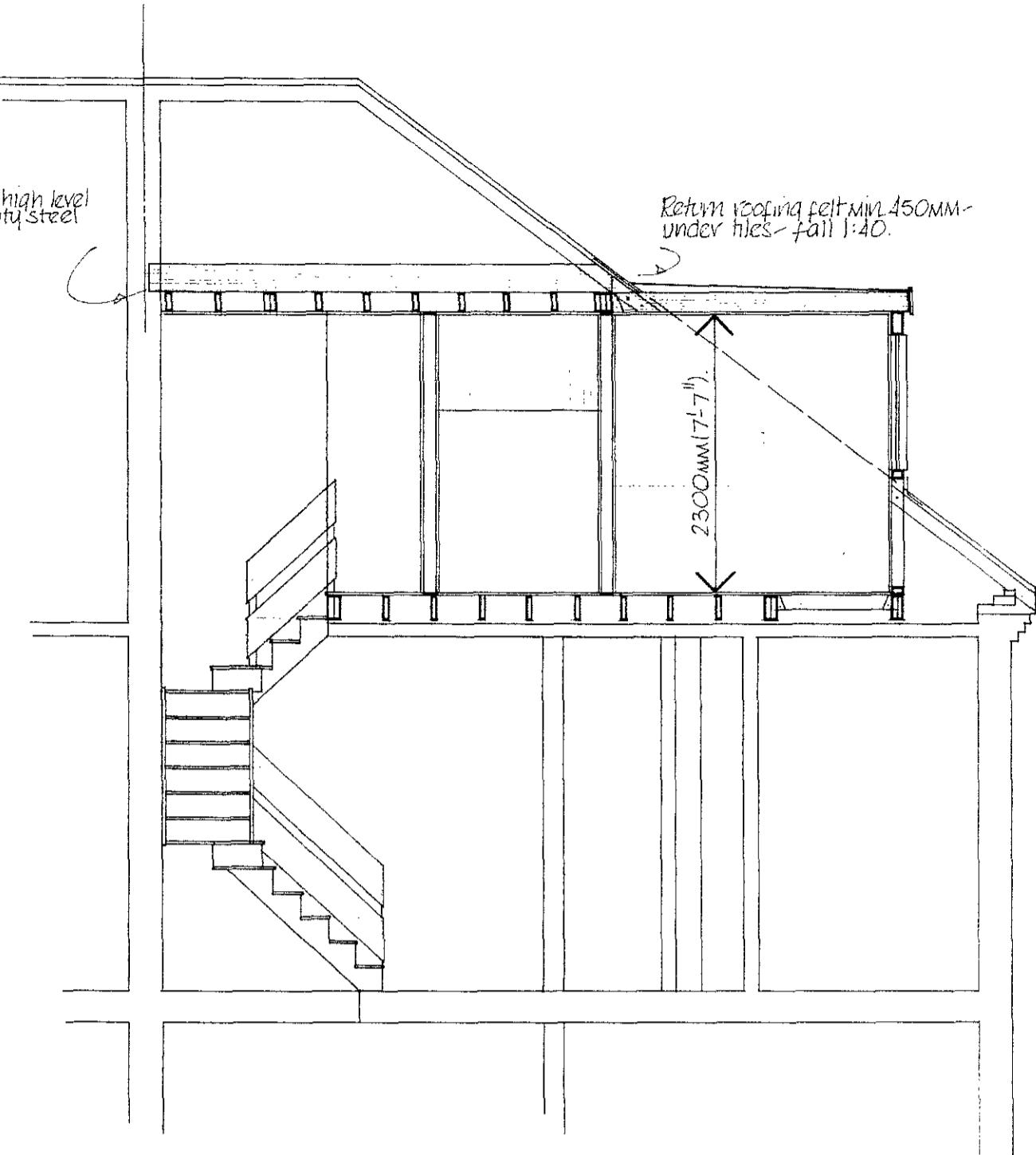
