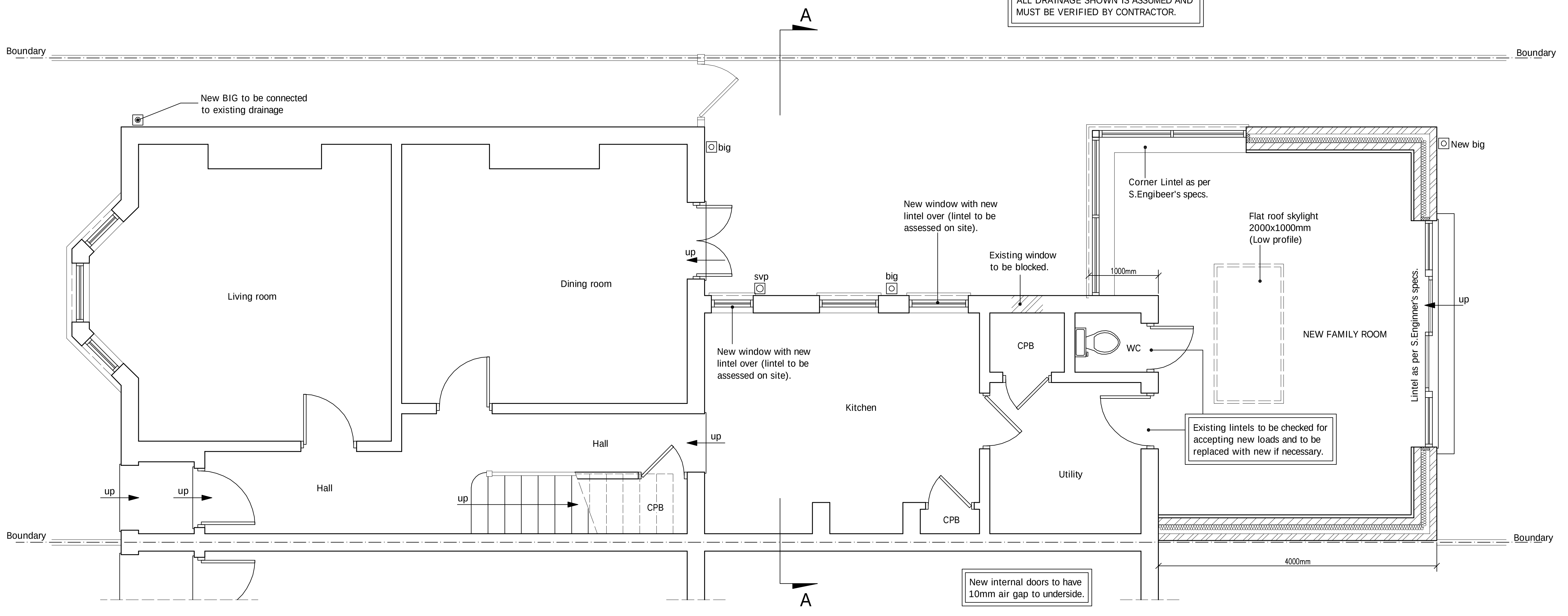
