



SPECIFICATION.

BEAMS.
All new beams to be minimum,25mm clear of existing ceiling construction.

TIMBER.
Multiple beams bolted together @ 600 c/c centrally using M12 bolts.

STEEL.
To bear on mild steel plates embedded in max 12.5 thick mortar. Beams to be half hour fire resistant by coating with intumescent paint or encasing in 2 layers of 9.5mm plasterboard with staggered joints (filled and taped).

FLOOR.
22mm tongue and groove chipboard flooring on joists as specified on layout, set min 25mm above existing ceiling construction. New joists packed onto existing load bearing walls or hung from beams using Simpson strong tie joist hangers, spans over 2400mm to be nogged. New floor to be half hour fire resistant by the insertion of 60mm Rockwool fire barrier as per BRE DIGEST 208 by overlaying 3.2mm hardboard on chipboard, providing existing lather and plaster ceiling in adequate condition as per BRE DIGEST 208. Existing ceiling joists strapped to new beams where binders removed.

CEILING.
70mm Celotex insulation between collars/rafters, 50mm x 25mm batten to existing 100mm x 50mm rafters to gain 50mm ventilation gap. 9.5 plasterboard to room side.

PITCHED.
Tiles/slates to match existing on felt/battens attached to rafters as specified on plan. Collars to provide roof tie as specified on plan.

ROOF WINDOWS.
Openings to be fully trimmed using 2 x 100mm x 50mm SC3 members and installed to manufacturers recommendations. All windows to have inner pane of min 4mm toughened glass to give AA rating where below 800mm.

ESCAPE WINDOW.
Min 500mm x 850mm clear opening, min 600mm and max 1100mm from clli height. Set max 1700mm from eaves.

STAIRCASE.
All risers/goings to be uniform throughout flight. Max 42 degree pitch, min 16mm nosing. Winders to have equal angles on plan and min 50mm around newel post min head room as part K (min 1800-2000 depending on position).

GUARDING.
All dimensions specified on plan.

DOORS.
All doors marked FD30 to be half hour fire resistant min 25mm rebate glued and screwed, all fitted with self closing devices. All doors marked SC to be self closing only.

SMOKE DETECTORS.
To be Interconnecting, mains operated & located on hallway and all landings.

VENTILATION.
All rooms to have windows with openers 1/20th of floor area with part min 1750mm above floor level. Areas to have background ventilation of min 8000mm2 25mm continuous strip vent eaves @ 400c/c. Tie/ridge vents to apex at 150mm c/c to give 5mm continuous vent, all vents have insect mesh. Bathroom to have mechanical ventilation connected to light switch to give min 15l ts per second and min 15 min overrun, all to give 3 air changes per hour.

GENRRAL NOTES
1. All dimensions in millimetres (mm).
2. Mains operated smoke alarms to all landings.
3. Dimension are to be obtained on site and not scaled off this plan.
4. Finished room dimensions may vary to those stated on this plan.
5. Work although specified may not be part of the agreed schedule of works/contract.
6. Any changes to this drawing must be advised/consulted by the Architect or Building Control Officer/Planning as applicable.
7. Party Wall Agreements are deemed to be the responsibility of the client unless the Architect is specifically appointed under a separate agreement to undertake such matters.

MR & MRS POLE 37A GOLDHURST TERRACE LONDON NW6 3HB		
SINGLE STOREY REAR EXTENSION INTERNAL ALTERATIONS PROPOSED		
DATE: 08.01.08		
SCALE: 1:50	DRAWN BY: LS	
DRAWING NO.: SDC/GO/O2PL	REV:	
REVISIONS		ISSUED
Rev	Description	Date
A	1	
	2	
	3	
	4	
B	1	
	2	
	3	
	4	
C	1	
	2	
	3	
	4	
D	1	
	2	
	3	
	4	

