

BUILDER TO ENSURE THERE ARE NO THERMAL BRIDGES OF GAPS  
IN THE INSULATION LAYERS

CONTRACTOR MUST BUILD IN ACCORDANCE WITH THE DRAWINGS AND  
SPECIFICATIONS ANY DEVIATION FROM THE DRAWINGS MUST BE  
APPROVED BY THE ARCHITECT, ENGINEER AND THE BUILDING INSPECTOR  
WHERE RELEVANT

ALL DOORS TO HABITABLE ROOMS NOT TO CONTAIN ANY GLASS

FIRST FLOOR LANDING TO BE OVER LAID WITH 6MM HARD BOARD

HEADROOM OVER THE EXISTING STAIRS TO BE 2.0M

EXISTING GROUND AND FIRST FLOOR CEILINGS TO BE CONFIRMED TO  
BE 12.5MM PLASTER BOARD AND SKIM

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DO NOT SCALE FROM THIS DRAWING. CONTRACTOR MUST CONFIRM SITE  
DIMENSIONS BEFORE COMMENCEMENT OF WORK.  
THIS DRAWING OR DESIGN IS THE COPYRIGHT AND MAY NOT BE  
REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER.  
CONTRACTOR RESPONSIBLE FOR CORRECT SETTING OUT ON SITE. ANY  
DISCREPANCIES TO BE NOTED TO THE DESIGNER IMMEDIATELY.

MARKED	REVISION	DATE
A		

HOT WATER SYSTEM USING UNVENTED SYSTEM TO BE  
INSTALLED BY PERSON HOLDING CURRENT REGISTERED  
OPERATIVE IDENTINTY CARD

THESE DRAIWINGS AND CALCULATIONS ARE PREPARED TO  
GAIN BUILDING REGULATION AND PLANNING PERMISSION

NEW TIMBER STAIRS TO LOFT:  
WIDTH 750MM MINIMUM  
RISER 190MM MAXIMUM  
GOING 220MM MINIMUM  
PITCH 42 DEGREES  
HEADROOM 2.0M VERTICAL ABOVE PITCH LINE  
HANDRAIL 900MM HEIGHT  
RAILS 100MM C/C  
HANDRAIL TO TERMINATE IN SCROLL  
TAPERED TREADS TO BE MINIMUM 50MM GOING  
HANDRAIL TO BE CONTINUOUS INCLUDING TO TAPERED TREADS

TAPERED TREADS TO HAVE EQUAL GOINGS AT THEIR CENTRES  
AND NOT TO BE LESS THAN THE GOING OF THE PARALLEL  
TREADS

EXISTING STAIR SOFFIT TO ACHIEVE ONE HALF HOUR FIRE  
PROTECTION - 12.5MM PLASTERBOARD AND SKIM

ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED,  
INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH  
THE REQUIREMENTS OF BS 7671, THE IEE 18TH EDITION  
WIRING GUIDANCE AND BUILDING REGULATION PART P  
(ELECTRIC SAFETY) ON COMPLETION OF THE WORKS A COPY  
OF THE INSTALLERS ELECTRICAL INSTALLATION TEST  
CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED  
TO THE CLIENT AND THE LOCAL AUTHORITY PRIOR TO  
COVERING OF ALL WIRING/CABLES THE APPLICANT IS TO  
ENSURE THAT THE INSTALLATION IS INSPECTED BY A  
COMPETENT PERSON AND ON COMPLETION OF THE WORKS;  
IN ADDITION TO THE INSTALLATION CERTIFICATE AN  
ADDITIONAL TEST COMPETENT PERSONS ELECTRICAL  
INSTALLATION TEST CERTIFICATE COMPLIANT WITH  
BS 7671 IS TO BE PROVIDED TO THE CLIENT AND LOCAL  
AUTHORITY

PROVIDE 10MM GAP TO WC DOOR FOR AIR INTAKE

EXISTING DOORS CHANGED TO HALF HOUR FIRE DOORS FD30  
-AT FIRST FLOOR LEVEL THAT OPEN ONTO STAIRS  
INCLUDING BATH AND W.C.

NEW STUD PARTITION ON DOUBLE JOISTS 50X100 STUDS AT  
400C/C, INFILL VOIDS WITH 100 MINERAL WOOL DENSITY  
15KG/M3 12.5MM PLASTER BOARD AND SKIM

FIRST FLOOR PLAN



CHECKED:	DATE: NOV 2023
DRAWN:	SCALE: 1:50
DRAWING NUMBER:	L2

DRAWING TITLE:  
PROPOSED FIRST  
FLOOR PLAN

PROJECT:  
47 TUDOR ROAD  
HAYES  
UB3 2QD