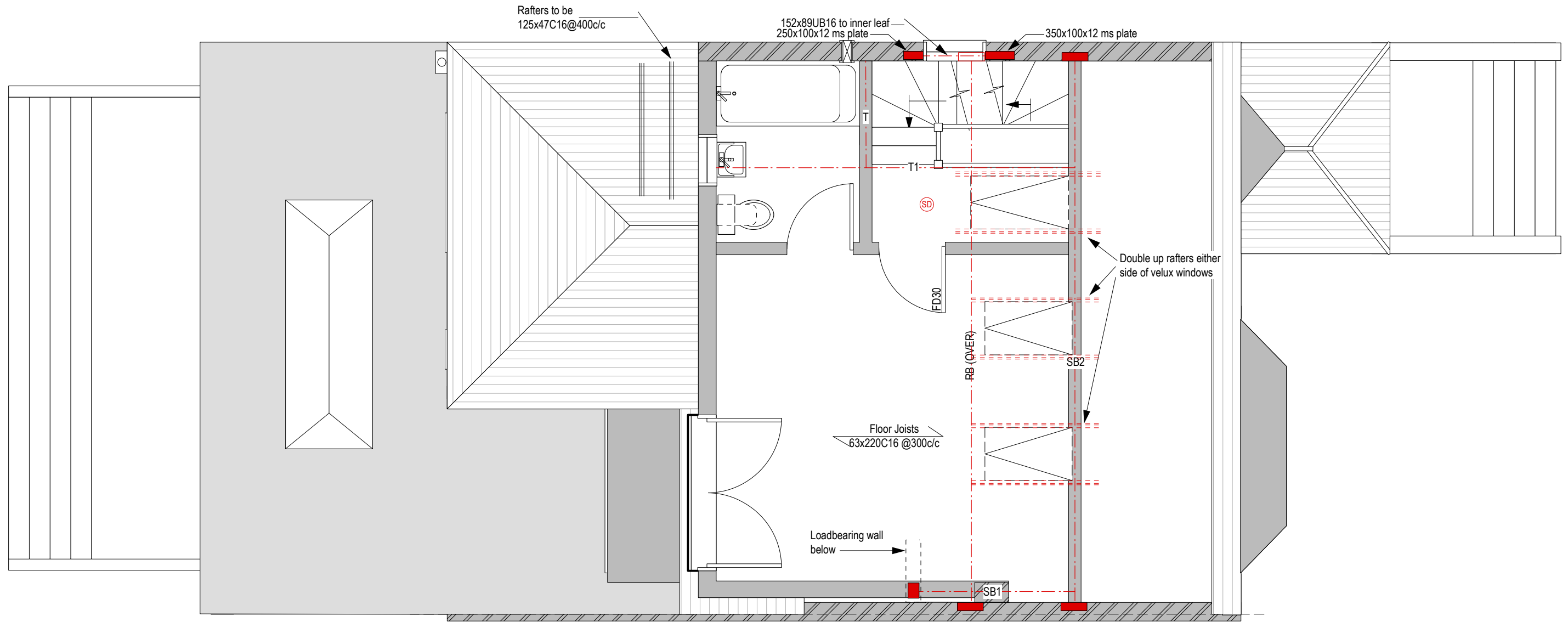
Date: February 2012

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Second Floor Plan

STRUCTURE
 RB - 2no 180x9026kg channels bolted M16 Gr8.8 bolts @ 450c/c on 300x100x12 MS plates
 T - 2No 47x145C16 bolted
 T1 - 152x89UB16 bolted to Beams 2No M12 bolts or 2No 47x195 + 6mm flitch plate
 See structural calculations for connection details
 SB1 - 152x89UB16 bolted to Beam SB2, 2No, M12 bolts and 150x100x8 MS plate over wall
 SB2 - 203x203UC60 on 600x100x20 MS plates.

Job: 195 Cuffley Hill

Drawing: Proposed Elevation

Rev: E

Scale: 1:50

Drawing No: PL/04

Date: February 2012

It is the owners responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996.

