

**SPECIFICATION**

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

**TRIMMER:**  
Multiple beams bolted together @ 600 c/c centrally using M12 bolts.

**STEEL:**  
All steel on mild steel plates embedded in max. 12.5 blk 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:**  
Concrete and concrete 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 roscord. New joists to be 45mm x 100mm x 3000mm. All joists to be spaced at 400mm c/c. All chipboard, providing existing lath and plaster ceiling in adequate condition as per BRE Digest 208. Existing ceiling joists stripped to new beams & where binders removed.

**CEILING:**  
70mm Celotex insulation between collars/railers, 50mm x 25mm battens to existing 100mm x 50mm rafters to gain 50mm ventilation gap. 5.5 plasterboard to room side.

**TILES:**  
Tiles/stains to match existing on bathstains attached to rafters as specified on plan. Collars to provide roof tie as specified on plan.

**ROOF WINDOWS:**  
All new roof windows to be 1.80m x 1.00m x 50mm SC2 anthers and installed to manufacturers recommended details. All windows to have frame and 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 floor to top of window frame, 1750mm from eaves.

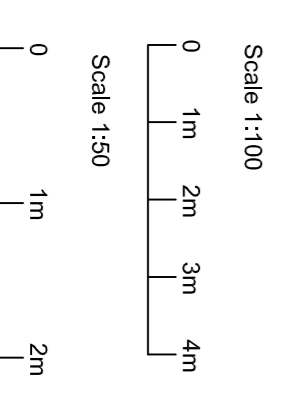
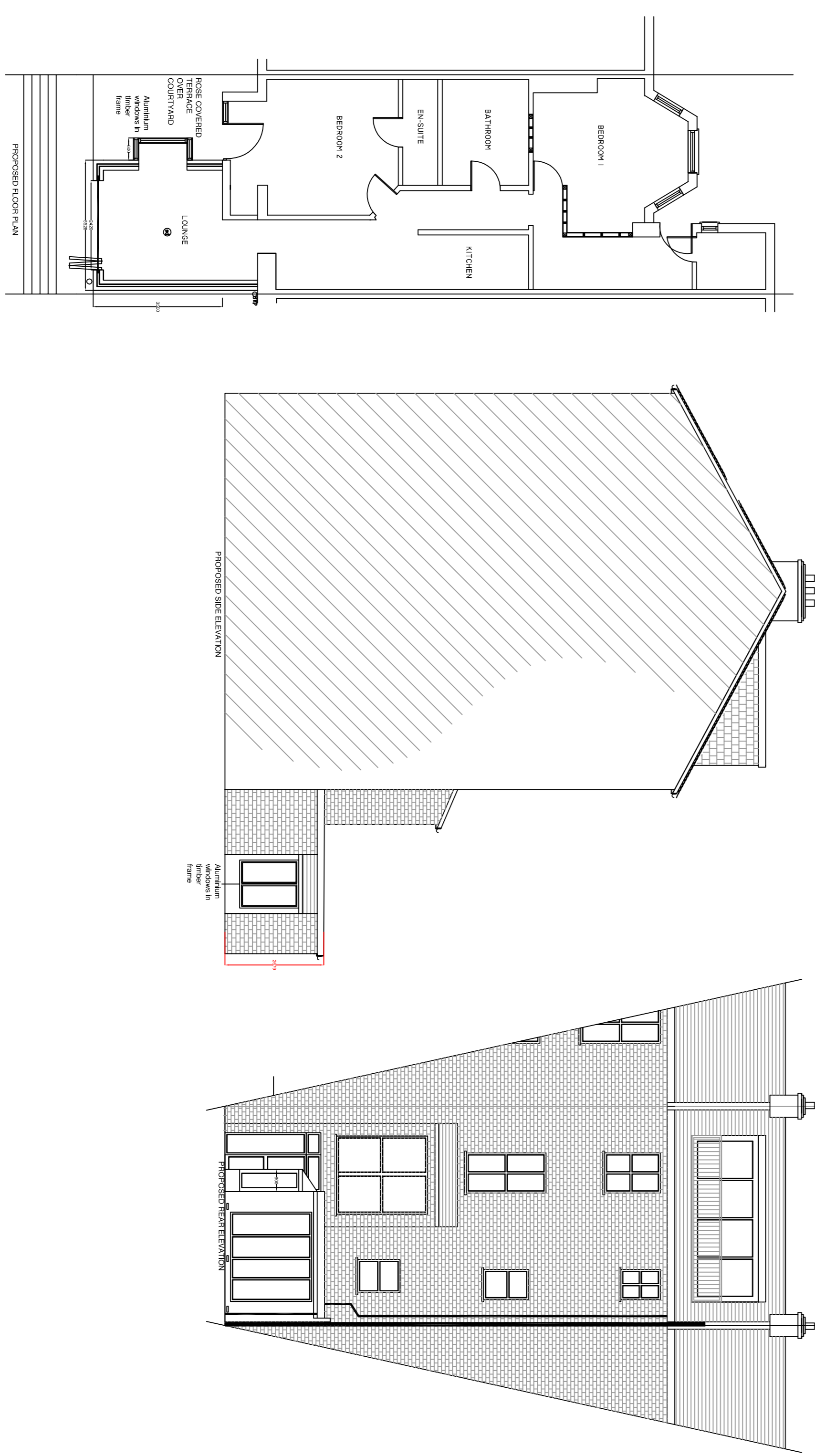
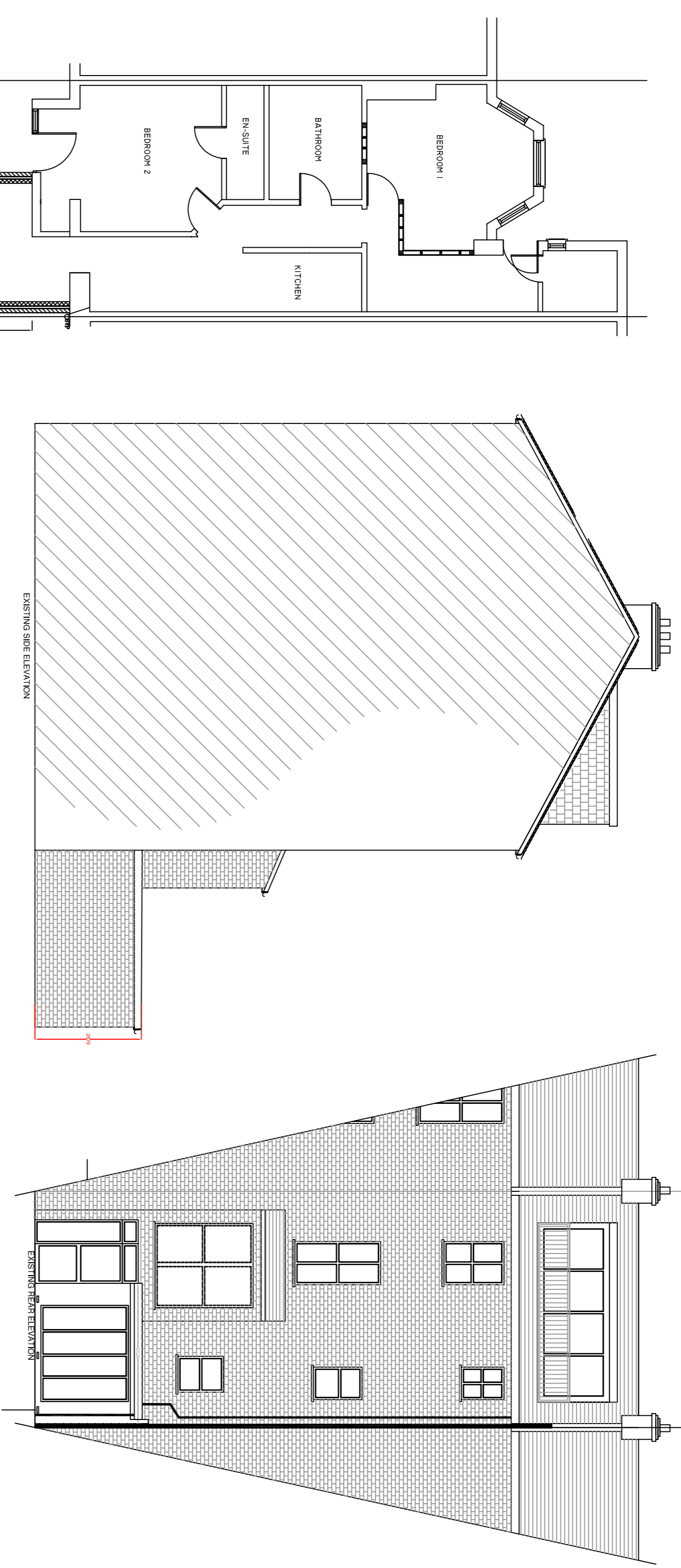
**STAIRCASE:**  
All risers/gauges to be uniform throughout flight. Max 42 degree pitch, min 160mm nosing. Windows to have equal angles on plan and min 50mm clear above nosing. Windows to have equal angles on plan and min 50mm clear below nosing. All doors to be self closing devices. All doors marked SC to be fire doors.