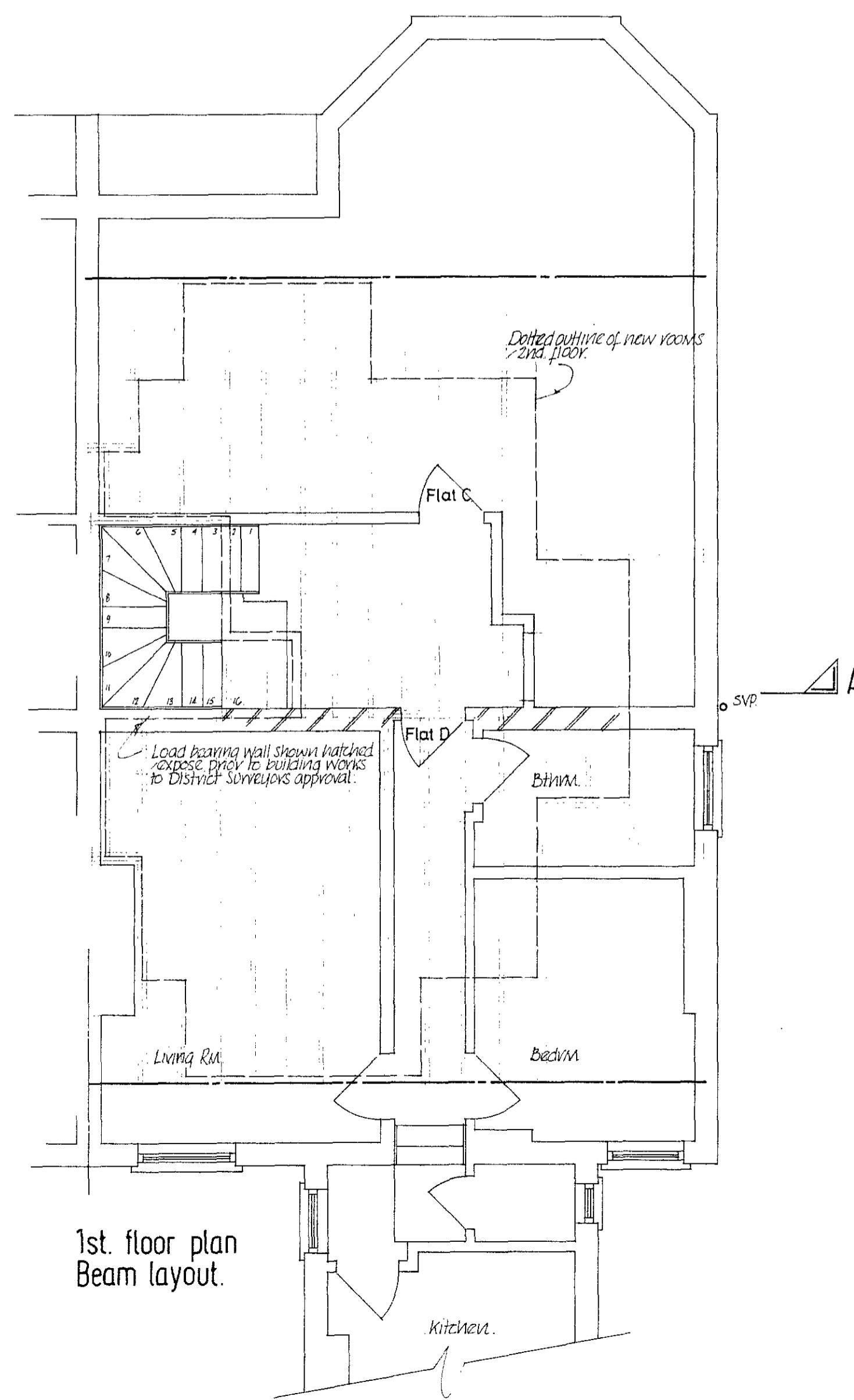


