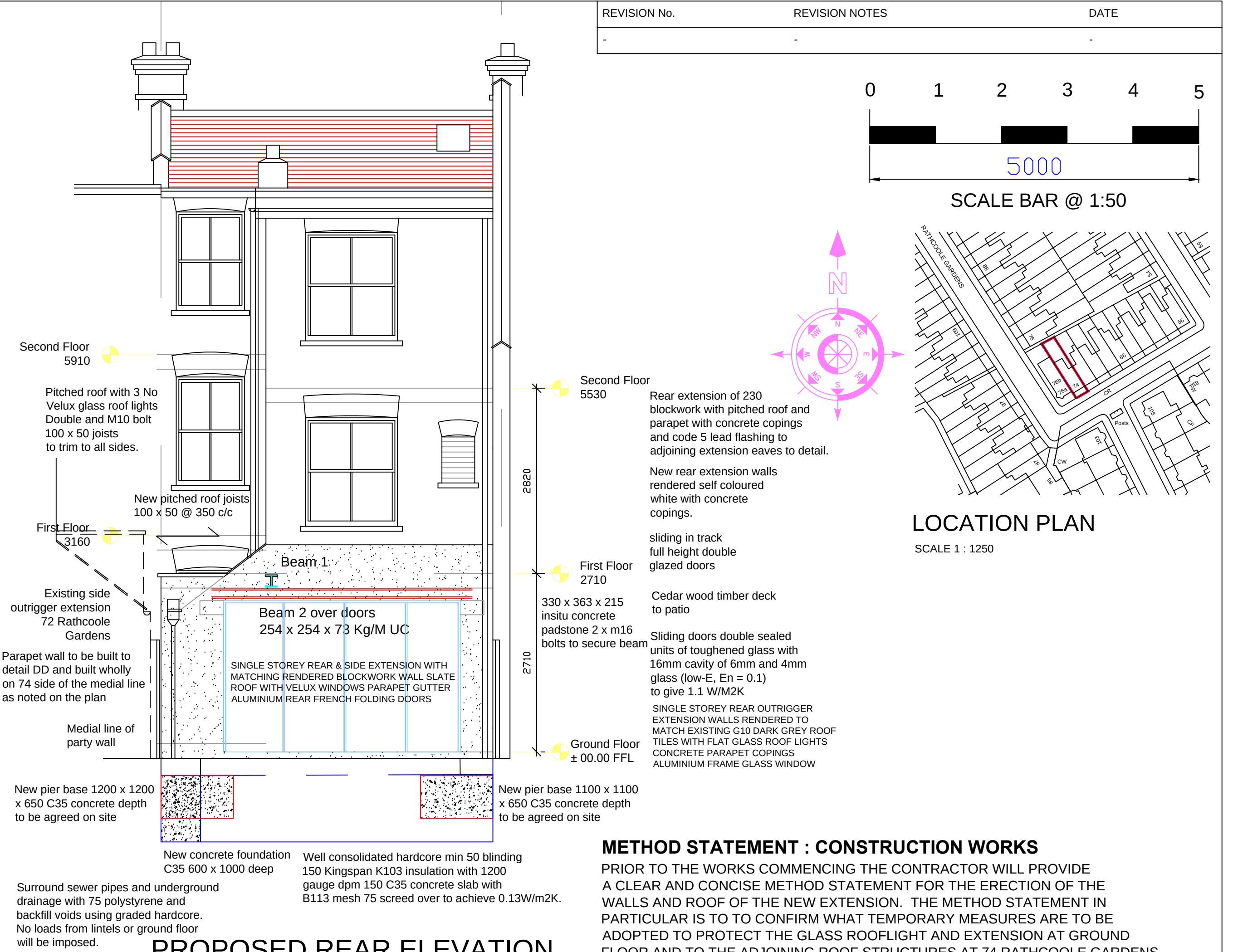