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Front Elevation

Job: 195 Cuffley Hill

Drawing: Proposed Elevation

Rev: A

Scale: 1:50

Drawing No: PL/05

Date: February 2012

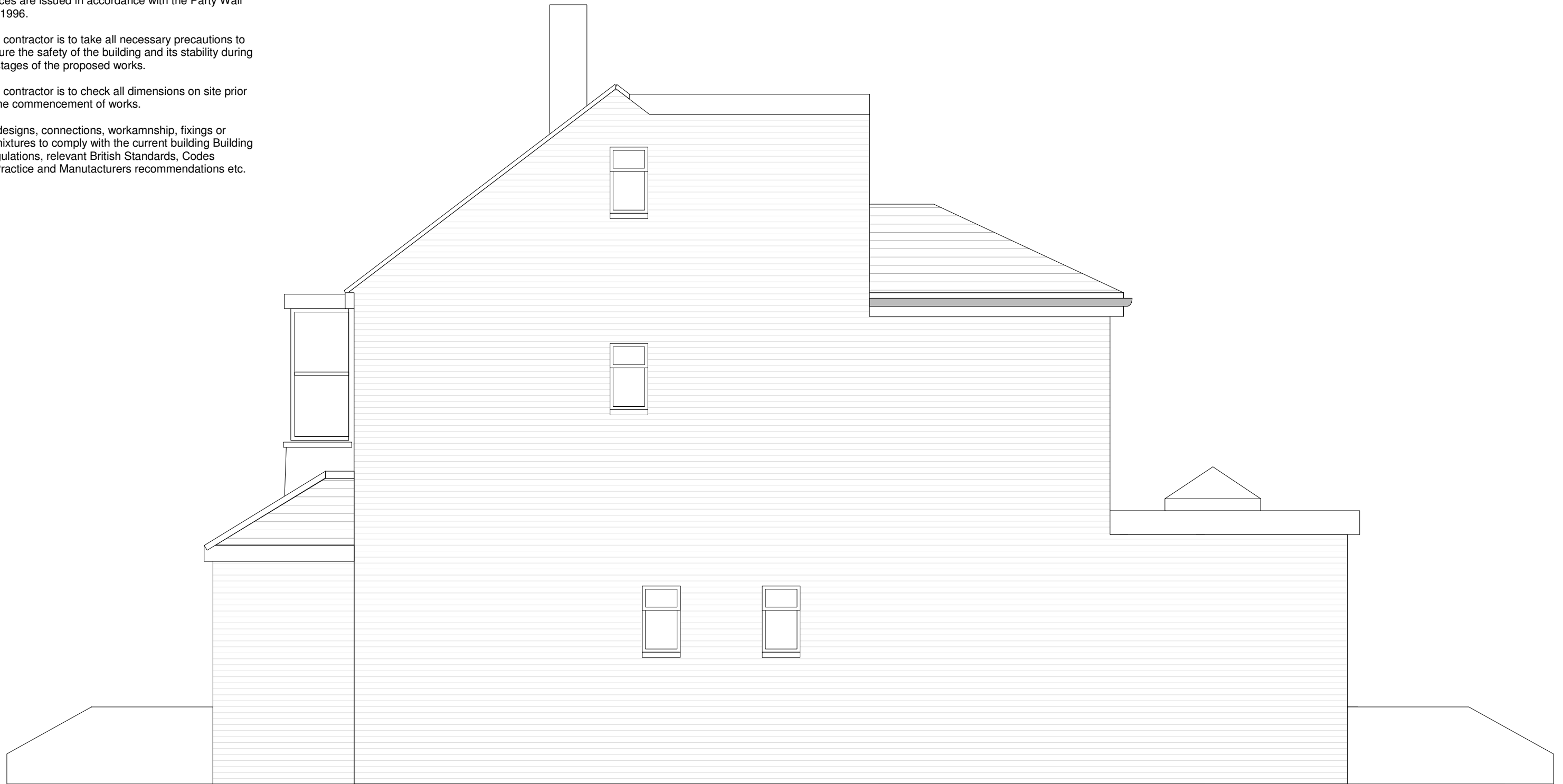
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It is the owners responsibility to ensure that all relevant notices are issued in accordance with the Party Wall Act 1996.

The contractor is to take all necessary precautions to ensure the safety of the building and its stability during all stages of the proposed works.

