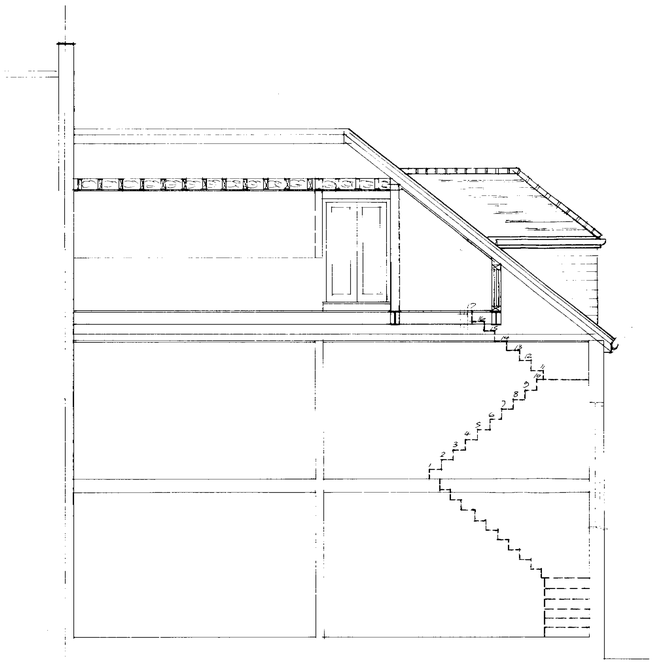
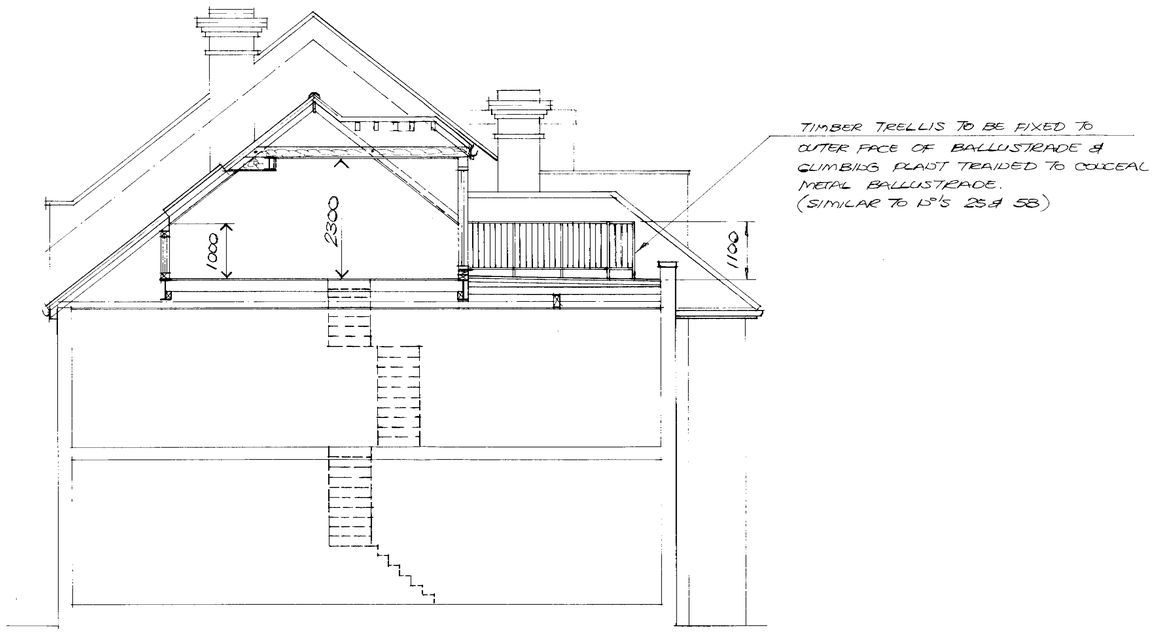
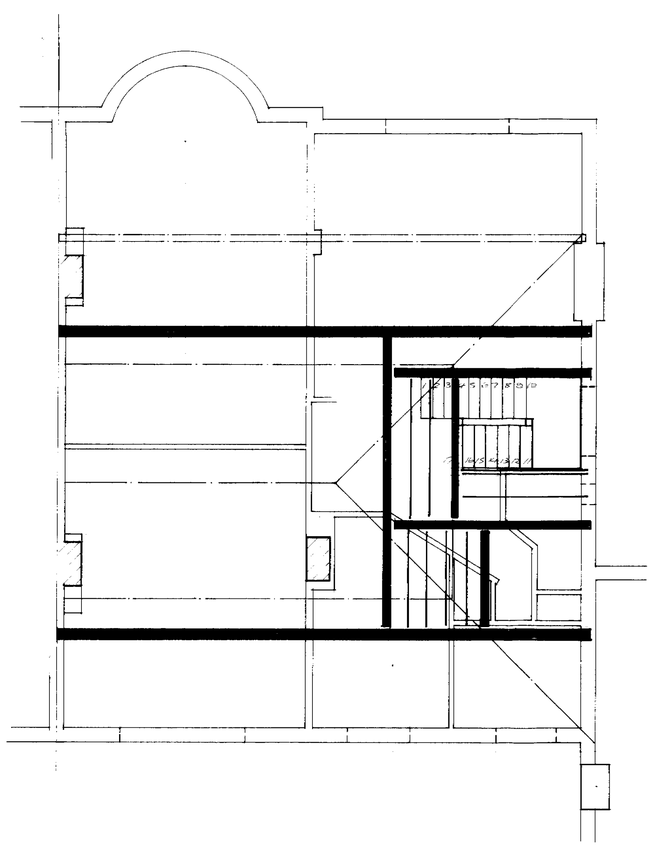


