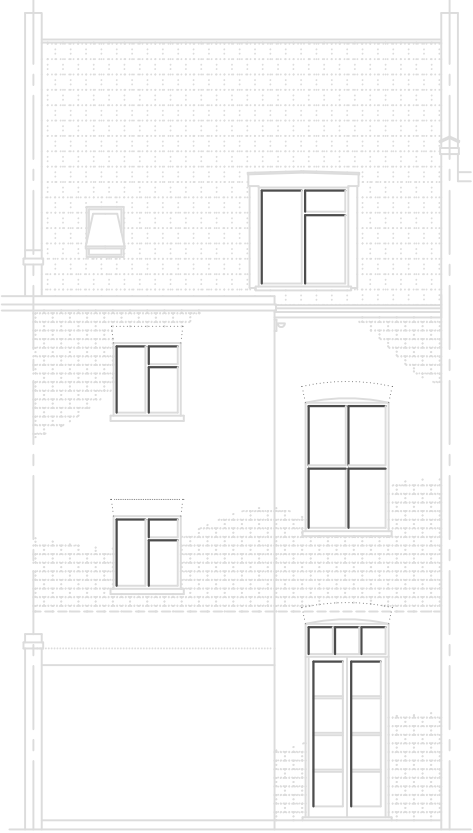
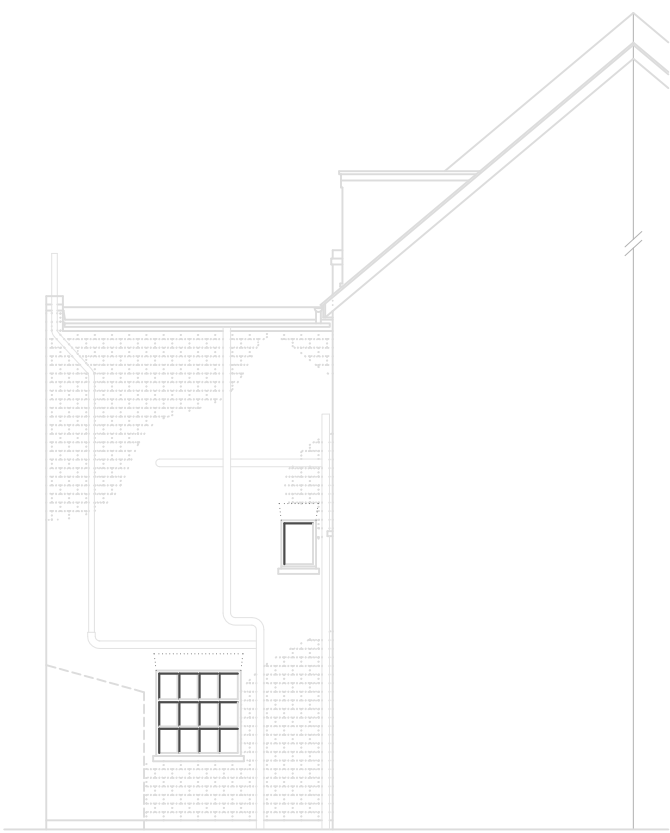


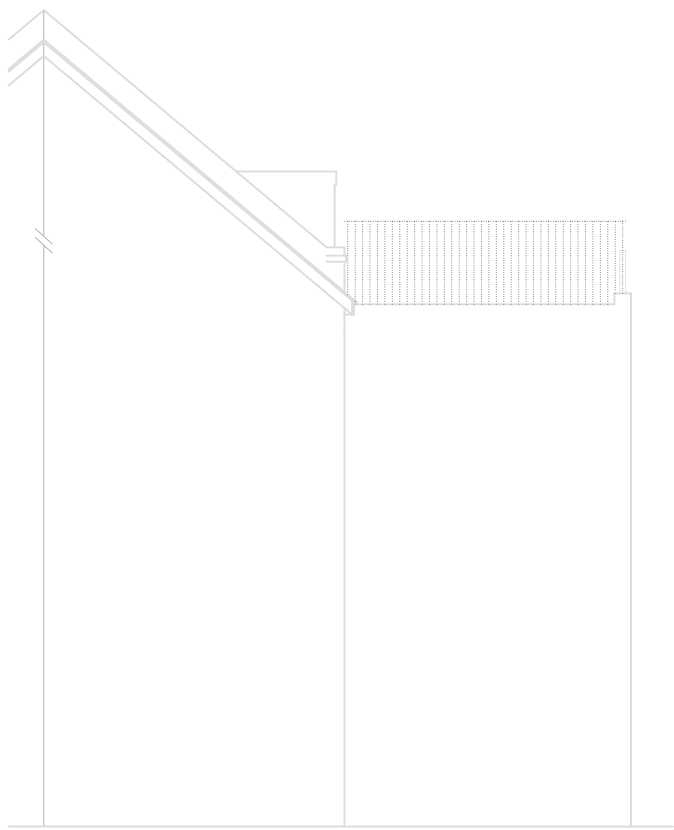
EXISTING SIDE ELEVATION 'A'