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Side Elevation

Job: 195 Cuffley Hill

Drawing: Proposed Elevation

Rev: B

Scale: 1:50

Drawing No: PL/06

Date: Sept 2011

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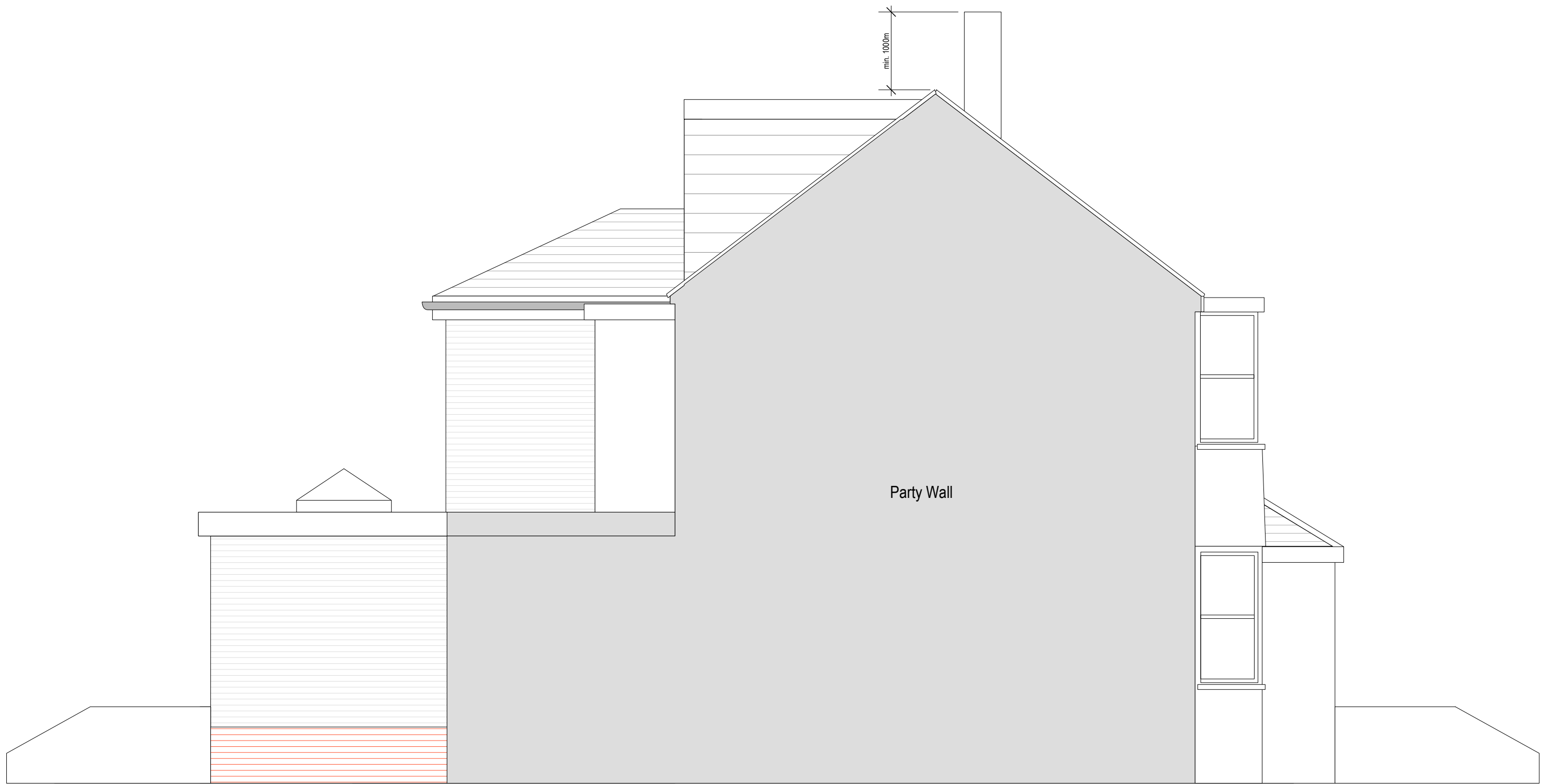
The contractor is to check all dimensions on site prior to the commencement of works.

All designs, connections, workmanship, fixings or admixtures to comply with the current building Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations etc.



Rear Elevation

Job: 195 Cuffley Hill	
Drawing: Proposed Elevation	Rev: E
Scale: 1:50	Drawing No: PL/07
Date: February 2012	



Party Wall

min. 1000m

Side Elevation

Job: 195 Cuffley Hill

Drawing: Proposed Elevation

Rev: B

Scale: 1:50

Drawing No: PL/08

Date: October 2011

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Above Ground Drainage
 New 110mm uPVC SVP to be connected to existing Foul water drain run.
 Pipe Sizes:
 Sinks- min. 40mm
 Basins - min. 38mm
 Bath/Showers - min. 50mm
 Utility Room Appliances - min. 50mm
 W.C - 100mm, all traps to be min. 75mm deep
 All traps to be 75mm deep
 Stub stacks to be 100mm dia. and min. 1.0m above G.L. and to be fitted with an air admittance valve.
 All pipes to be fitted with rodding points at all changes in direction