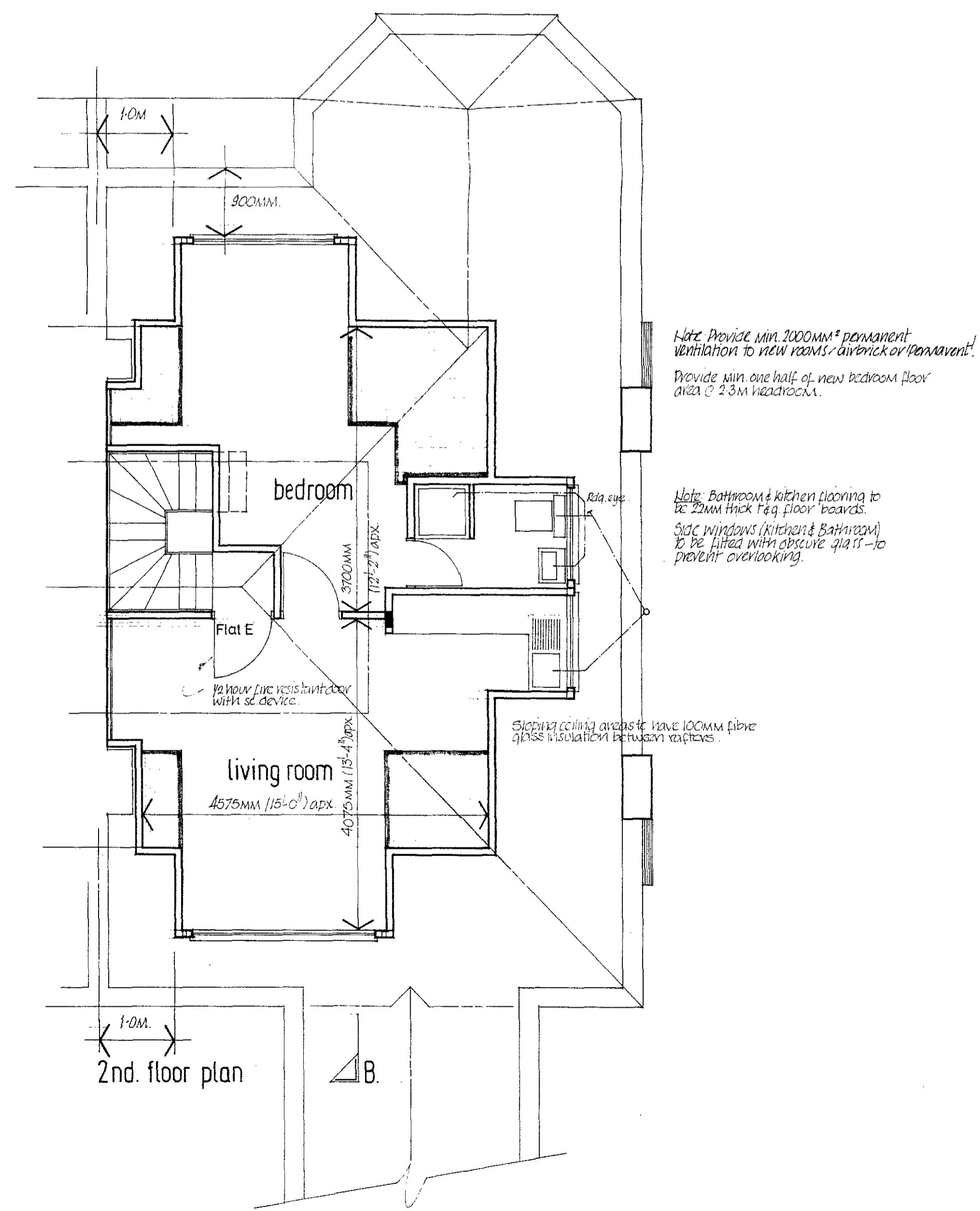
## section A.