EXISTING REAR ELEVATION



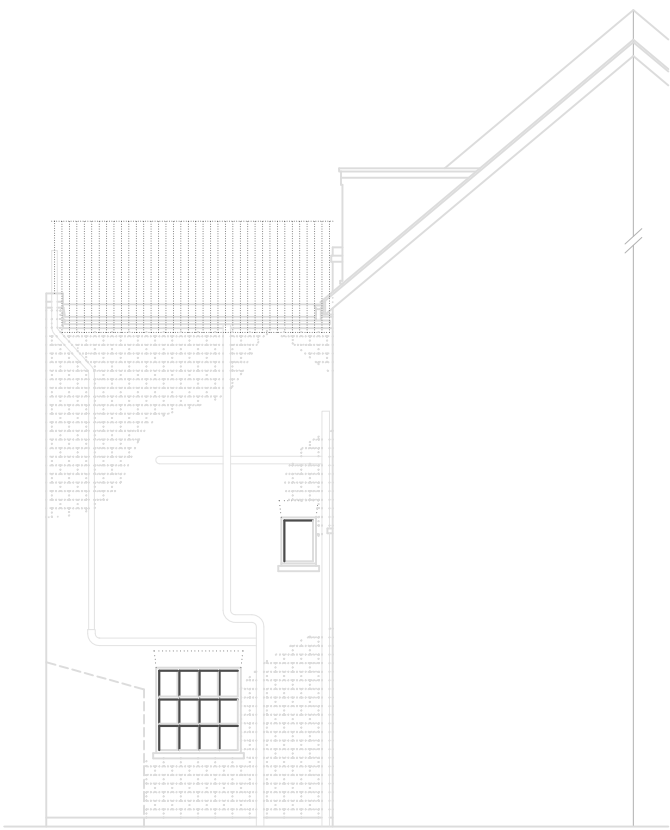
EXISTING SIDE ELEVATION 'B'



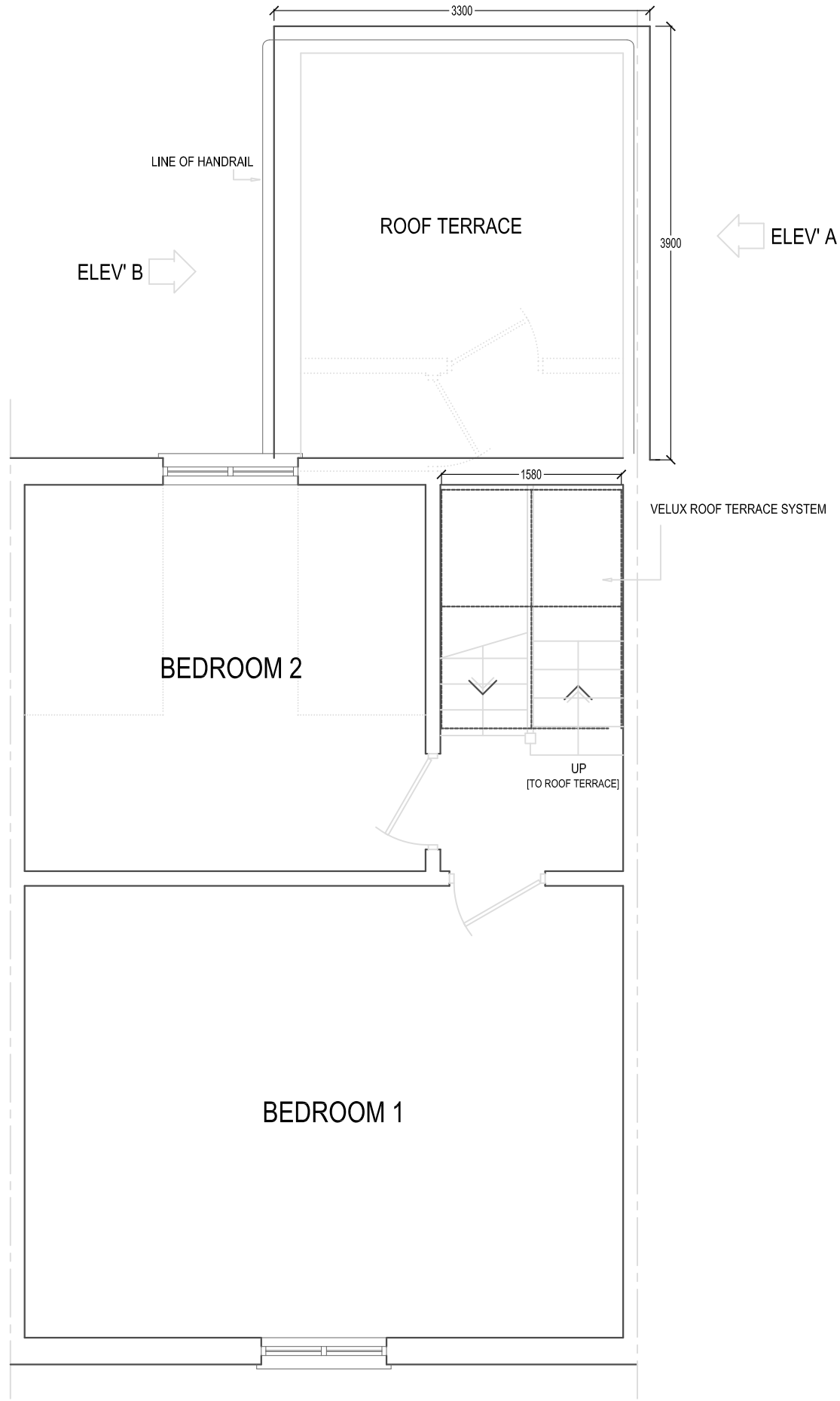
PROPOSED SIDE ELEVATION 'A'