Below Ground Drainage
 New SVP to connect into existing run using 100mm uPVC pipe laid to fall min 1:60 and surrounded in 150mm shingle all round.
 Where drains pass through footings, 150mm clear opening to be maintained and bridged over using 2no 100x150mm concrete lintels

Rainwater Drainage
 New 75mm half round black uPVC gutter and 65mm downpipes fed into trapped gullies or back inlet gullies. Below ground extend existing rainwater drains in 100mm dia. pipes laid in 150mm shingle all rou

External Walls (U Value 0.28wm2k)
 Brick external leaf with 100mm full filled cavity using Dri-therm 35 with lightweight blockwork to internal leaf and plastered s/s wall ties to be used approx. 450c/c horizontally and 900c/c vertically. Where new walls meet existing use s/s furfix profiles
 Hyload DPC to be fitted 150mm above ground level to each skin
 Expansion joints to be provided at 6m centres to brickwork and 12m centres to blockwork
 Use Cavity trays over all steelwork with weep holes at 1.0m/c.

Ground Floor Construction (U Value 0.2wm2k)
 150x50C16@450c/c joists on s.s hangers nogins to be provided at mid-span.
 Insulate with 75mm Celotex FR4000 between joists on battens.
 50mm oversite over 1200gauge DPM linked to DPC on 50mm sand blinding and 150mm well compacted type 1 hardcore.

Foundations
 Trench fill with C20 grade concrete min. 1.0m below G.L. and 500mm wide to invert of local sewer or invert of existing foundations whichever is greater.
 Where footings adjacent to boundary increase width to 600mm
 Foundations to be designed in accordance with NHBC Guide to Building near trees Ch. 4.2.
 Foundations to be taken 600mm below root activity.
 Final depth to be to the satisfaction of the Building Control Surveyor.

Internal Wall Construction
 New internal stud walls to be 100x50C16 at 400c/c on sole plate and header fixed top and bottom respectively. To be infilled using 100mm rockwool slab. 12.5mm fireline board either side. Ensure all joints are adequately taped and sealed and 5mm skim finish.

Flat Roof Construction(U Value 0.18)
 3 layer felt on 18mm ext. grade ply deck on 1200 gauge Visqueen vapour control layer on Ex 100x38sw treated firrings under ply deck and on 170x50mm C16 roof joists at 400mm centres with 120mm Kingspan insulation between lined flush with underside of joist and 40mm Kingspan to underside 12.5 mm foilbacked plasterboard and 5mm skim.