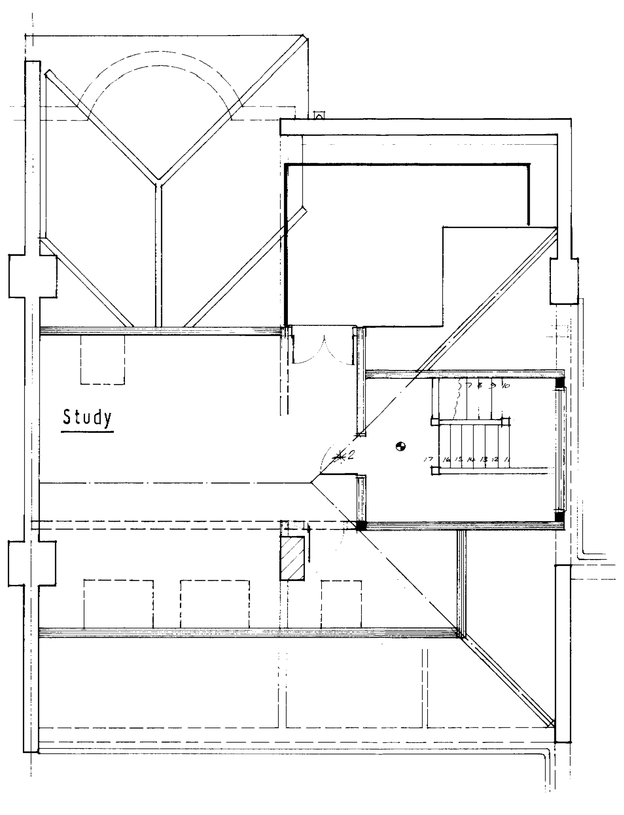
Section 1 — 1



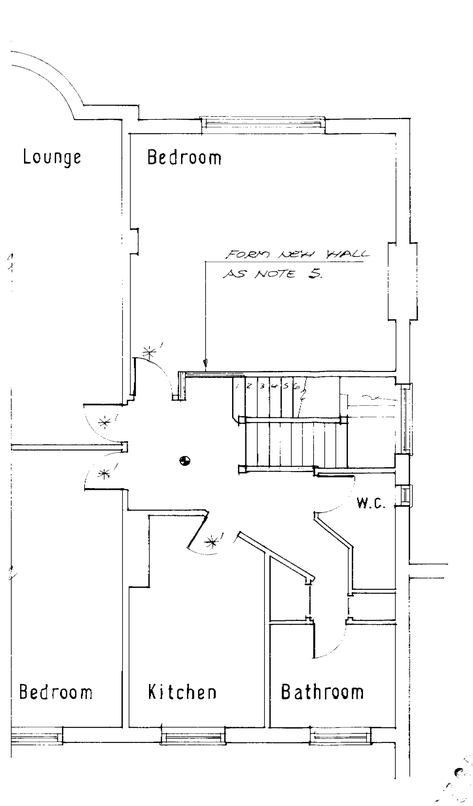
Section 2 — 2



Proposed Beam/Joist Layout



Proposed New Floor Layout



Alterations to Existing Layout

PLANNING

Specification

1. No dimensions are to be scaled by builder, and all are to be checked on site.
2. All work is to comply with the current building regulations and be to the satisfaction of the Local Authority District Surveyor.
3. ***Roof Construction*** :- 12.5 spar Chippings, bitumen bedded to 3 layers of BS 747 roofing felt bonded to CP144 auto 19 external quality plywood on 50 x 50 cross battens laid across firing pieces set to a 1: 60 fall on .....x ....., roof joists @ 400c/c infilled using 150 fibreglass insulation and with a ceiling of 9.5 foilbacked plasterboard + plaster skim. Fascia boards are to be treated with a preservative stain and be set 25 clear of the dormer tiles using a preformed plastic vent incorporating an insect screen. New roofing felt is to lap under the existing roofing by 450 minimum. The new roof joists are to be connected to the existing rafters using a 12 diam. mild steel bolt and timber connector. The sloping ceiling areas are to be insulated by wedging 54 Celotex between the existing rafters so as to retain a 50 air void under the roof covering. Ceiling then formed using 9.5 foilbacked plasterboard + plaster skim.
4. ***Dormer cheeks and face*** :- Vertically hung tile/slate to match existing on 38 x 19 tanalised battens on breather felt on 8 external quality plywood (substitute 6 masterboard when cheek is within 1000 of the boundary) all on cross braced stud wall consisting of 100 x 50 studs @ 400c/c with top and bottom plates and noggings all infilled with 100 fibreglass insulation and finished internally using 9.5 foilbacked plasterboard + plaster skim. At junction of cheek and main roof provide code 4 lead soakers and at junction of face and main roof provide code 4 lead flashings.
5. ***Internal stud walls*** :- To be formed using 100 x 50 studs at 400c/c with top and bottom plates and noggings all infilled with 100 fibreglass. Walls enclosing the staircase are to be lined using 12.5 plasterboard + plaster skim, other internal faces to be lined with 9.5 plasterboard + plaster skim and faces to roof void to be lined using 12.5 plasterboard.
6. ***Floor construction*** :- Existing first floor is assumed to be 175 x 50 joists with plain edge boards and all ceilings are 16 lath & plaster/12.5 plasterboard + skim. The new floor will consist of 22 T&G floor grade chipboard/floor boards laid across ..... x ..... joists @ 400c/c with solid timber noggings at mid-span. Joists are to be doubled up under stud partitions. Unless shown otherwise the new floor joists and supporting beams are to be set 25 clear of the existing ceiling joists.
7. ***Staircase*** :- New staircase is to be closed plan. Width is to be ..... between the handrail and wall and the maximum pitch is to be 42 degrees. Provide ..... equal risers of ..... in total rise of ..... and equal goings of ..... Tapered treads are to have a minimum dimension of 50 measured at the newel position and 220 min. measured at the centre of the flight. Handrails are to be set 900 above nosing line and landing/floor levels. Guardings are to be positioned so that a 100 diameter sphere cannot be passed through at any point. Headroom between the nosing line of the existing staircase and underside of the new staircase should be maintained at 2000.