## section B.



## 1st. floor plan Beam layout.



- Sawn boards

✓ Guidance only

Construction notes:

Floor construction (new): 12mm tongue and grooved  
firboard on 200x50MM floor joists @ 400mm c/c.  
Floor joists to be double sp. below partitions +  
bolted together with M12 bolts + timber connectors  
+ 1000mm staggered c/c.

Steel beams to be covered in 2 layers of 10mm  
plasterboard with 1.5mm wire binding @ 100mm pitch  
+ 1mm gypsum plaster finish.

Unless otherwise specified, all steel to steel  
connections to be made with 2nd 70x70x3.1mm L-  
clamps + 2no. M12 bolts in each leg - Timber to timber  
beam connections to be made with heavy duty  
metal joist hangers.

Timber on site: Hem Fir No.2  
(existing) 1st floor construction - 22mm plain edged  
floor boards on 175x50MM floor joists on 18mm lath  
+ plaster ceiling/ceiling + plaster skim.

Roof construction: 15mm mineral fibre chippings hot  
bitumen bedded on 3 layers of roofing felt (1st layer  
asbestos cement) to BS347 bonded to CP144 on  
18mm lath + on purlin pieces on 175x50MM.  
Roof access @ 450mm c/c.

1st floor bedrooms: walls with 100mm fibre glass +  
lime render + 10mm plaster + 10mm backbed plaster  
+ 10mm skim.

Internal partitions wall construction: 75x50MM vertical  
timber + 10mm @ 100 mm c/c with top + bottom plates  
+ insulation pieces.

1st floor partitions: studs with 100mm fibre glass +  
lime render + 10mm plaster with 10mm plasterboard  
plasterboard on both sides + staircase enclosure  
on landing (white emulsion finish). Staircase enclosure  
to be insulated with mineral wool to achieve 1/2 hour  
fire resistance from both sides.

Dormer base + track construction: Vertically hung  
timber to match existing (or use existing tiles) on  
19x38mm pine battens onarking felt on (12mm  
Aster + 10mm) track (within 1m of boundary)  
extending 100mm (stated above).

Junction of dormer fascia + main roof slope  
weathering with 1# lead flashing - also below new  
window as cities require cheeks to have 1# lead  
weathering.

Staircases: comply with part H of the Building Regulations  
+ current plan.

Min. width of open stairs: 600mm - between walls  
No. of risers min. 100mm = 3290MM ADP.

Knee 206MM. string 220MM.

Angle of approach incl 42° max.

Private and external vertical bathroom  
Min. 1.8M x 1.2M (over 1500mm + 600mm min. to the  
nearest wall) 2200MM x 1200MM.

External staircase: 1.8M x 1.2M (over 1500mm + 600mm min. to the  
nearest wall) 2200MM x 1200MM.

Fire escape: will be provided by stairs with glass railings  
All stairs exceeding 1000mm in height must be provided with  
internal fire escape which will consist of either solid  
timber treads or

The 3rd floor stairs will consist of either solid  
timber treads or

All stairs exceeding 1000mm in height must be provided with  
internal fire escape which will consist of either solid  
timber treads or

No.

Note:  
All entrance doors leading into new and existing flats to be  
1½ hour fire resistant and fitted with self closing device.

Plumbing Notes:  
All work to comply with BS5572 & be to District Surveyor's approval.  
Waste sizes - WC 100MM Ø UPVC  
hand basin/shower/sink 38MM Ø PVC with access plates & 75MM deep seal traps.  
Extend existing JVP min. 900MM above window head in 100MM Ø PVC  
- with terminal cage  
Surface water - 75MM half round PVC rain water gutter & down pipe (shoe) - discharge into existing system.

Window specifications:  
'Magnet' timber windows - double glazed  
types - Rear 440PWT (2394 x 1225 MM)  
Side 236V (1225 x 1073 MM) 2nd  
Front 340V (1809 x 1275 MM).

Rev.B. Ping and (Reduced dmR + f dmR) Jan '86  
Rev.A. Ping and (Reduced dmR wider) Aug '85.

Plans and Details of Proposed  
Loft Conversion  
at 2 Rondu Road  
London NW2.  
for M. Ogumbye

TP 8500608 R1

Scale : 1:50

Scale : 1:50  
Date : March 1985

Dwg.no. : LC.JL.971.A.B.



front elevation



rear elevation



side elevation

NOTES:  
All external finishes to match existing - as near as possible.  
Elevations - dormer face and cheeks clad with vertically hung tiles to match [Redland plain clay - antique red].  
Use corner tiles.

All building works to comply with the LONDON  
BUILDING [Constructional] BYLAWS 1972 [and 1979]  
and be to the approval of the DISTRICT SURVEY.

Rev.B. Ping and Jan 1985  
Rev.A. Ping and Aug 1985

Elevations of Proposed  
Loft Conversion  
at 2 Rondu Road  
London NW2.  
for M. Ogumleye

Scale : 1:50  
Date : March 1985  
Dwg.no. : LC.JL.971/1

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