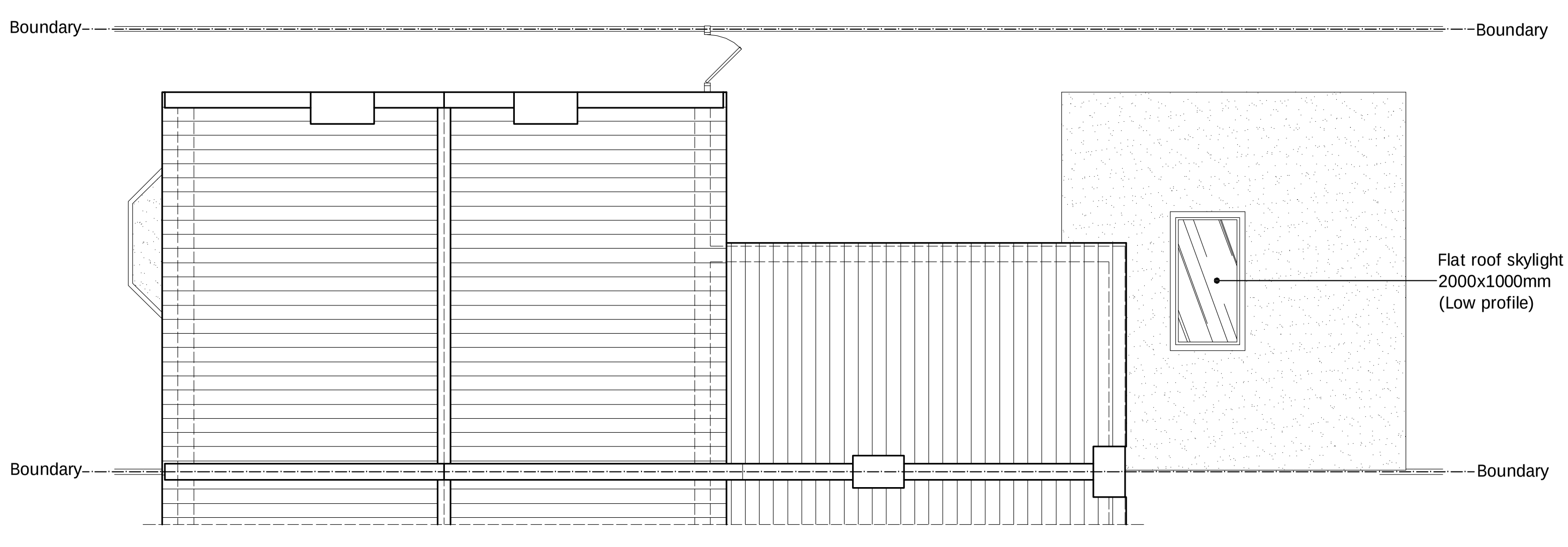
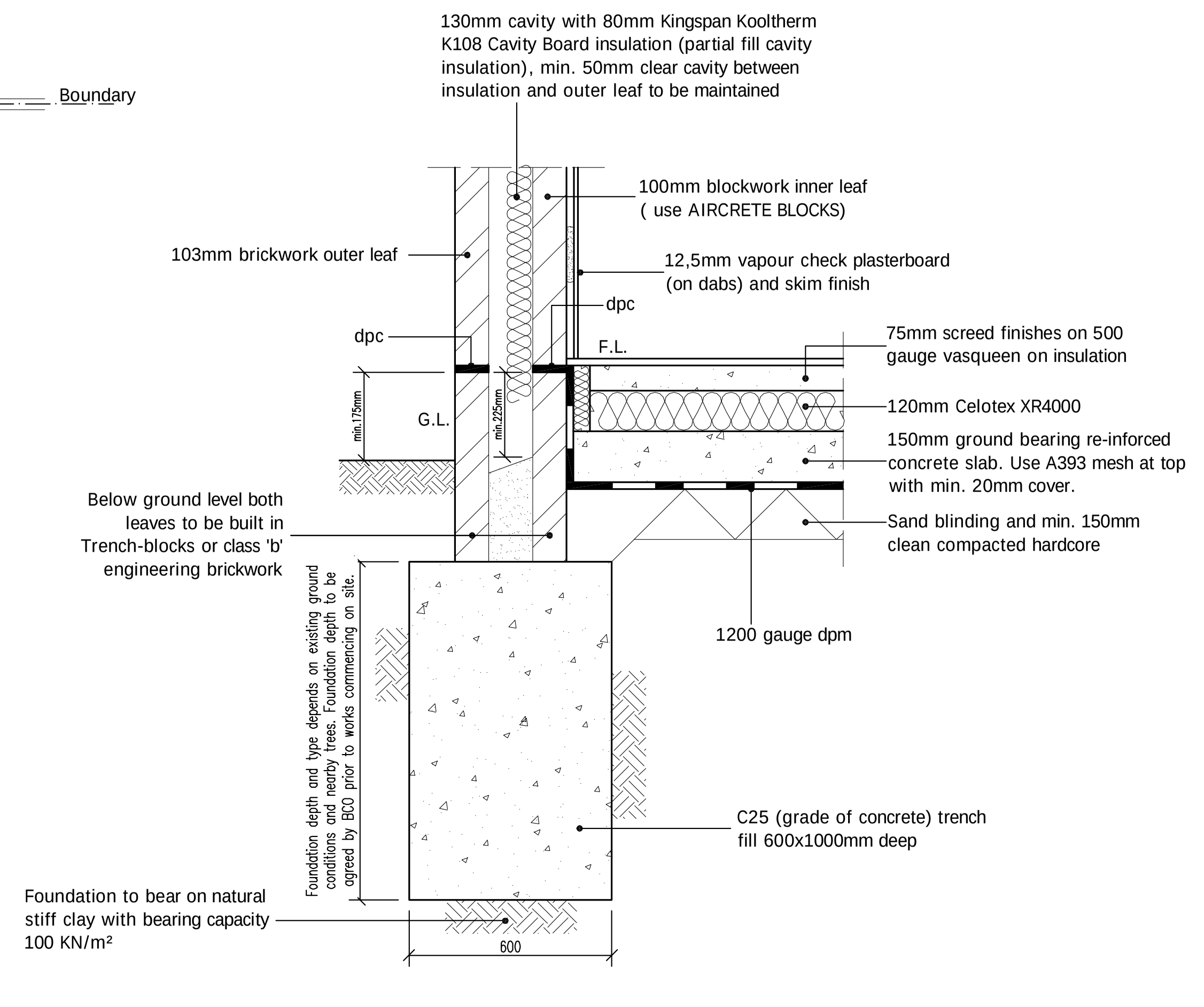
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.