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 'B'



PROPOSED LEVEL THREE PLAN

GENERAL NOTES

- ALL MEASUREMENTS SHOWN ARE IN MILLIMETRES AND ARE SUBJECT TO SITE CONFIRMATION.
- ALL DEMOLITION WORKS ARE TO BE CARRIED OUT IN A CAREFULLY MANOR WITH ANY ITEMS SET ASIDE FOR LATER REUSE TO BE CLEARLY MARKED AND STORED IN A SAFE AREA.
- CAREFULLY REMOVE EXISTING VELUX ROOF LIGHT AND SET ASIDE. MAKE GOOD TO ALL AREAS DISTURBED.
- SUPPLY AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS VELUX TERRACE SYSTEM (158 x 245) COMPLETE WITH ALL NECESSARY FLASHING KITS.
- (STRUCTURAL DETAILS FOR TRIMMING EXISTING RAFTERS TO SEPERATE STRUCTURAL ENGINEERS DETAILS.
- ROOF TERRACE, EXISTING FLAT ROOF TO REMAIN. SUPPLY AND INSTALL SSW TANALIZED JOISTS AND ANTI SLIP DECKING TO STRUCTURAL ENGINEERS DETAILS. JOISTS TO BE SECURED INTO BRICKWORK WITH GALVANIZED HANGERS.
- HANDRAILS, TO BE 1100mm HIGH IRON RAILING STYLE (GAP NOT TO EXCEED 95mm c/c's). FIXINGS AND OVERSAILING GUTTER ARRANGEMENT TO SPECIALIST SUPPLIER DESIGNS. [NOTE: FIXINGS NOT TO PUNCTURE FLAT ROOF COVERING].
- STAIRS, CAREFULLY REMOVE BALUSTRADING AND SET ASIDE. SUPPLY AND INSTALL NEW FLIGHT OF STEPS (RISE 188mm AND TREAD 250mm AND PITCH AT 40 DEGREES). PROVIDE HANDRAIL AT AV 1100mm HIGH COMPLETE WITH BALUSTRADING (GAP NOT TO EXCEED 95mm c/c's). FINISH AND STYLE ALL TO CLIENT INSTRUCTIONS.
- ALL DECORATIONS AND FINISHES TO CLIENT INSTRUCTION.
- SECURITY / VELUX LOCKING SYSTEM ALL TO COMPLY TO MINIMUM INSURANCE STANDARD FOR EXTERNAL ACCESS.
- PROVIDE SMOKE ALARM INSTALLATION IN ACCORDANCE WITH B1 OF THE BUILDING REGULATIONS. ALARMS TO BE SITED IN CIRCULATION SPACE WITHIN 7.5m OF THE DOOR TO EVERY HABITABLE ROOM. DETECTORS TO BE LOCATED AT CEILING LEVEL AND MIN. 300mm FROM WALLS.
- ALARM SYSTEM TO BE CONNECTED TO THE MAINS ELECTRICAL SUPPLY COMPLETE WITH BATTERY BACK UP TO COMPLY WITH BS 5839 PART B. INSTALLATION CONTRACTOR TO PROVIDE INSTALLATION AND COMMISSIONING CERTIFICATE AND TO INSTRUCT CLIENT ON USE AND MAINTENANCE OF THE SYSTEM.
- [SMOKE DETECTORS TO BE LOCATED AT GROUND AND FIRST FLOOR LEVELS TO THE STAIRS AND HEAT DETECTOR PROVIDED IN KITCHEN AREA. ALL DETECTORS TO BE INTERLINKED].