**GLAZING:**  
All glazing to be min 1100mm above nosing line of external cladding. The glazing to be fixed to the structure using stainless steel bolts and nuts. All doors marked FD30 to be half hour fire resistant min 25mm rebate glazed and splayed, all fitted with self closing devices. All doors marked SC to be fire doors.

**SMOKE DETECTORS:**  
To be interconnected, mains operated & located on hallway and all landings.

**LANDINGS:**  
All rooms to have windows with opens 1/20th of floor area with part min 1750mm above floor level. Ayes to have background ventilation of min 8000mm<sup>2</sup> 25mm continuous strip vents @ 400c/c. Trickle vents to open @ 500mm c/c to give min 2000mm<sup>2</sup> vents. All vents to be spaced at 1000mm c/c 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. All work to be completed in accordance with the agreed schedule of work/contract.  
6. Any changes to this drawing must be authorised/controlled by the Architect or Building Control Officer/Planning as applicable.  
7. Party walls/dormers are deemed to be the responsibility of the client unless otherwise stated. All work to be completed under a separate agreement to undertake such matters.



A1 PAPERSIZE

**MR & MRS POLE**  
**37A GOLDHURST TERRACE**  
**LONDON**  
**NW6 3HB**  
**NEW WINDOW TO LOUNGE**

**EXISTING AND PROPOSED**

DATE: 05.09.19 DRAWN BY: LS

SCALE: 1:100

DRAWING NO.: SDC/GO/01/PL REV:

REVISIONS		ISSUED	DATE
Rev	Description		
A	1		
B	2		
C	3		
D	4		

SPACE DESIGN CONSULTANTS.

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