8. Note :- The staircase manufacturer is to site check all dimensions prior to manufacture.
9. ***Means of escape in case of fire*** :- All walls enclosing new and existing stairs are to provide ½ hour fire protection. All doors giving access to a habitable room or kitchen are to be fitted with a self closing device. Doors marked *1 can be retained and doors marked *2 are to be ½ hour fire rated and be self closing onto 35 x 25 stops screwed and glued to door frames. Each habitable room on the new floor level is to have access to an escape window with an opening area 850 deep x 500 wide. Where the means of escape is provided by a standard window its sill is to be positioned 900 minimum above the new floor level. Where a Velux GPL 308 is to be provided its sill is to be set 600 minimum above new floor level and also set within 1700 of the eaves. A mains operated smoke detector is to be fitted to the hall ceiling at each floor level as indicated ⓢ on plan. Over doors marked thus *3 the glazed fan lights over the door are to be panelled over on both sides using 12.5 plasterboard + plaster skim.
10. ***Bathroom requirements*** :- Where sanitary fittings are to be provided and the room is to be provided with a window it is to be fitted with a 4000mm² trickle vent. Also an intermittently operated mechanical extractor is to be installed so that it is cable of removing air at a rate of 15 litres/second. The new wastes are to be PVC and be provided with rodding access where changes of direction occur. WC to have 100 diam. waste and 75 trap. Bath, shower and basin to have 50 diam. waste with 1:40 minimum fall and 75 deep trap.
11. ***New windows*** :- To be double glazed and as indicated on section. Each habitable room is to have windows with an opening equivalent in area to 1/20th the of the floor area of the room. Also provide an 8000mm² trickle vent. Any SVP's are to be extended so that they terminate 900 above any window head within 3000 of the outlet.
12. ***Structural Steel Beams*** :- All sizes are to be as indicated in schedule, and are to be painted with "Brostel" intumescent paint to comply with BS 476 Part 21 and manufacturers specifications to provide one hour fire protection. Where timber beams and joist are to be supported they are to be taken into the web of the steel and provided with solid timber noggings within the flanges. Beam to beam connections are to be made using cleats measuring 80 x 80 x 8 and have two no. 16 diam. mild steel bolts/leg.
13. ***Structural Timbers*** :- All to be SC3 grade unless indicated otherwise. Where timber beams support timber joists provide metal jiffy hangers. Where timber beams support timber beams provide metal joist hangers. Where timber posts are seated on timber beams or plates the foot is to be secured using four no. "Bat" multi-grip frame connectors. Multiple timber beams are to be bolted together using 12 diam. mild steel bolts @ 600c/c.
14. ***Ventilation to existing roof space*** :- Air is to be introduced into the front roof void by low level ventilators with a combined area equal to a continuous 25 eaves gap, and high level ventilators with a combined area equal to a continuous 5 ridge gap.

