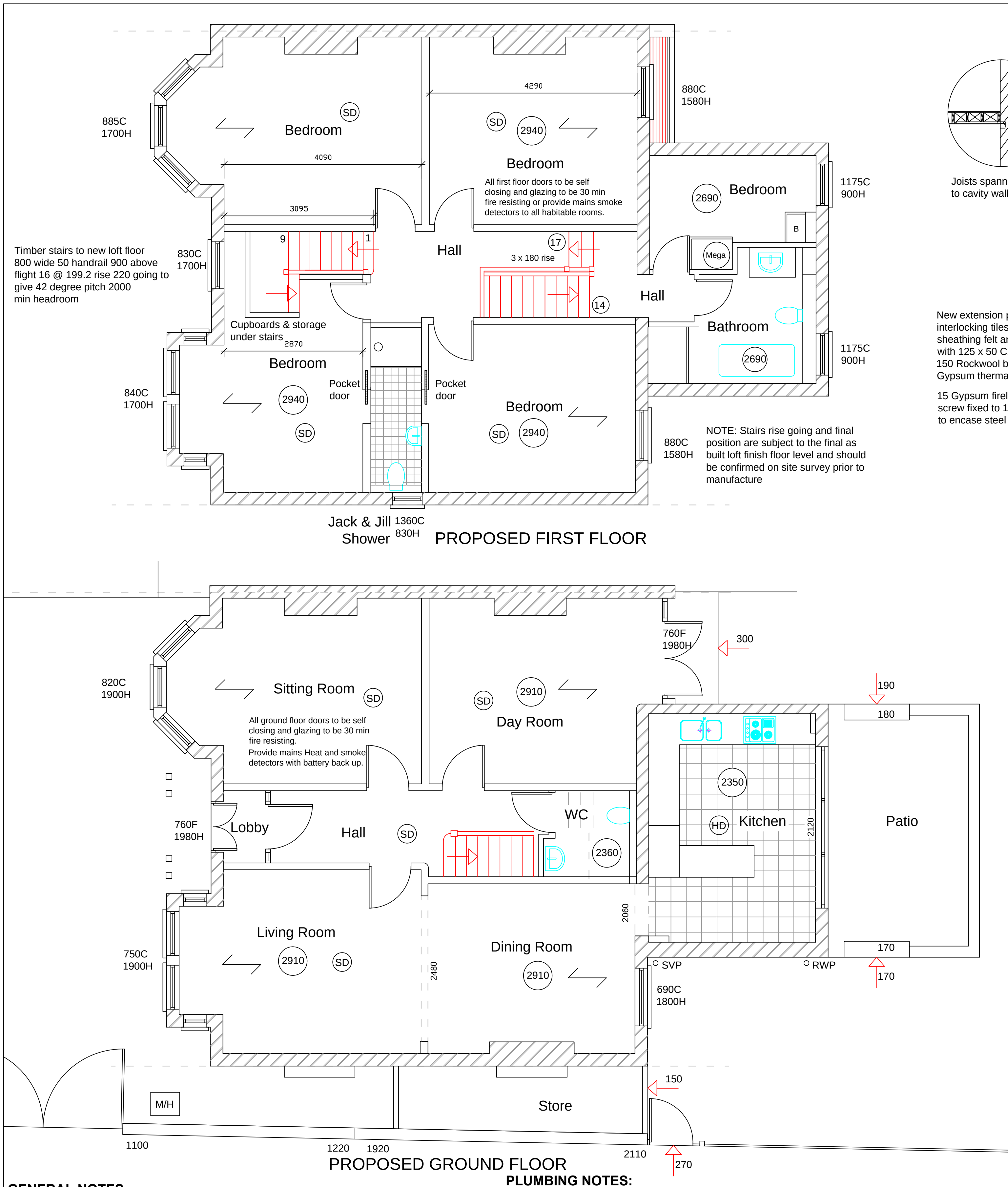




GENERAL NOTES:

Trim roof joists around rooflights 2 x 150 x 50 C24 M10 bolted @ 600c/c to all sides.
Finish internal edges with plasterboard and plaster skim.
All sanitary pipework above ground to be to BS 5572
All pipes passing under partition walls to be min 25 soft flexcell joint and fire stopped.
Solid blocking at third span of all roof joists to brace roof construction.

