

	A	B	C	D	E	F	G	H	I	J	
1	<p>TIMBER STAIRS: NEW TIMBER STAIRS CONSTRUCTED IN EXISTING STAIR WELL WITH 2M CLEAR HEADROOM TO NEW AND EXISTING STAIR (MAX 42 DEG. PITCH). STAIR TO BE APPROX. 800MM CLEAR WIDTH WITH 15 EQUAL RISERS OF APPROX. 183MM AND MIN. GOING OF 230MM. 50MM MIN. WIDTH TO WINDERS VERTICAL BALUSTRADES AT 100MM CENTRES. HANDRAIL MIN. 900MM HIGH.</p>										1
2	<p>BATHROOM: SANITARY FITTINGS TO HAVE 75MM DEEP SEAL TRAPS AND WASTES WITH RODDING ACCESS AT ALL DIRECTION CHANGES. 33MM DIA W.H.B WASTE 38MM SHOWER WASTE TAKEN TO 100MM DIA S.V.P IN DUCT AND THROUGH ROOF WITH CODE 4 LEAD FLASHING AND TERMINATING MIN 1000MM ABOVE WINDOW HEADS WITH MESH COWELS.</p>										2
3	<p>MECHANICAL EXTRACT FAN TO PROVIDE MIN. 15 LITRES / SEC. EXTRACT RATE TO SHOWER ROOM.</p>										3
4	<p>ROOF LIGHT: NEW ROOF LIGHT SHOULD BE ATLEAST 800mm ABOVE FINISHED FLOOR LEVEL AND SHOULD NOT PROTRUDE MORE THAN 150mm FROM THE FACE OF THE ROOF.</p>										4
5	<p>DOUBLE UP AND BOLT TOGETHER RAFTERS EACH SIDE OF NEW VELUX WINDOWS TO TRIM NEW OPENINGS.</p>										5
6	<p>NEW LOFT FLOOR: NEW FLOOR TO BE 22mm TONGUE AND GROVED FLOORING GRADE CHIPBOARD, MINIMUM MASS PER UNIT AREA 15kg/m² ON FLOOR JOISTS SPANNING BETWEEN MAIN STEEL BEAMS. NEW STRUCTURAL STEEL LOFT FLOOR BEAMS ARE TO BE INSTALLED MINIMUM 25mm ABOVE THE EXISTING CEILING JOISTS TO ALLOW DEFLECTION OF NEW FLOOR BEAMS. DOUBLE UP FLOOR JOISTS UNDER PARTITION WALLS UNLESS NOTED OTHERWISE. USE HEAVY DUTY STEEL HANGERS FOR TIMBER TO TIMBER CONNECTIONS. NEW LOFT FLOOR CONSTRUCTION TO HAVE CHICKEN WIRE NACHED BETWEEN EACH JOIST AND INSULATED WITH 100mm ACOUSTIC QUILT.</p>										6
7	<p>WINDOWS AND GLAZING: WINDOWS TO BE UPVC TO MATCH. ALL GLASS TO BE IN ACCORDANCE WITH BS 6262: 1992 OR ANY SUBSEQUENT REVISIONS.</p>										7
8	<p>ALL GLASS BELOW 800MM TO BE TOUGHENED. SAFETY GLAZING TO BE PROVIDED TO DOORS AND ALL WINDOWS WITHIN 300mm OF A DOOR. CONTRACTOR TO PROVIDE PILKINGTON K GLASS WITH U-VALUE OF 1.6W/M2K AND 16MM CAVITY. REHAUTRITEC EXTRUSION HAVING A U-VALUE OF 1.6 W/M2K.</p>										8
	A	B	C	D	E	F	G	H	I	J	

NEW TIMBER STAIRS:
LOCATION OF NEW STAIRCASE FOR LOFT IS SHOWN INDICATIVE ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK THE EXACT LOCATION AND ARRANGEMENT OF NEW STAIRCASE IN RELATION TO EXISTING SITUATION IN FIRST FLOOR LOBBY. THE ARRANGEMENT OF NEW STAIRCASE TO BE DETERMINED BEFORE INSTALLATION OF NEW STEELS FOR LOFT FLOOR. ANY SIGNIFICANT CHANGE TO BE NOTIFIED IMMEDIATELY.

ALL WINDOWS TO DORMERS TO BE FIXED LIGHT NON OPENABLE TYPE.

PROPOSED LOFT FLOOR PLAN

FIRE PRECUATION WORKS.
DOOR TO SECOND FLOOR BEDROOM TO BE 1/2 HR FIRE RESISTANT WITH 'PERKO' CLOSER.