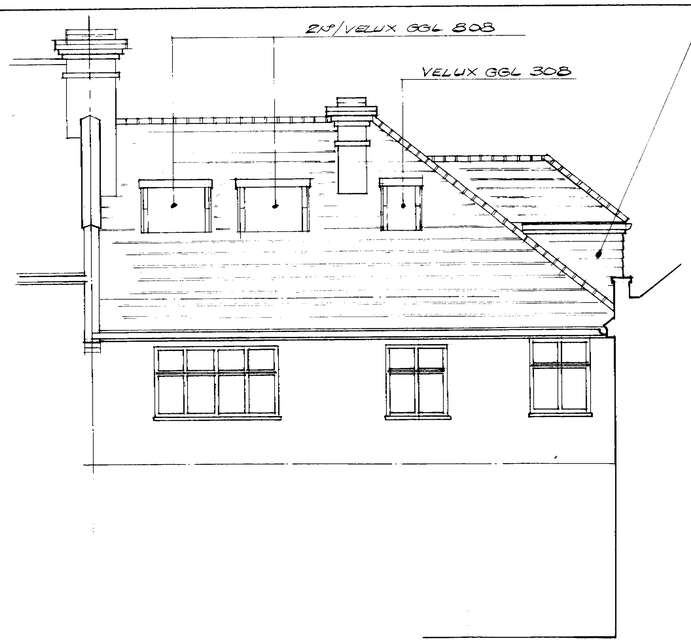
Revision	Date	Description
B	29/7/02	DORMER ROOF DETAILS REVISED
A	2/4/01	WINDOW POSITIONS CLARIFIED ON PROPOSED NEW FLR. LAYOUT

Loft Rooms Ltd.
114 Pinner Road Northwood Middlesex HA6 1BS
Tel: 01923 840660 Fax: 01923 840647

