



EXISTING SOUTH EAST ELEVATION



EXISTING REAR ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED REAR ELEVATION

GENERAL NOTES

1. DIMENSIONS

All dimensions and suitability of existing effected walls, lintels, beams and foundations to be checked on site prior to commencement.
Contractor to check site thoroughly & report any discrepancies.

2. MATERIALS.

All materials & workmanship to be carried out in accordance with the relevant British Standards Codes of practice, Specification & Building Regulations.

3. PARTYWALL ACT 1996 etc.

It is owner's / client's responsibility to fulfill thier duty under this act. Under the terms and conditions of the above act ***It will be necessary for a Partywall notice to be served on the adjoining neighbouring property.***

No part of new works i.e. Foundations, Walls or Roofs to oversail the boundary.

4. CDM REGULATIONS HEALTH & SAFETY

It is owner's / client's responsibility to fulfill thier duty under this act. Under the terms and conditions of the above act ***It will be necessary for an appointment of CDM coordinator for any works lasting more than 30 days.***

5. VENTILATION

Habitable rooms to have minimum $\frac{1}{20}$ th floor area openable windows/ doors for ventilation. Windows to habitable rooms to be fitted with trickle vents in frames giving 8000sq mm background ventillation.
Bathroom to have mechanical extract fan providing 15 litres per second extract rate.

6. WINDOWS / DOORS

New windows to be double glazed to suit clients requirements. Any glazing to windows below 800mm from floor level to be glazed with glass only to BS 6206.

7. RAIN WATER GOODS.

Half round 100mm diameter P.V.C gutters and 63mm down pipe discharging to lower roof.

8. DRAINS / MANHOLES.

Any drains / manholes discovered on site that are not shown on drawings must immediately be brought to engineer's attention.

FIRE PRECUATION WORKS.

- Door to second floor bedroom to be $\frac{1}{2}$ hr Fire Resistant with 'Perko' Closer.
- All other doors to stair enclosure to be fitted with Perko Closers (doors marked α only).
- Ground, First and Second floor landing to be fitted with electrically operated smoke detectors linked back to fuse board and together. (optical type).
- Velux escape window to front installed as noted.
- All steel beams to be painted with intumescent paint giving min. $\frac{1}{2}$ hr fire resistance.

All steel to be in accordance to BS 449.

All steel to be painted with 2 coats of Zinc rich primer before erection.

All structural wood to be of specified grade.

Notches and holes in structural timber to be in accordance with BS.

No work appertaining to the plans should be carried out until the plans and calculations have been examined by the local authority, and formal written approval obtained. Any works carried out before such approval is obtained, is done solely at contractors or owners risk.

ALPHA STRUCTURES LTD

Consulting Engineers
23 Sunningdale Road, Rainham
RM13 7BD.
TEL:02085988275
MOB:07872010595

PROJECT 282 FINCHLEY ROAD, NW3 7AD.

DRAWING EXISTING & PROPOSED ELEVATIONS

CLIENT

DATE 04/09/2019

SCALE 1:100

DRG NO. GE/282F1/05

REV: A

DATE: 04/09/19