REVISION

GS Project Management Limited

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TITLE

Proposed Roof Balcony with Velux Terrace System

CLIENT

Mr and Mrs Shapira
31b Agincourt Road
London
NW3 2PA

SCALE

1 : 50 / 1 : 100

DATE

August 2012

DRAWN BY

GGS

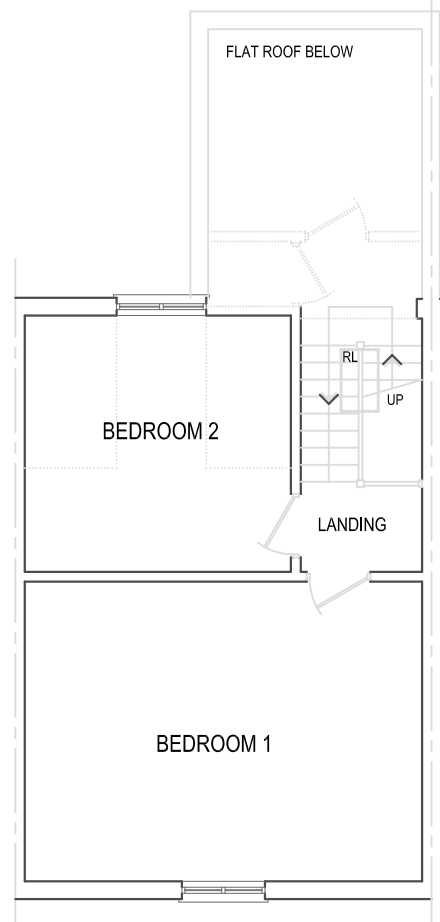
CAD REFERENCE

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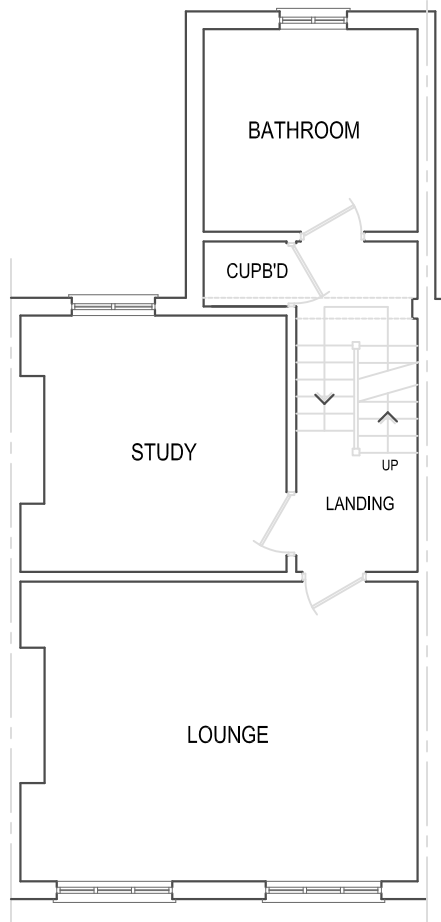
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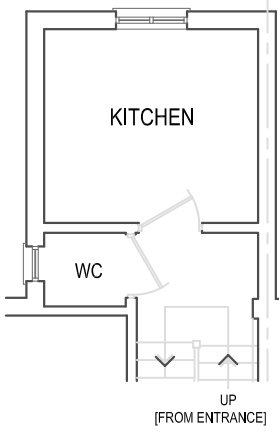
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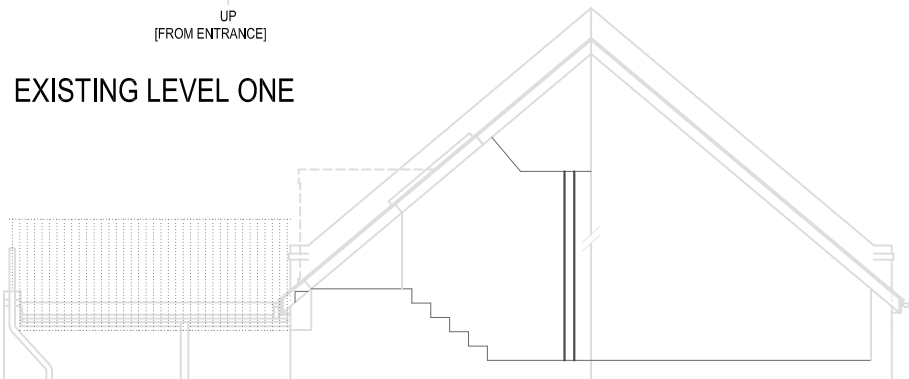
EXISTING LEVEL THREE



EXISTING LEVEL TWO



EXISTING LEVEL ONE



TYPICAL SECTION