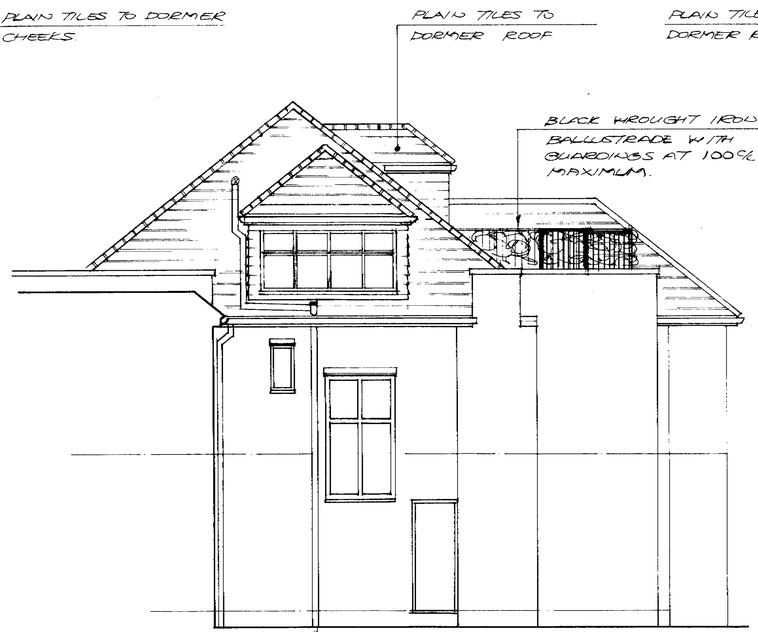
Project: PROPOSED LOFT CONVERSION FOR MR. BREEN AT 62 HENDLIP ROAD LONDON NW2

Drawing Title: PLANS & SECTIONS OF EXISTING AND PROPOSED

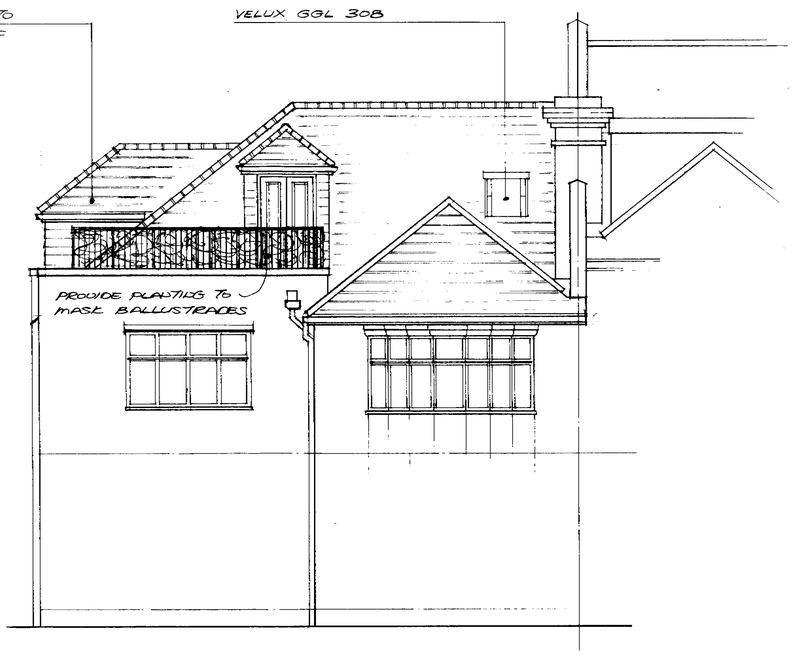
Scale: 1:50 | Date: [illegible] | Drawing No. [illegible] | Revision: B