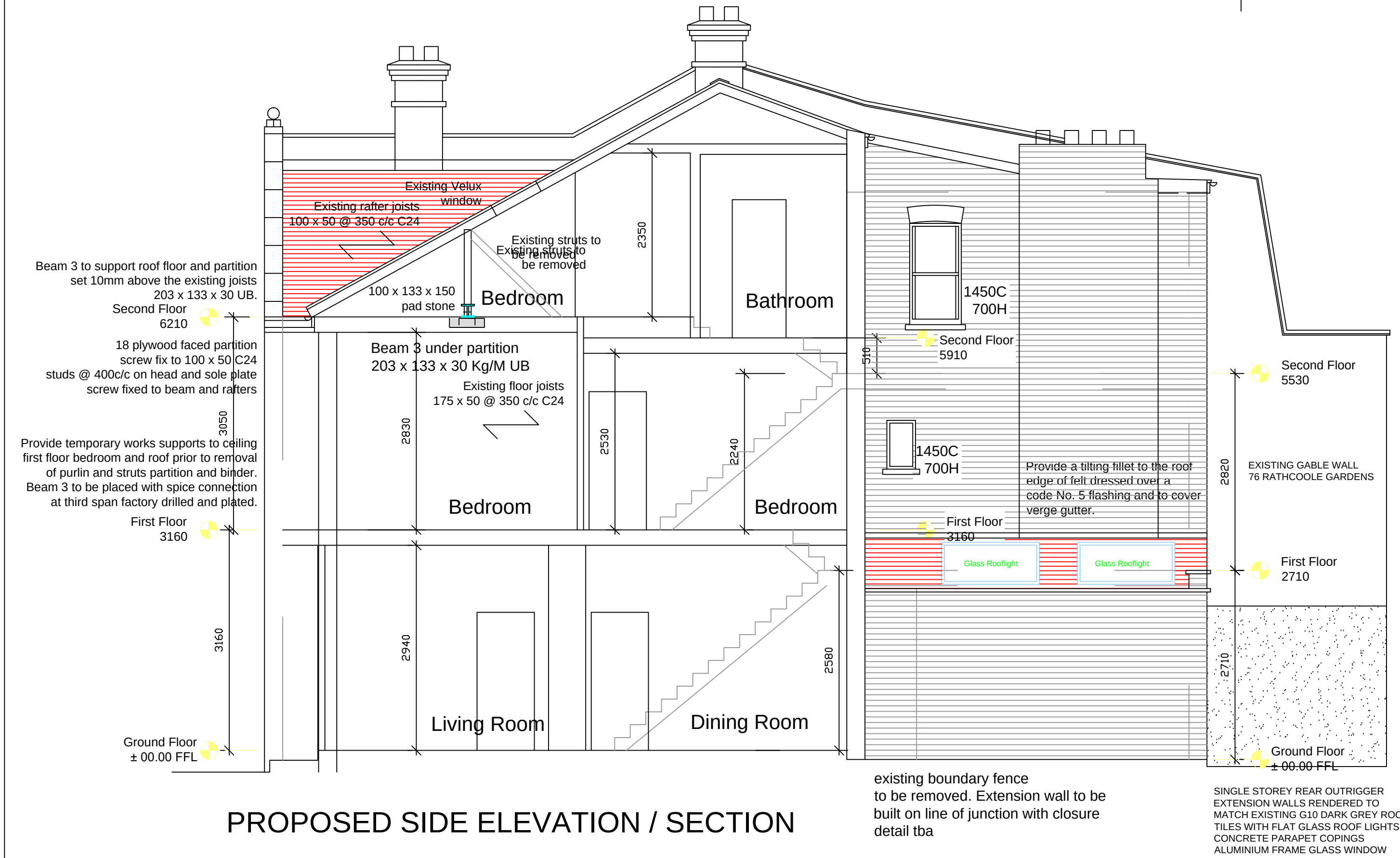
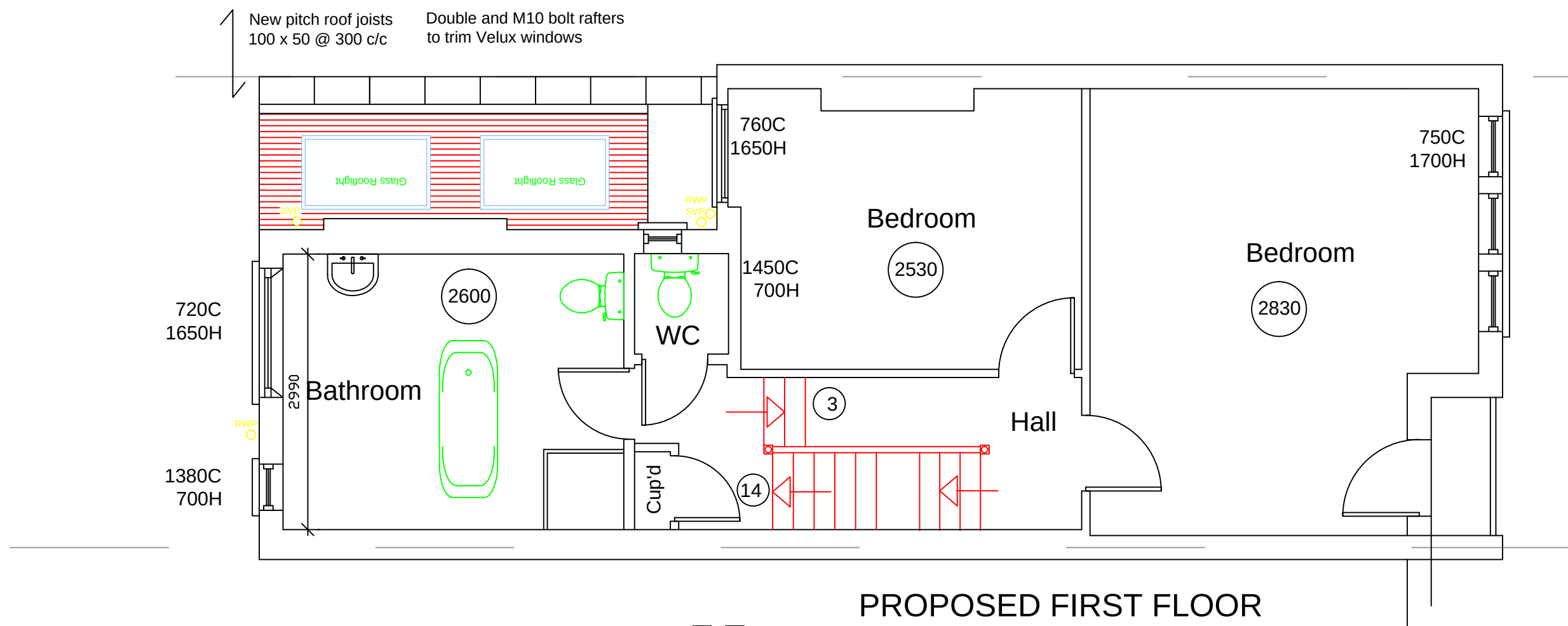
