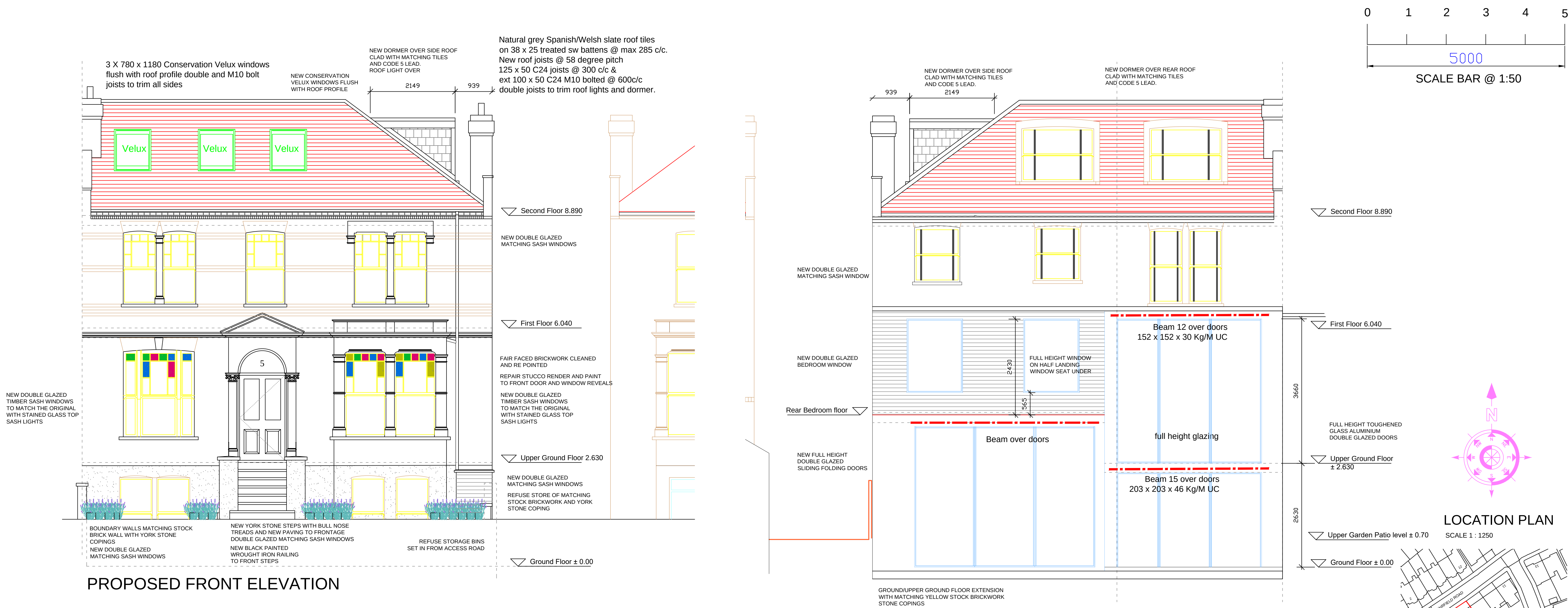




GENERAL NOTES:

Internal non load bearing partitions of 100 x 50 sw SC3 studs at 450 centres on head and sole plate securely fixed top and bottom with cross noggins third span vertically. Insulate all voids with Rockwool or similar.

Partition walls to be 1 x 12.5 plasterboard both sides fixed to studs and finished with 5 skim plaster to leave a smooth and level surface. Use foil backed or moisture resistant boards in kitchens and bathrooms. Use WBP plywood to areas in kitchens and bathrooms where units are fitted tiled areas.

FD 30S Doors: Full 30 minute fire doors in frame set with stops and smoke seals. All doors to be fitted with three steel hinges and to be self closing using purko or similar closers.

All windows to incorporate trickle ventilation controllable air vents to give 80cm2 vent and or provide a static air vent into the external walls.

5 x 30mm galvanised ms straps at 1200 max centres built into walls and screw fixed into roof and floor joists provide 100 x 50mm sw noggins and packing pieces at every strap position.

Return brick cavity closers with vertical DPC taken around all openings.

All padstones to be constructed using C20 concrete bed all steel beams using steel shims and 1:3 mortar well rammed to provide a fully bedded solid joint.

ROOF NOTES:

Roof/wall abutments 150mm code No5 lead apron flashing tucked into wall and fixed with lead wedges at 600 c/c lead tacks (50 wide) provided to prevent uplift. Tacks @ 750 c/c flashing dressed over 150mm lead upstand. Replace as necessary galvanised hip irons screwed to hip rafters to support hip tiles at foot of hips.

Rafters to be birdmouthed over and spiked to 50 x 125mm sw wallplates all structural timber to be grade SC3.

75 x 100 sw timber angle ties dovetail housed into wallplates at foot of hips and gable ends.

Provide half round matching terra cotta ridge and hip tiles fully bedded in mortar.

All brickwork to parapets to be raked and pointed and to match existing.

Provide code No. 5 lead flashings and soakers to all parapets. Parapets to have matching brick on edge with tile creasing and DPC.

Matching grey Welsh slates on 25 x 40 battens and Tyveck breathable roofing felt fixed in accordance with BS5534. Slates to be laid broken bond with a 3mm gap and fixed with 2 No 2.65 x 30mm copper nails and 1 No copper disc rivet. All slate pieces at verges valley hips etc. fixed with 3 No copper nails and 2 No copper disc rivets. All mortar for bedding and pointing to be 1:3 mix cement sharp sand provide. 130 Celotex XR4000 between rafters with 50mm Gypsum thermal board super insulation over to achieve 0.12 W/M2K

FLAT ROOF NOTES:

Provide code No. 5 lead flashings and soakers. to all abutments.

Flat roof to be two layer hot bonded felt roof laid on sheathing felt on 18 WBP plywood and firrings with 130mm Celotex TA4000 over Min 1:40 fall dress to abutments and verges 150 high cover flashings to be code No 5.

New flat roof rafters 100 X 50 & 175 C24 sw joists @ 300 centres. Joists to be doubled and M10 bolted @ 600c/c trimming to rooflights.

New flat roof rafters to be securely screw fixed / strapped to ceiling joists, wallplates and walls. Windows to be double sealed patio sliding and folding doors delivered anodised aluminium with toughened glass with 16mm cavity of 6mm and 4mm glass (low-E, En = 0.1) to give 1.1 W/M2K

Provide black UPVC hopper head gutter outlet to 63 diameter rainwater downpipe.

PLANNING ISSUE - 10/02/23

REVISION No.	REVISION NOTES	DATE
A	PLANNING	10/02/23
PROJECT: 5 FAIRFIELD ROAD LONDON N8 9HG		
CLIENT: MR & MRS M. GRADY		
DESCRIPTION: PROPOSED FRONT & REAR ELEVATION		
DRAWING No.	2139 - 14	SCALE. 1:50 @ A1
REVISION.	A	DATE. 22/10/21
LIMITED BCA BRYAN CONNOR ASSOCIATES LIMITED DESIGN & PLANNING CONSULTANTS THE COTTAGE 2 TREGARON AVENUE LONDON N8 9EY Tel: 020 8340 9294 Email: bryan.connor@outlook.com Mobile: 07958738247 THIS DRAWING IS THE PROPERTY OF BRYAN CONNOR ASSOCIATES LTD AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT		