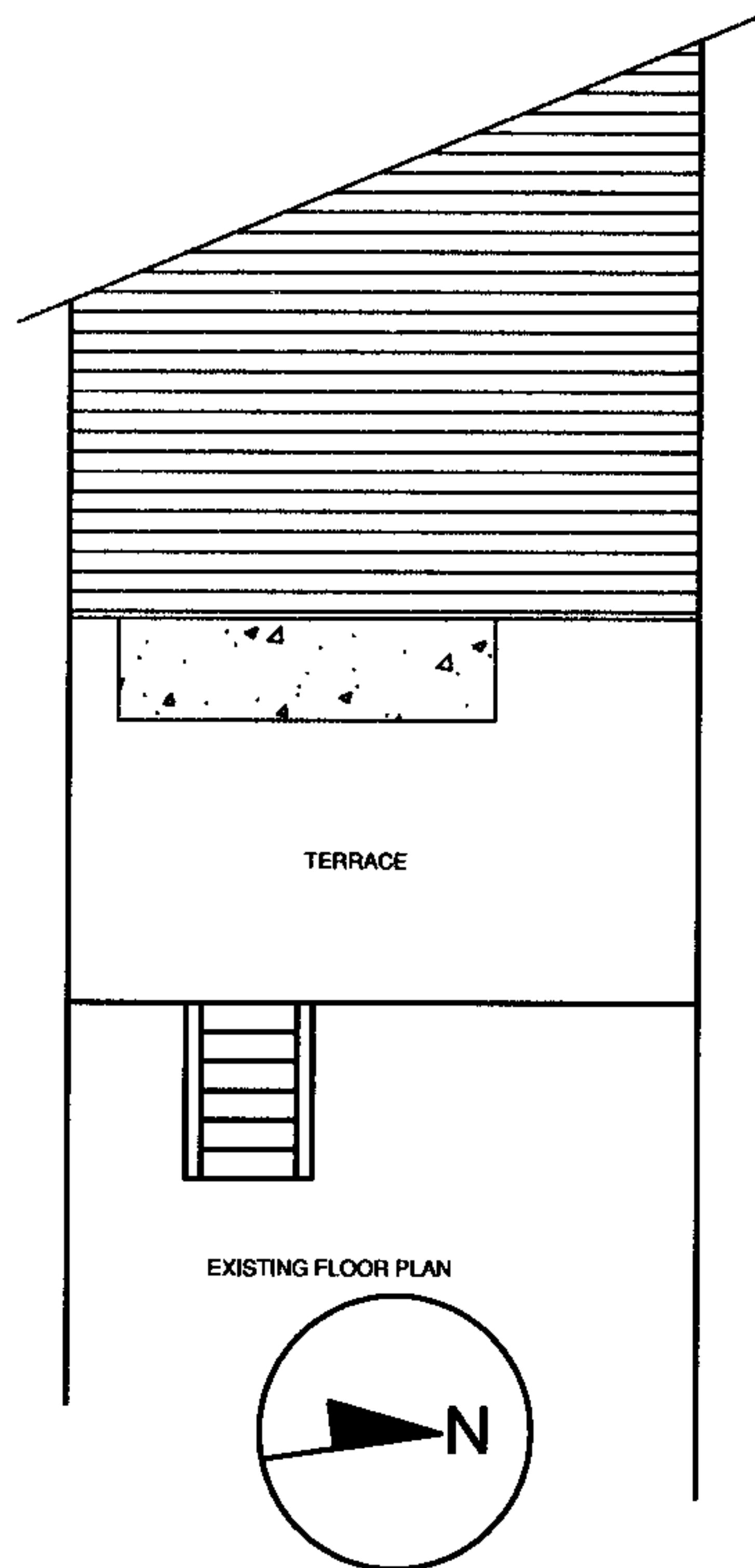
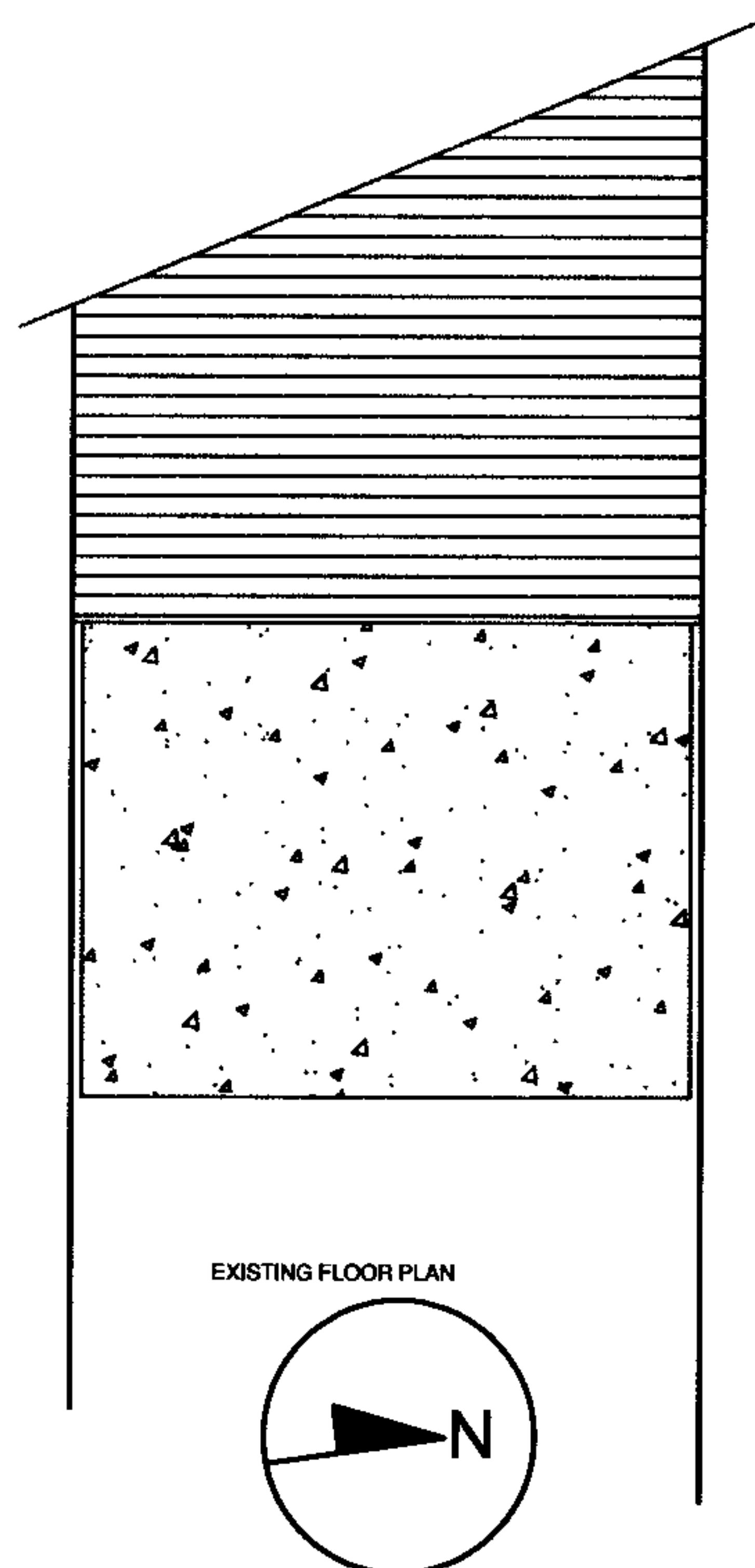




