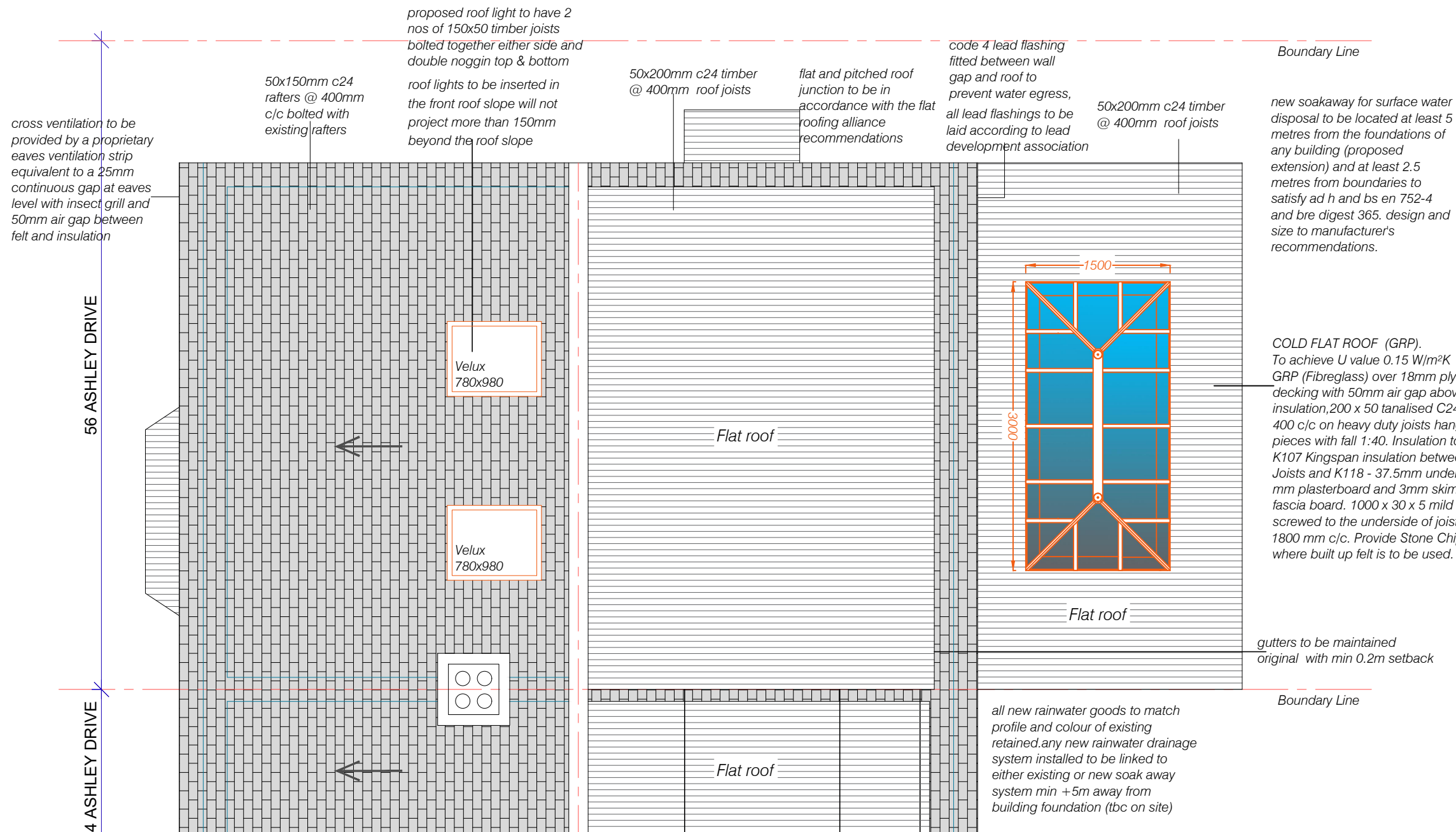


**Notes:**  
 Building Regulation Approval: The owners of the property are advised that an approval of the calculations and drawings by the Local Authority Building Control should be obtained prior to any ordering of material or fabrication. No liability is accepted for any changes that may be required as a result of work having commenced prior to such an approval having been obtained. This drawing remains the copyright of Express Plans and is not to be copied, altered or changed without permission.  
 This drawing to be read in conjunction with architects and project specifications. Any discrepancy between this drawing and all other project drawings should be brought to the attention of Express Plans for clarification prior to commencing the works.  
 Local Authority's building inspector is to be informed by the contractor in writing at least 48 hours prior to the works starting on site and their agreement obtained that work can commence.  
 Structural Steelwork: All steel members grade to be BS EN 10025 S275 JO (Hollow sections to be S355). Length of the beams and the columns should be provided by the contractor allowing minimum bearing. DO NOT SCALE THE DRAWING.  
 Steel Corrosion Protection: Preparation: Shot blast to SA2.5. Shop primer, Zinc phosphate (pH 7.5 micron).  
 Fire Protection to steel Beams & columns: Box around all steels with 50 x 50 s.w. framework and 2 layers of 12.5mm Fire line plasterboard with staggered joints and 3.5mm skim finish.  
 Flat stones: Flat stones to be grade C30 concrete. Beam bearing on pad stones to be minimum 100mm unless otherwise noted specified on Structural Timber.  
 All timber grade C24 unless otherwise stated. Joints may be notched over bearing, maximum depth of notch 1/3 joist depth. Use steel beam with solid timber packing plates bolted through web of beams.  
 M12@500 centres behind joists hangers and for end stop fixing. Temporary Works: The contractor is to accept full responsibility for the stability and safety of the works during the total construction period. No undermining of existing structure is to be carried out prior to consultation of structural engineer.