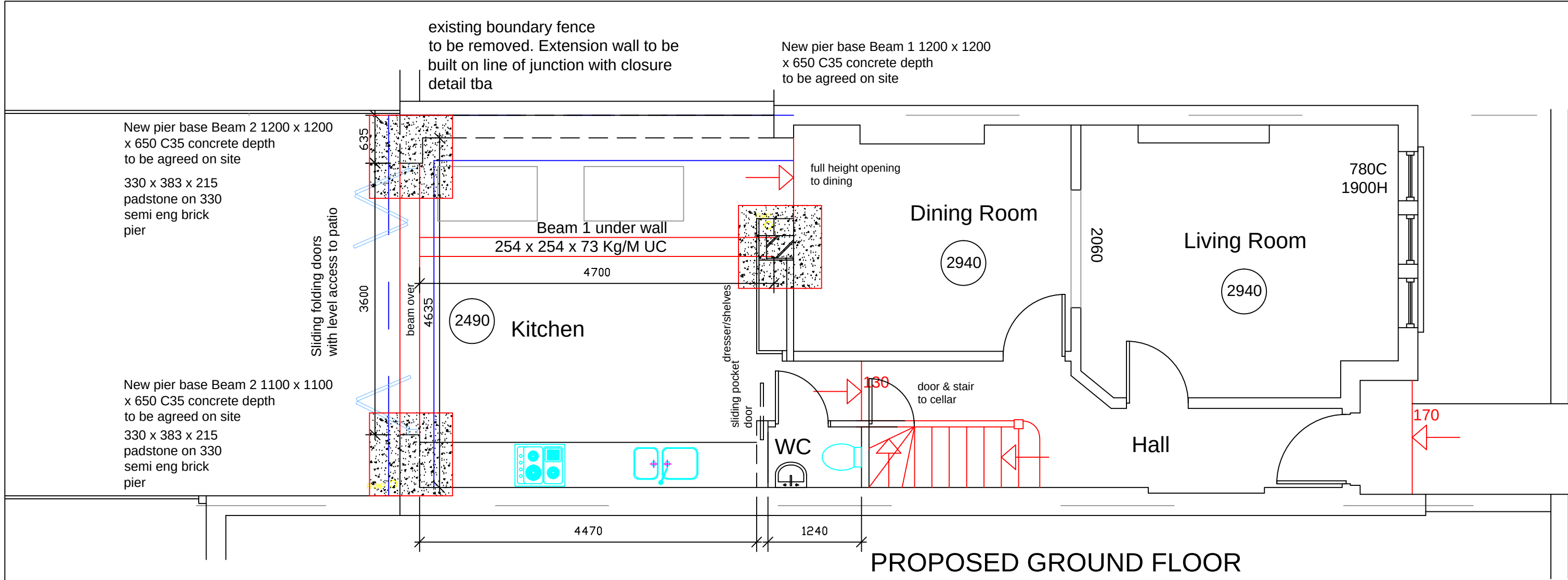