EXISTING &
PROPOSED SCALE
1:50



RECEIVED
18 FEB 2009

SPECIFICATION

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

TRUSSES
Roof trusses 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
25mm tongue and groove chipboard flooring on joists as specified on layout, set min 25mm above existing ceiling construction. New joists packed onto existing base boarding walls or hung from beams using Simpson strong fix joist hangers, spans over 2400mm to be nogged. New floor to be half hour fire resistant by the insertion of 80mm Rockwool fire batten as per BRE DIGEST 208 by overlying 9.5mm 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 collar/rafters, 50mm x 25mm batten to existing 100mm x 50mm rafters to gain 50mm ventilation gap, 9.5 plasterboard to room side.

STUCCO
15mm stucco to match existing on full/battens attached to rafters as specified on plan. Collars to provide roof fix as specified on plan.

ROOF WINDOWS
Openings to be fully framed using 2 x 100mm x 50mm GCS 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 600mm x 800mm clear opening, min 800mm and max 1100mm from all height. Set max 1700mm from eaves.

STAIRCASE
All floorings to be uniform throughout flight. Min 42 degree pitch, min 10mm nosing. Winders to have equal angles on plan and min 50mm around newel post min head room as per K (min 1800-2000 depending on position).

GUARDRAIL
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 800mm² 25mm continuous strip vent serves @ 400c/c. Theridga vents to open at 180mm c/c to give 50mm continuous vent, all vents have insect mesh. Bedroom to have mechanical ventilation connected to light switch to give min 15 l/s per second and min 15 min overrun, all to give 3 air changes per hour.

GENERAL NOTES
1. All dimensions in millimetres (mm).
2. Mains operated smoke alarms to all landings.
3. Dimensions 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 authorised/controlled 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 GOLDBURST TERRACE LONDON NW6 3HB		
SINGLE STOREY REAR EXTENSION INTERNAL ALTERATIONS ROOF PLANS EXISTING & PROPOSED		
DATE: 18.02.08		
SCALE: 1:50	DRAWN BY: LS	
DRAWING NO.: SDC/GO/03PL	REV:	
REVISIONS	ISSUED	
Rev	Description	Date
A		
B		
C		
D		