A
A
Boundary
Boundary
Boundary
Boundary
New BIG to be connected to existing drainage
big
New big
Living room
Dining room
Hall
Hall
CPB
CPB
CPB
up
up
up
up
up
up
up
svp
big
New window with new lintel over (lintel to be assessed on site).
New window with new lintel over (lintel to be assessed on site).
Existing window to be blocked.
Kitchen
Utility
WC
1000mm
Corner Lintel as per S.Engibeer's specs.
Flat roof skylight 2000x1000mm (Low profile)
NEW FAMILY ROOM
Lintel as per S.Enginner's specs.
Existing lintels to be checked for accepting new loads and to be replaced with new if necessary.
New internal doors to have 10mm air gap to underside.
4000mm

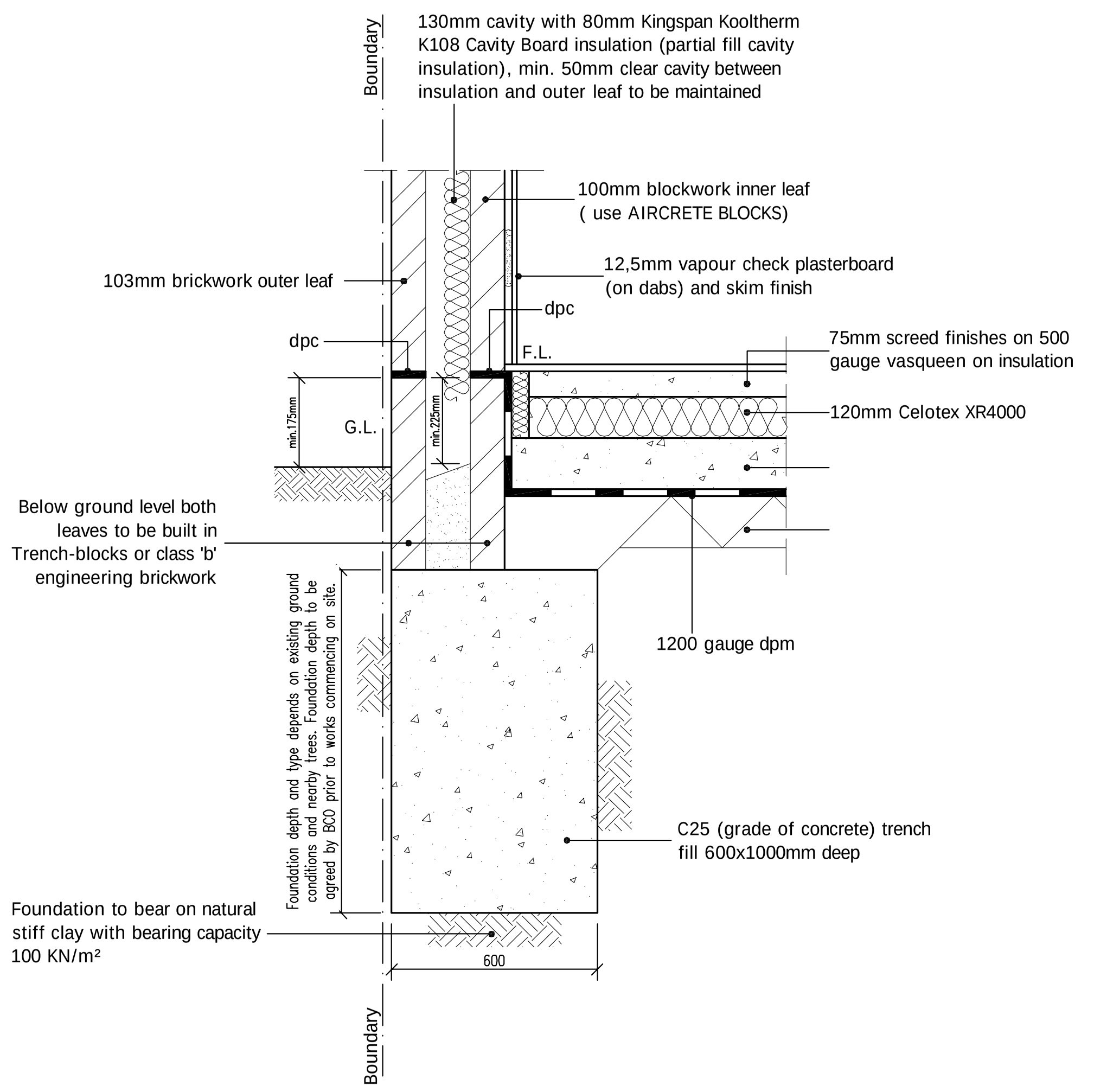
PROPOSED GROUND FLOOR PLAN
scale 1:50



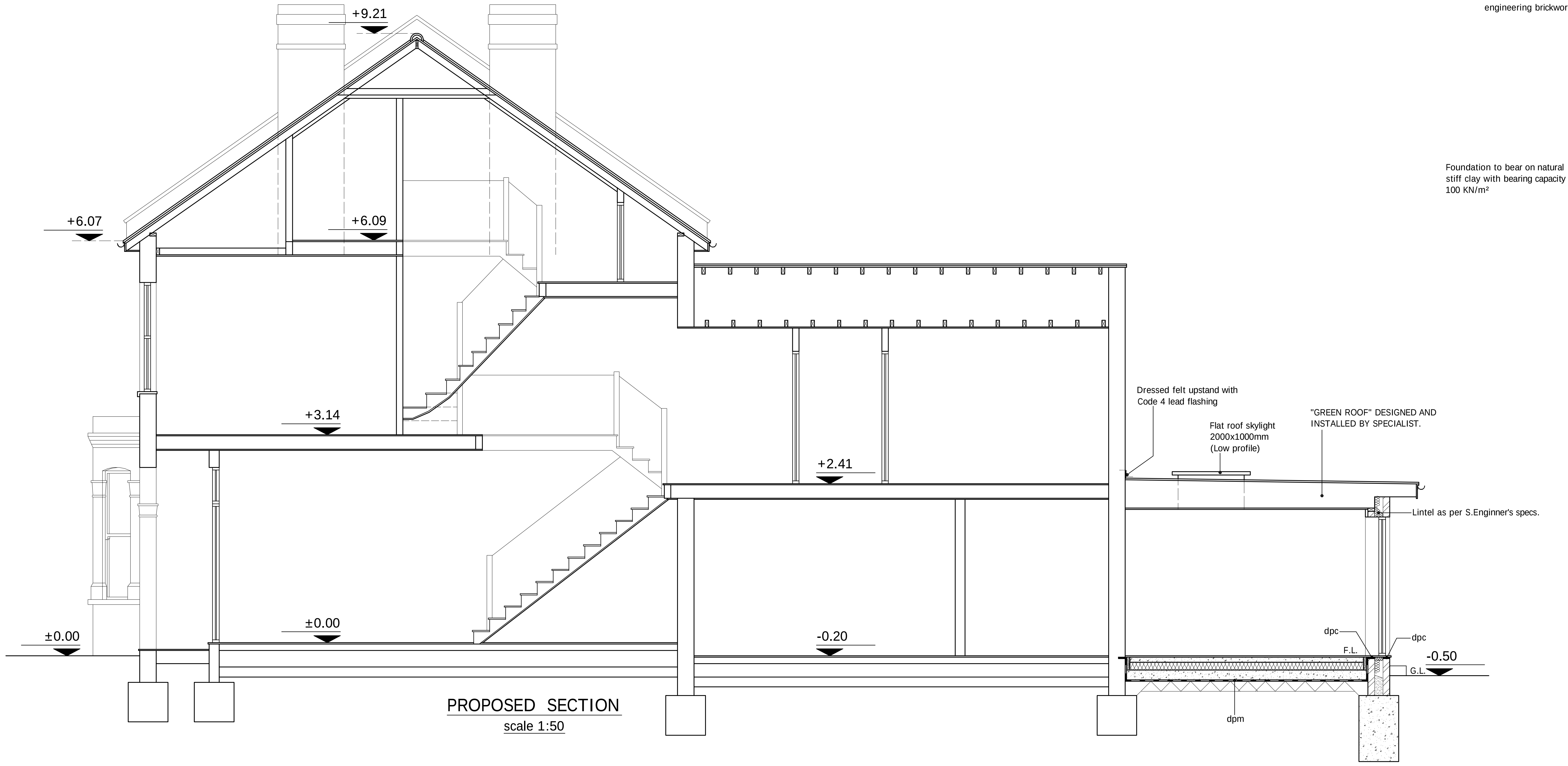
PROPOSED ROOF PLAN
scale 1:100


130mm cavity with 80mm Kingspan Kooltherm K108 Cavity Board insulation (partial fill cavity insulation), min. 50mm clear cavity between insulation and outer leaf to be maintained
100mm blockwork inner leaf (use AIRCRETE BLOCKS)
12,5mm vapour check plasterboard (on dabs) and skim finish
103mm brickwork outer leaf
dpc
dpc
F.L.
G.L.
75mm screed finishes on 500 gauge vasqueen on insulation
120mm Celotex XR4000
150mm ground bearing re-inforced concrete slab. Use A393 mesh at top with min. 20mm cover.
Sand blinding and min. 150mm clean compacted hardcore
Below ground level both leaves to be built in Trench-blocks or class 'b' engineering brickwork
1200 gauge dpm
Foundation depth and type depends on existing ground conditions and nearby trees. Foundation depth to be agreed by BCO prior to works commencing on site.
C25 (grade of concrete) trench fill 600x1000mm deep
Foundation to bear on natural stiff clay with bearing capacity 100 KN/m²
600