ALL EXISTING DOORS TO STAIR ENCLOSURE TO BE 1/2 HR FIRE RESISTANT AND FITTED WITH PERKO CLOSERS. ALL EXISTING DOOR FRAMES TO STAIR ENCLOSURE TO BE UPGRADED TO ACCEPT NEW FIRE DOORS.

GROUND, FIRST AND SECOND FLOOR LANDING TO BE FITTED WITH ELECTRICALLY OPERATED SMOKE DETECTORS MANUFACTURED IN ACCORDANCE WITH BS5446. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH BS5839:PART6, LINKED BACK TO FUSE BOARD AND TOGETHER (OPTICAL TYPE) AND PROVIDED WITH BATTERY BACKUP.

ALL STEEL BEAMS TO BE PAINTED WITH INTUMESCENT PAINT GIVING MIN. 1/2 HR FIRE RESISTANCE.

ALL STEEL TO BE IN ACCORDANCE TO BS 5950. ALL STEEL TO BE PAINTED WITH 2 COATS OF ZINC RICH PRIMER BEFORE ERECTION.

ALL STRUCTURAL WOOD TO BE OF SPECIFIED GRADE, NOTCHES AND HOLES IN STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH BRITISH STANDARDS.

THE WALLS AND FLOOR FORMING INTERNAL STAIR ENCLOSURE TO HAVE DOUBLE PLASTER BOARD TO PROVIDE NOT LESS THAN 30 MIN FIRE RESISTANCE.

INTERNAL LOFT WALLS:
INTERNAL WALLS TO BE CONSTRUCTED IN 100x50mm STUDS @ 400c/s WITH SIMILAR HEAD / SOLE PLATES AND NOGGINS. VOIDS TO BE FILLED WITH 100mm FIBREGLASS INSULATION & 12.5mm PLASTERBOARD & SKIM SET TO BOTH SIDES.

PROVIDE 100mm CELOTEX TO STUD WALL AROUND ROOF VOID.

WALLS AROUND STAIRCASE TO BE HALF HOUR FIRE RESISTING WITH 12.5mm PLASTERBOARD & SKIM SET EACH SIDE OF STUD WALL. STAIRCASE SOFFIT TO BE LINED WITH TWO LAYERS OF 12.5mm GYPROC FIRELINE BOARD.

SMOKE DETECTORS:
GROUND, FIRST AND SECOND FLOOR LANDING TO BE FITTED WITH ELECTRICALLY OPERATED SMOKE DETECTORS MANUFACTURED IN ACCORDANCE WITH BS5446. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH BS5839:PART6, LINKED BACK TO FUSE BOARD AND TOGETHER (OPTICAL TYPE) AND PROVIDED WITH BATTERY BACKUP.

INSULATION TO PARTY WALLS:
PARTY WALLS TO ACHIEVE A 'U' VALUE 0.3w/m2k. INSTALL 67.5mm KINGSPAN KOOLTHERM K18 AND 5mm PLASTER TO COMPLY.
OR
PROVIDE 50mm CELOTEX DIRECT TO BRICK/BLOCK WORK WITH 12.5mm PLASTERBOARD ON 25x50mm BATTENS.

LIGHTING:
THE INTERNAL LIGHTING SCHEME IS TO INCLUDE AT LEAST 1/3RD ENERGY EFFICIENT FITTINGS THAT ONLY ACCEPT LAMPS WITH A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT, e.g. FLOURESCENT TUBES AND COMPACT FLOURESCENT LAMPS.
ALL TO COMPLY WITH PART L1 CLAUSES 1.54 & 1.56.

PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTE:
DIMENSIONS: ALL DIMENSIONS TO BE CHECKED ON SITE. CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS A REPORT ANY DISCREPANCIES.

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CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS. MAKING WORKSHOP DRAWINGS OR OBTAINING ANY MATERIALS.

NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY. THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. NO CHECK DIMENSIONS HAVE BEEN TAKEN, ALL DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

PERMITTED DEVELOPMENT:
AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1999 SCHEDULE 2, PART 1, CLASS A.

IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFULNESS FOR A FORMAL CONFIRMATION.

ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND
SD = SMOKE DETECTOR WITH SOUNDER
ED = EMERGENCY LIGHTING TO BS5266: Part 1 1988
HD = HEAT DETECTOR
FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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PROJECT
42 KESWICK GARDENS
RUISLIP
HA4 7XN

DWG TITLE
BUILDING REGULATIONS

CLIENT
MRS. TRACEY GARNHAM

DWG NO.
LIVARCH/42KG/802

SCALE
1:100

DATE
25 AUG

ISSUE
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