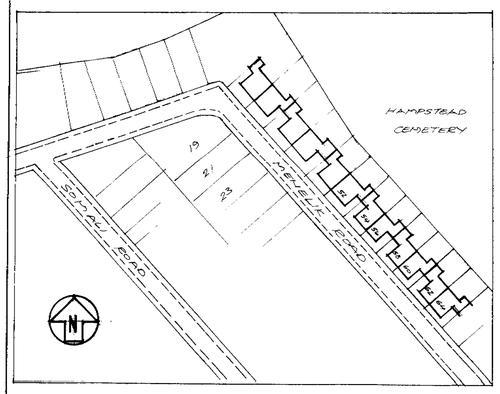
Rear Elevation



Side Elevation



Front Elevation



Location Plan

PWK022256R1

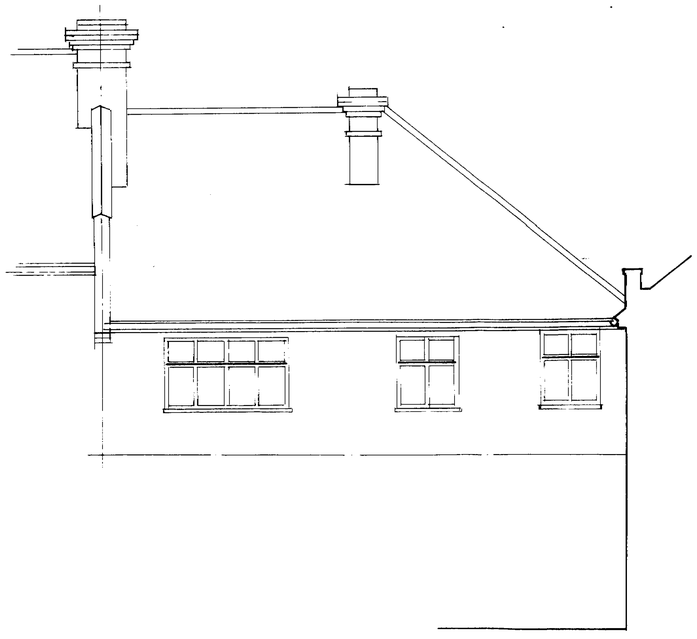
Rev.	Date	Description
A	24/7/02	SIDE & REAR DORMERS REVISED AS AGREED WITH RAB BDBW

Loft Rooms Ltd.
114 Pinner Road Northwood Middx HA6 1BS
Tel:- 01923 840660 Fax:- 01923 840647

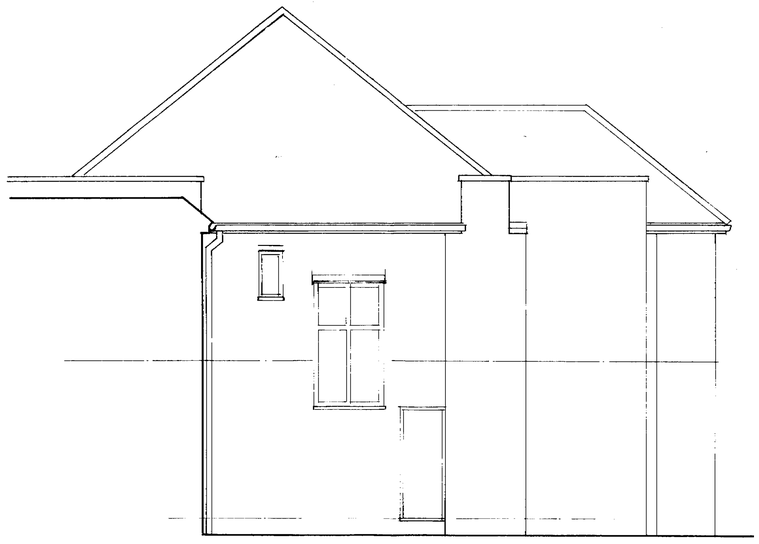
Project
PROPOSED LOFT CONVERSION FOR MR. GREEN AT 62B MENELIK ROAD, LONDON NW2

Drawing title
PROPOSED ELEVATIONS

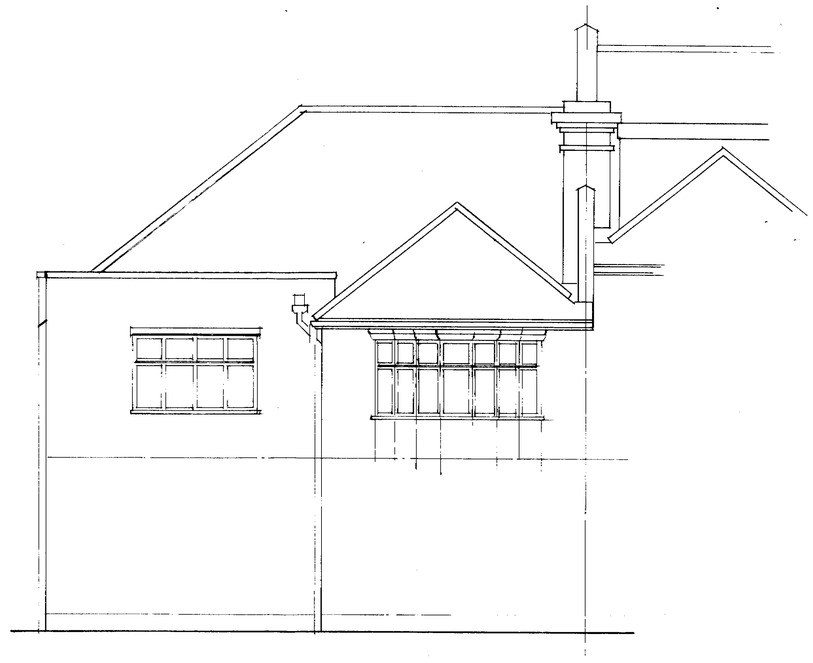
Drawn	Date	Scale
J.A.	FEB. '02	1:50
Drawing no. 2036/2		Revision A