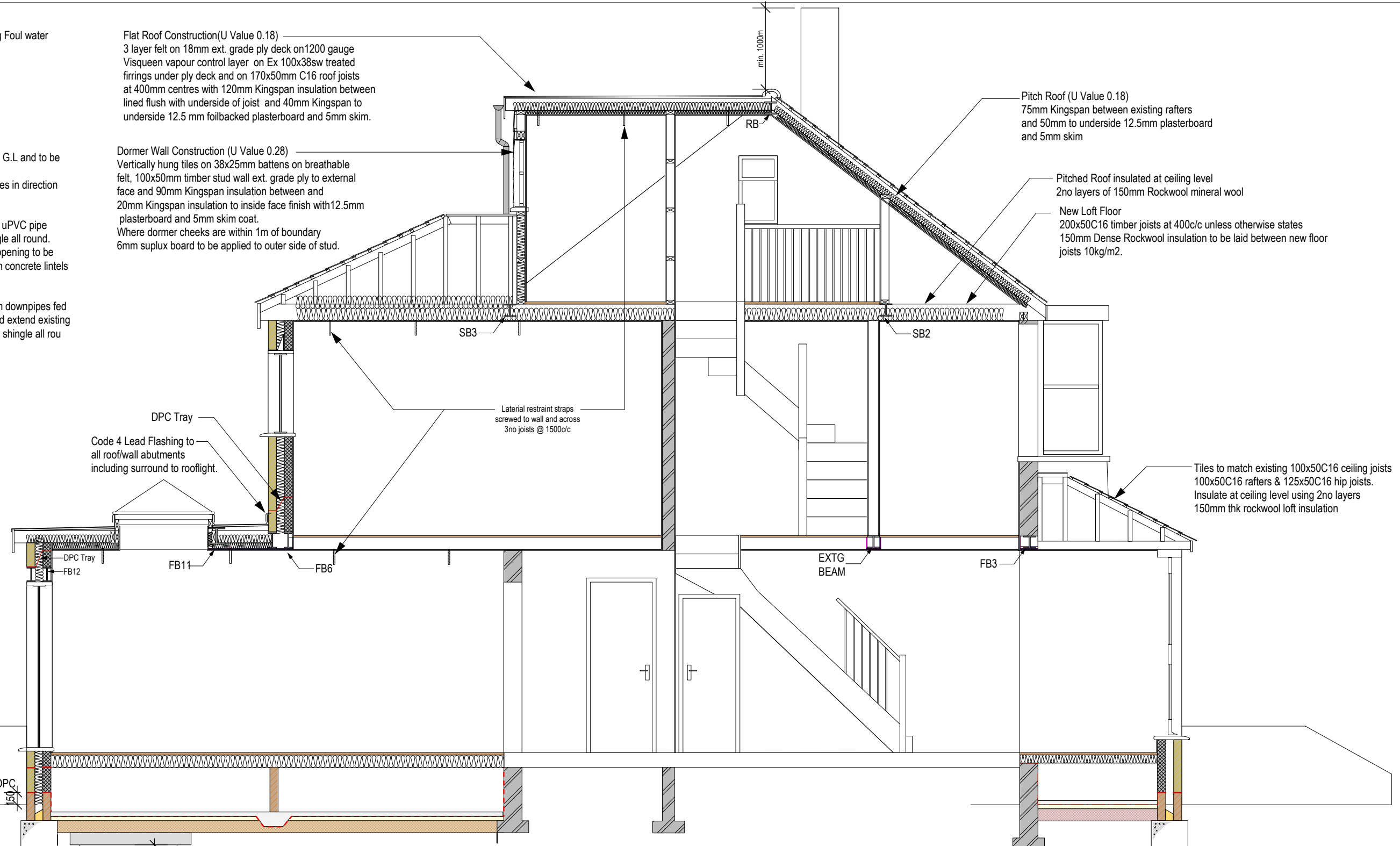
Dormer Wall Construction (U Value 0.28)
 Vertically hung tiles on 38x25mm battens on breathable felt, 100x50mm timber stud wall ext. grade ply to external face and 90mm Kingspan insulation between and 20mm Kingspan insulation to inside face finish with 12.5mm plasterboard and 5mm skim coat.
 Where dormer cheeks are within 1m of boundary 6mm suplux board to be applied to outer side of stud.

Pitch Roof (U Value 0.18)
 75mm Kingspan between existing rafters and 50mm to underside 12.5mm plasterboard and 5mm skim

Pitched Roof insulated at ceiling level
 2no layers of 150mm Rockwool mineral wool

New Loft Floor
 200x50C16 timber joists at 400c/c unless otherwise states
 150mm Dense Rockwool insulation to be laid between new floor joists 10kg/m2.

Tiles to match existing 100x50C16 ceiling joists
 100x50C16 rafters & 125x50C16 hip joists.
 Insulate at ceiling level using 2no layers 150mm thk rockwool loft insulation



Ventilation
 Natural
 Ventilation to be provided through trickle vents fitted in new windows and doors, to provide 8000mm2
 Mechanical
 Mechanical extraction to be provided to the following locations.
 Kitchen - 30l/s via hood over hob
 Utility Room - 15l/s operated via humidity sensor and manual override
 Shower Rooms/ Bathrooms and W.C's - 15l/s operated via lightswitch with 15min over-run

Windows
 UPVC double glazed windows with low-e coated glazing and 16mm argon fill airgap to achieve min. 1.8wm2k
Staircase
 Min. 220mm going and max. 150mm riser with angle no greater than 42 degrees.
 Balusters to be min. 900mm high with upright guarding to stop a 100mm sphere from passing between. Ensure minimum headroom of 2.0m. Stairs to be measured on site before ordering

SD - Smoke Detectors
 SD be provide to each landing. Mains wired and inter linked with battery back up and installed to BS5839-Part 6

Doors
 All doors to habitable rooms to be FD30 fire doors to give 30min resistance. Double doors to have smoke seal so when closed no gap is present between doors

Heating
 Existing system to be extended to loft, all new radiators to be fitted with TRVs

Electrics
 All light fittings to be of the low energy type

New electrical work to be installed, inspected and tested by an electrician registered under the Competant Persons Scheme
 A copy of the appropriate BS7671 installation and test certificate must be provided to Building Control.

Job: 195 Cuffley Hill	
Drawing: Cross Section A-A	Rev: C
Scale: 1:50	Drawing No: PL/09
Date: February 2012	