**PROPOSED ROOF PLAN**

proposed roof light to have 2 nos of 150x50 timber joists bolted together either side and double noggin top & bottom  
 roof lights to be inserted in the front roof slope will not project more than 150mm beyond the roof slope

50x150mm c24 rafters @ 400mm c/c bolted with existing rafters

50x200mm c24 timber @ 400mm roof joists

flat and pitched roof junction to be in accordance with the flat roofing alliance recommendations

code 4 lead flashing fitted between wall gap and roof to prevent water egress, all lead flashings to be laid according to lead development association

50x200mm c24 timber @ 400mm roof joists

Boundary Line

new soakaway for surface water disposal to be located at least 5 metres from the foundations of any building (proposed extension) and at least 2.5 metres from boundaries to satisfy ad h and bs en 752-4 and bre digest 365. design and size to manufacturer's recommendations.

**COLD FLAT ROOF (GRP).**  
 To achieve U value 0.15 W/m<sup>2</sup>K  
 GRP (Fibreglass) over 18mm plywood decking with 50mm air gap above the insulation, 200 x 50 tanalised C24 s/w joists @ 400 c/c on heavy duty joists hangers. firing pieces with fall 1:40. Insulation to be 150mm K107 Kingspan insulation between Ceiling Joists and K118 - 37.5mm under with 12.5 mm plasterboard and 3mm skim. 20 mm fascia board. 1000 x 30 x 5 mild steel straps screwed to the underside of joists and wall at 1800 mm c/c. Provide Stone Chippings where built up felt is to be used.

gutters to be maintained Original with min 0.2m setback

Boundary Line

all new rainwater goods to match profile and colour of existing retained. any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)

dormer wall to be 150mm insulated stud with plasterboard and skim internally and tiles on battens externally

dormer cheek construction to provide 1 hour fire protection as required where dormer cheeks is located within 1m of boundary

materials used for the rear dormer will match the materials on the host dwelling

Issue	Notes	Drawn	Date
<b>Express Plans</b>			
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Client J&N. Properties Ltd 56 Ashley Drive Twickenham TW2 6HW			
Drawing Title  PROPOSED ROOF PLAN			
Scale 1:50	Date 29/06/24	Checked AZ	Drawn By AZ
Drawing Number  D07			Revision