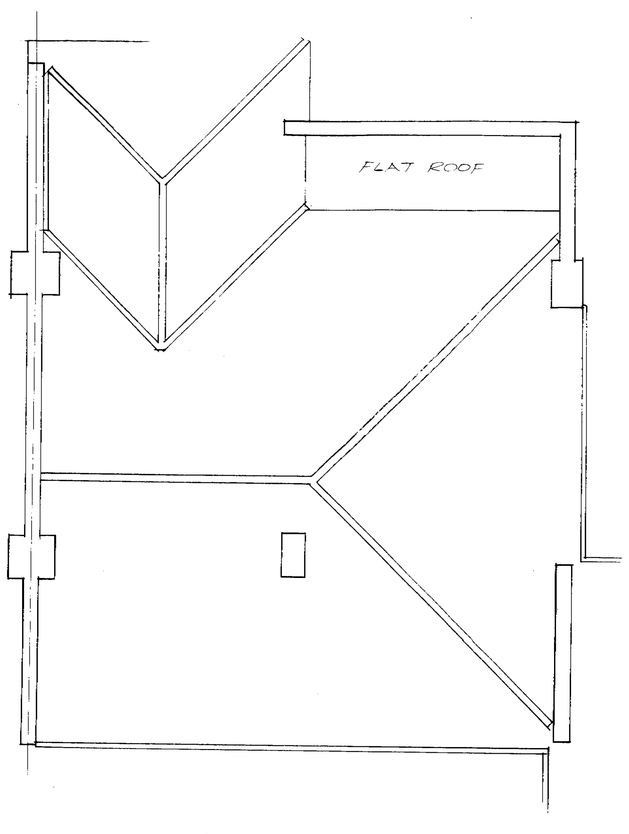
Existing Rear Elevation



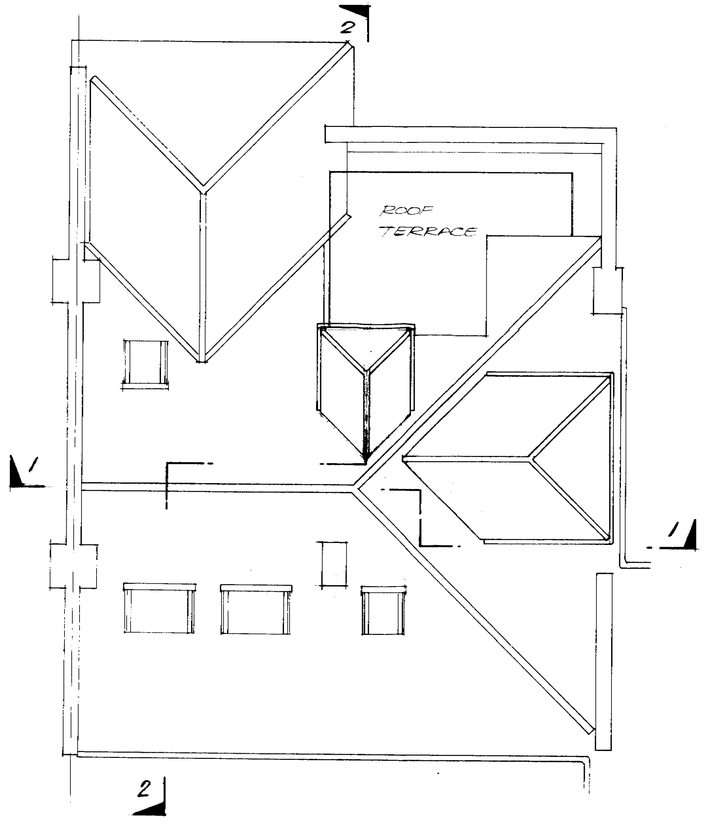
Existing Side Elevation



Existing Front Elevation



Existing Roof Plan



Proposed Roof Plan

62B Menelik Road, London NW2
Drg No. 2036/3A
Addional Details Requested by :-
Kirsty Carmichael in letter dated 18/3/02
Date :- 21/3/02 Scale :- 1:50

REV 'A' :- 24/7/02 FRONT & SIDE DORMER ROOF REVISED AS AGREED WITH ROB BREW

PWX0202236R1