TYPICAL FOUNDATION DETAIL
scale 1:20

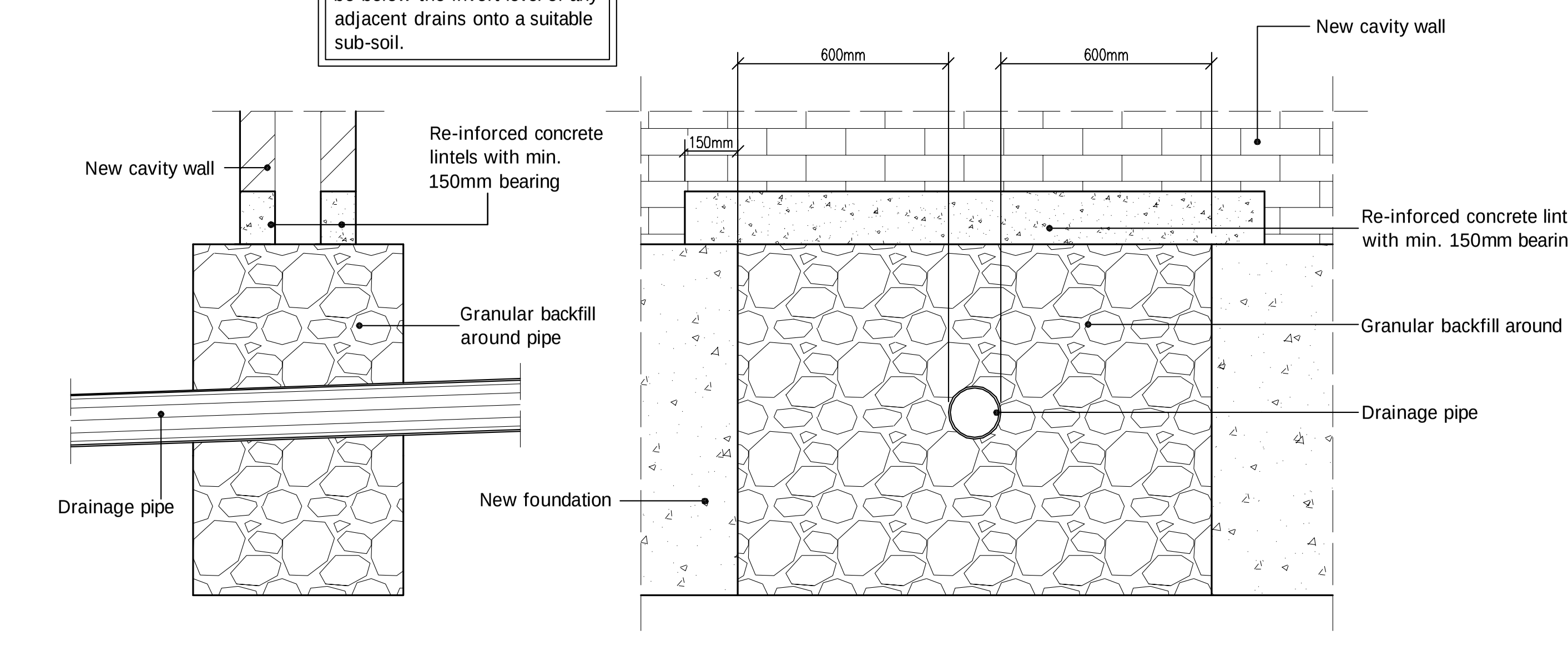

Boundary
Boundary
130mm cavity with 80mm Kingspan Kooltherm K108 Cavity Board insulation (partial fill cavity insulation), min. 50mm clear cavity between insulation and outer leaf to be maintained
100mm blockwork inner leaf (use AIRCRETE BLOCKS)
12,5mm vapour check plasterboard (on dabs) and skim finish
103mm brickwork outer leaf
dpc
dpc
F.L.
G.L.
75mm screed finishes on 500 gauge vasqueen on insulation
120mm Celotex XR4000
Below ground level both leaves to be built in Trench-blocks or class 'b' engineering brickwork
1200 gauge dpm
Foundation depth and type depends on existing ground conditions and nearby trees. Foundation depth to be agreed by BCO prior to works commencing on site.
C25 (grade of concrete) trench fill 600x1000mm deep
Foundation to bear on natural stiff clay with bearing capacity 100 KN/m²
600