Concrete: All concrete materials and workmanship to be in accordance with BS8110.
5 x 30mm galvanised ms straps at 2000 max centres built into walls and screw fixed into roof joists provide 100 x 50mm noggin and packing pieces at every strap position.
All padstones to be constructed using C20 concrete and bed steel beams using steel shims and 1:3 mortar well rammed to provide a fully bedded solid joint.

PLUMBING NOTES:

All central heating radiators to be Client specified radiators to provide a level of internal heating equivalent to achieving 70 degrees when the outside temperature is 0 degrees.
All central heating radiators to be properly mounted on the appropriate bracketry and to have the correct surround grilles fitted.
Radiator valves are to be thermostatic type.
Radiators to be plumbed in copper to the existing house central heating system.

SVP connection to existing second floor black upvc with new rodding connection.
All fittings to be Terrain (or similar) upvc with 75mm deep seal traps with access for and provision for rodding at each change in direction
Provide chrome towel rails in bathroom with vertical anthracite 3 column radiator with stands and chrome pipework connectors with TRVs to all rooms.

Internal fittings;
Minimum waste sizes
100mm dia WC
32mm dia- Bidet
50mm dia- bath
38mm dia- shower
32mm dia- basin
50mm dia- sink

FIRE PRECAUTIONS:

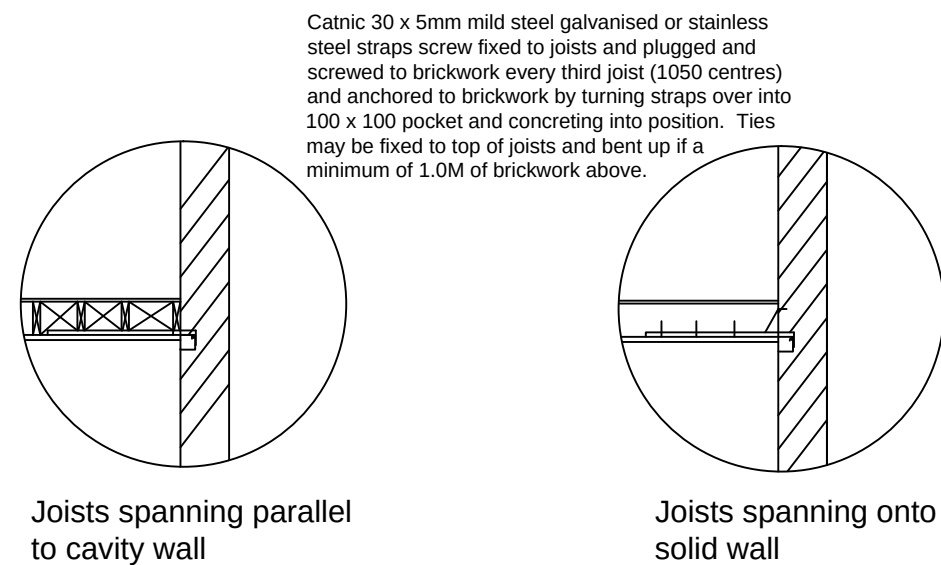
Provide and install mains smoke detectors to all habitable living rooms and hallways.
Heat detectors to kitchen and carbon monoxide detectors close to boilers all to have battery back up.

METHOD STATEMENT BEAMS:

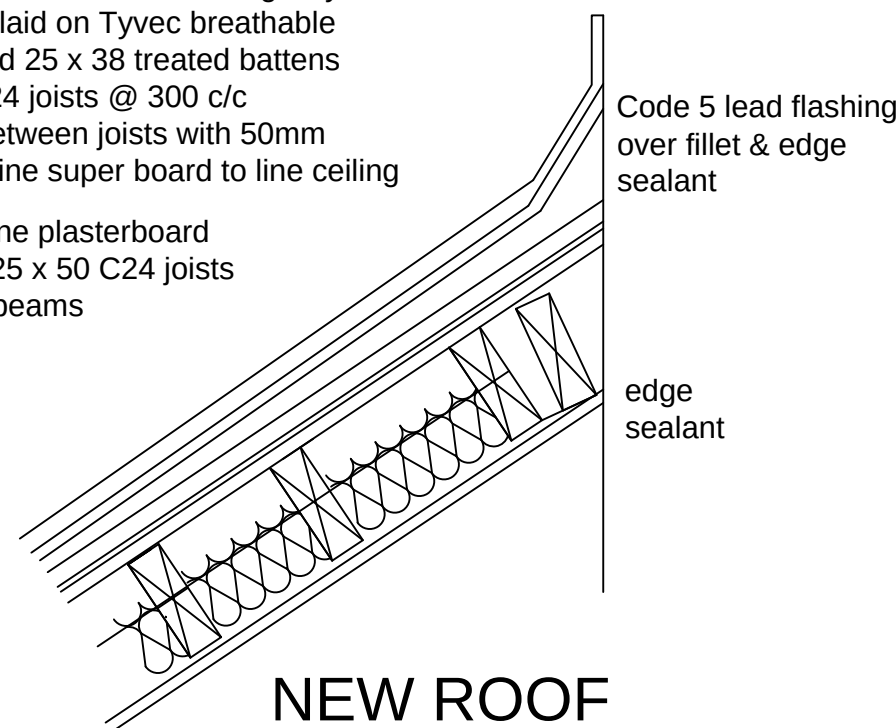
Using hand tools only carefully cut out a pocket for the padstones 100 deep 100 long and 150 high. The padstone is not to exceed 100 in depth into the Party Wall.
Using hand tools only carefully cut out a pocket 100 deep 100 high and 150 wide for Beam placement.
Cast in-situ a sand cement (1:4) C35 concrete padstone and finish with a smooth and level surface to receive the Beam. Allow the padstone to cure (min24hrs)
Carefully place Beam on the padstone and level using steel schims.
Dry pack the beam on placement using semi dry cement mortar rammed into voids and to finish all around the beam end to provide a secure bearing.

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.

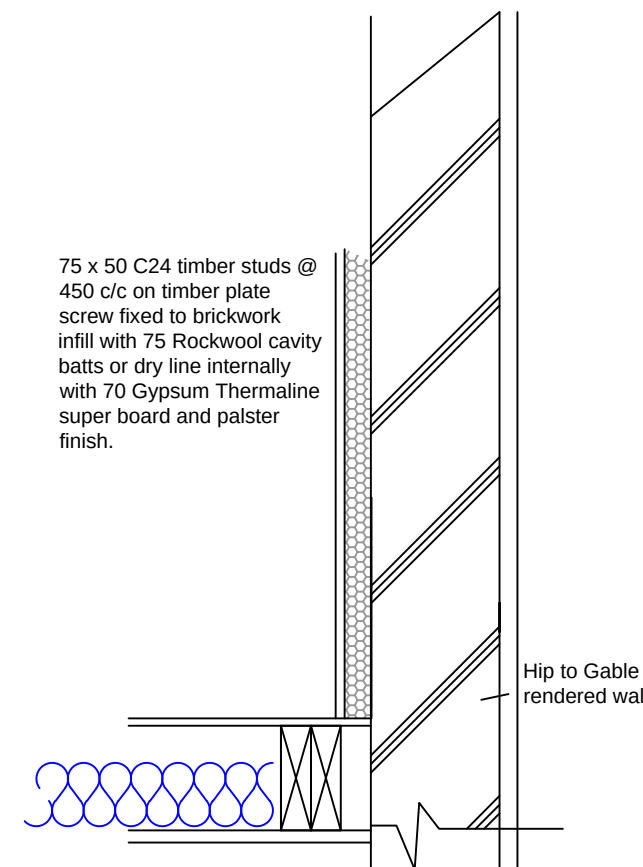


New extension pitched roof matching clay interlocking tiles laid on Tyvec breathable sheathing felt and 25 x 38 treated battens with 125 x 50 C24 joists @ 300 c/c
150 Rockwool between joists with 50mm Gypsum thermaline super board to line ceiling
15 Gypsum fireline plasterboard screw fixed to 125 x 50 C24 joists to encase steel beams



14mm hardwood / tile floor on 3mm insulation layer
18mm flooring grade chipboard
175 x 50 C24 timber joists @ 300c/c with cross noggin @ 1.0M c/c
2 X 100 Rockwool between joists with wire mesh or 120 Kingspan K103

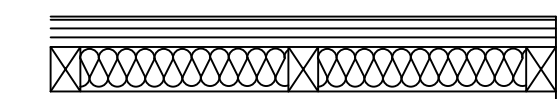
NEW FLOOR (timber)



DRY LINING

FLAT ROOF NOTES:

Provide code No. 5 lead flashings and soakers. to all abutments.
Flat roof two layer high performance felt roof laid on sheathing felt on 18 WBP plywood and firings with 150mm Celotex TD4000 over Min 1:40 fall dress to abutments and verges 150 high cover flashings to be code No 5.
New flat roof rafters 150 X 50 SC3 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 finished 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.
Floor boards to be type ii/iii in accordance with BS5669.