PROPOSED REAR ELEVATION

STEELWORK NOTES:

Design, Detailing and Workmanship of steelwork to be in accordance with the National Structural Steelwork Specification For Building Construction (3rd Edition).

All material for structural sections to BS. EN 10025 Grade S275 (or BS. 4360 Grade 43A). (UNO)

All connections to have a minimum of 2 bolts to connections 200 to 350mm deep to have a minimum of 4 bolts. Minimum bolt size of M16 to be used for all structural connections unless the flange width only permits the use of M12 bolts.

All bolts to be grade 8.8 to BS.3692.

All steelwork connections to be designed in accordance with BS.5950.

All welds to be 6mm continuous fillet welds (minimum) or full penetration butt welds (UNO).

All steelwork to be shot blasted and delivered to site blast cleaned and painted with two coats of shop applied zinc-rich primer. Any end embedded into an external wall to be coated with bituminous paint.

All steelwork to be fire protected to 1 hour fire resistance using 10mm Masterclad Cape board fixed to all sides or 2 x 12.5 Gypsum Fireline board with 5 skim finish plaster fill voids with Rockwool insulation or similar.

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 Tyvek 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. Celotex GA 3100 between rafters with 50mm Gypsum thermal board super insulation over to achieve 0.12 W/M2K

PLACEMENT OF BEAMS

PROVIDE TEMPORARY PROTECTION.

PROVIDE TEMPORARY ACROW PROPS UNDER CEILING WITH 100 X 50 JOISTS AND PLATE

CAREFULLY REMOVE CUT POCKETS FOR PADSTONES AND CONCRETE USING C35

PLACE BEAMS ON PADSTONES AND DRY PACK PLATE UNDER BRICKWORK CUT INTO WALL

ALLOW 3 DAYS PRIOR TO REMOVING PROPS AND MAKING GOOD CEILING.

REMOVE ALL DEBRIS AND PROTECTION FROM SITE AND LEAVE IN A CLEAN AND TIDY CONDITION MAKING GOOD CEILING FROM BELOW ON COMPLETION.

PLANNING ISSUE 21-09-2023

PROJECT: 74 RATHCOOLE GARDENS LONDON N8 9NB

CLIENT: MICHAEL & STEPHANIA HINES

DESCRIPTION: PROPOSED PLANS/ELEVATIONS

DRAWING No. 2317-03 SCALE. 1:50 @ A1

REVISION. - DATE. 31/07/23

LIMITED

BCA

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DESIGN & PLANNING CONSULTANTS

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