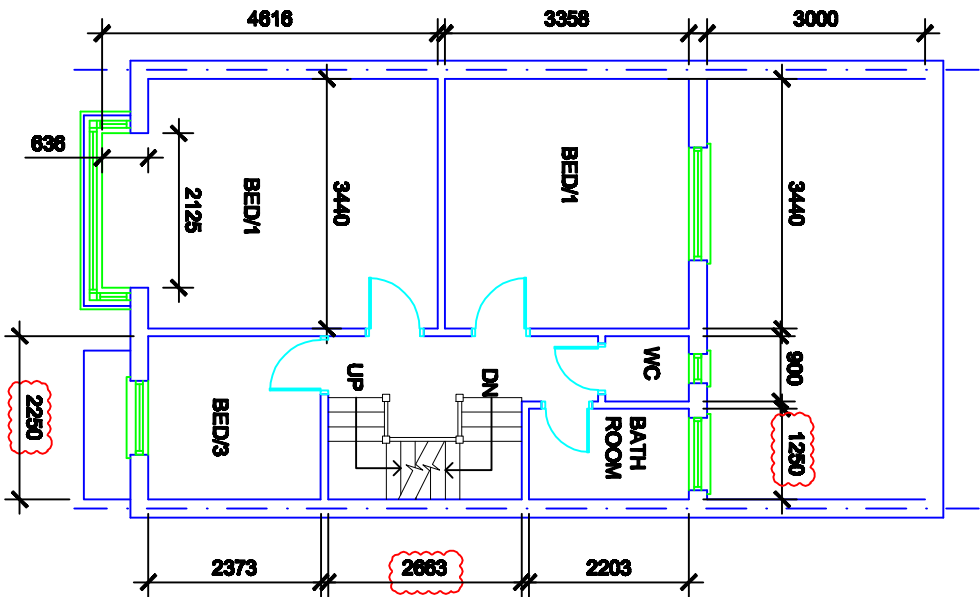
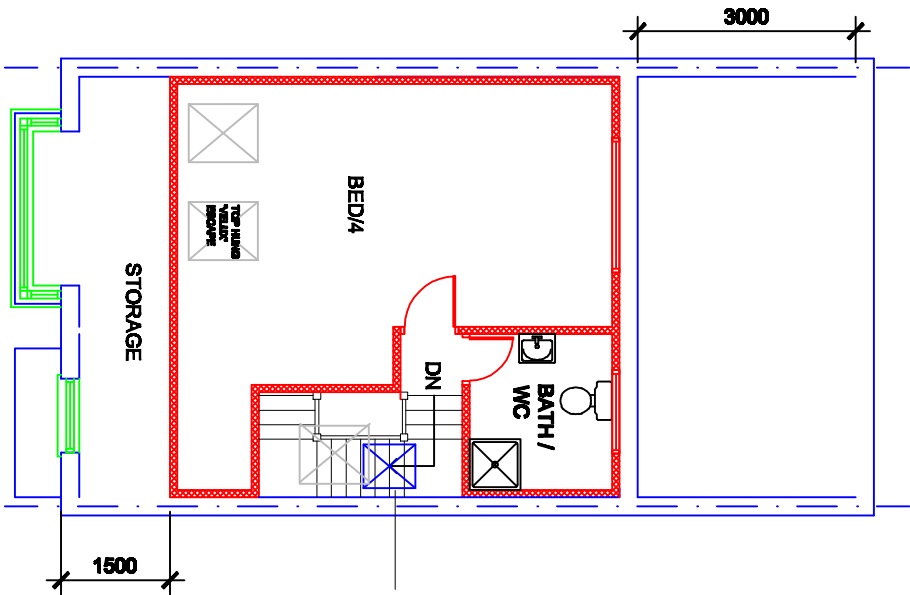




PROPOSED FIRST FLOOR PLAN



stairs to be equal risers of between 155 and 220mm with 245 -260mm treads subject to a maximum 42 deg. pitch on centre line. this is to be adjusted to fit the storey height. Stairs to be 800 wide to hand rail. maintain 2000 minimum headroom above pitch line. provide 900 high hand rails with 100 max vertical gaps under
(All to be confirmed with BC Officer)

NOTES

1. New steelwork to be coated with intumescent paint for half hour fire protection
2. Doors marked thus * to be half hour fire check, self closing doors with 35x50mm door stops fixed with screws and glued to door frame. FD 30 doors
3. ventilation to comply with building regs. A minimum of 1/20 th of the floor area to be provided.
4. Windows to be double glazed with Pilkington K glass and 16mm air gap. Use low 'E' glass. Operable area of the to comply with 1/20th floor area of the floor. Areas 850x500 to comply with 'means of escape'.
5. Safety glass to be provided to glazed doors and surrounds in critical locations - all to comply with Building Regulations.
6. UPVC fascia with a minimum of 25mm air gap, to vent the roof void.
7. Code 4leaddo all flashings and abutments.
8. Energy efficient light fittings to be used in all new works and all electrical works must comply with B Regs Part P British Standard. Local Authority to be provided with all the certificates.

Revisions

All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to THE SURVEYOR.
DO NOT SCALE off this drawing, use written dimensions only.

Project
**PROPOSED LOFT
CONVERSION AT NO.
35 BERWICK AV
HAYES, MIDDLESEX
UB4 0NG**

Drawing

**PROPOSED FIRST FLOOR
& LOFT PLAN**

Number	Revisions			
2021/JS/04A				

Date	Scale
MAY. 2021	1:100 @A3

Client
MR. JASPAL SINGH SANDHU