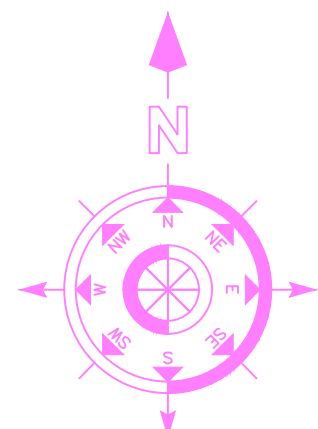
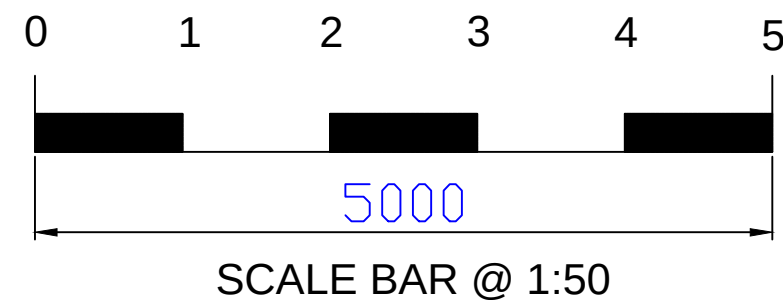
Timber compartment wall Partition

TIMBER STUDS @ 450 C/C ON HEAD AND SOLE PLATE
CROSS NOGGINS @ 1.0 WITH ROCKWOOL FULL FILL
GYPSUM RELIANT BARS @ 600 C/C 2 X 15 SOUNDBLOC
PLASTERBOARD BOTH SIDES AND 5 SKIM PLASTER FINISH.

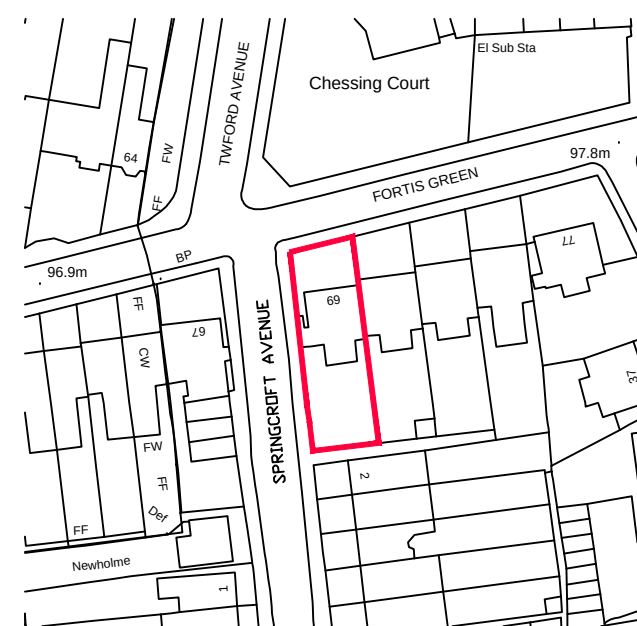
Timber Partition

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.



LOCATION PLAN
SCALE 1 : 1250



ROOF EXTENSION VOLUME: PERMITTED VOLUME 40 M3
MAIN ROOF DORMER 2.229 x 3.242 x 5.50/ 2 = 19.85 M3
BALANCE = 20.15 M3
HIP TO GABLE PRISM 13.50 x (4.55 x 2) = 122.85M3
PYRAMID VOLUME 9.10 x (4.55 x 2) x 1/3 x 2.968 = 81.92M3
VOLUME ABOVE ROOF 0.34 BALANCE = 20.12M3

TOTAL VOLUME OF DORMERS 19.85 + 20.12 = 39.97M3

PLANNING ISSUE 21/12/2023
BUILDING REGULATIONS ISSUE - --/12/23

REVISION No.	REVISION NOTES	DATE
-	-	-
PROJECT: 69 FORTIS GREEN LONDON N2 9JD		
CLIENT: JOSH APPIGNANESI & DEVORAH BAUM		
DESCRIPTION: PROPOSED PLANS		
DRAWING No.	2329-04	SCALE. 1:50 @ A1
REVISION.	-	DATE. 12/12/23
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.		
BRYAN CONNOR ASSOCIATES LIMITED		
DESIGN & PLANNING CONSULTANTS		
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Email: bryan.connor@outlook.com Web: bca-design.net		
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