FOUNDATION DETAIL ON BOUNDARY
scale 1:20

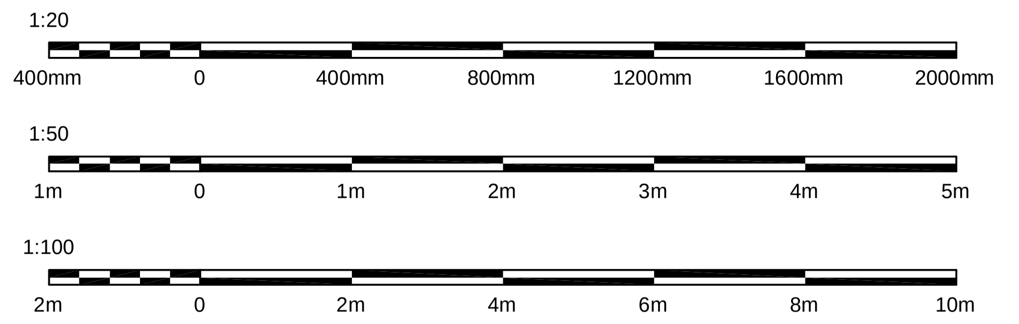

+9.21
+6.07
+6.09
+3.14
+2.41
±0.00
±0.00
-0.20
-0.50
Dressed felt upstand with Code 4 lead flashing
Flat roof skylight 2000x1000mm (Low profile)
"GREEN ROOF" DESIGNED AND INSTALLED BY SPECIALIST.
Lintel as per S.Enginner's specs.
dpc
dpc
F.L.
G.L.
dpm

PROPOSED SECTION
scale 1:50

The invert levels of existing drains to be confirmed on site. Bottom of new foundations to be below the invert level of any adjacent drains onto a suitable sub-soil.


New cavity wall
Re-inforced concrete lintels with min. 150mm bearing
Granular backfill around pipe
Drainage pipe
New foundation
New cavity wall
600mm
600mm
150mm
Re-inforced concrete lintels with min. 150mm bearing
Granular backfill around pipe
Drainage pipe

DETAIL - DRAINAGE PIPE THRU FOUNDATION
scale 1:20



© This drawing and the works shown are the copyright of PORTICO DESIGN LTD and may not be reproduced except by written permission.

ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE, THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER's CONSIDERATION.

DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION

PORTICO DESIGN LTD

127-129 Turnpike Lane,
Hornsey,
London,
N8 0DU
020 8342 8289

GENERAL NOTES:

Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings, Structural Engineers calculations and any specialist supplier's drawings.

Prior to commencement of building works the contractor or homeowner is responsible and should:-

1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
3. Verify boundary lines & ground conditions including checking positions and new connections of all gas; electrical, water & other services drainage ect. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as Portico Design are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. if uncertain a land search should be carried out by the homeowner/contractor.
4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without calcs.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)
7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. "do not scale off this drawing as the scaling may be off"
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all Portico Design drawings must be approved before works commence) Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of Portico Design before executing the structural, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to Portico Design attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
10. All of Portico Design structural designs are subject to footings being 1m deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction. If reqested by building control eigher a raft or piled foundation, this will need to be designed by an engineer with an additional cost being inplemented.
11. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel's should not be ordered. No refund or claim can be given against Portico Design on the design/materials charged for these steel/s.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS – this drawing has been created by Portico Design ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason can be made against Portico Design. Portico Design ltd hold full copyright of this material and have the full right to control the use of these works, any company, department or person that infringes these rights will be subject to legal compensation brought against them. client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connections should be approved by thames water before works commence.

PRINT @ A3 SHEET SIZE

THIS DRAWINGs CONTENT INCLUDING NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD

SITE ADDRESS
25 RAVENSTONE ROAD,
HORNSEY, LONDON, N8 0JT

DRAWING TITLE
PROPOSED DRAWINGS - rear extension

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown @ A3	15. DECEMBER. 2022	
DRAWING No.	03.	REVISION	-