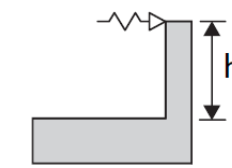


Protection From Falling - Dwellings (Minimum Heights)

Single family dwellings

Stairs, landings, ramps, edges of internal floors
External balconies, including Juliette balconies and edges of roof

900mm for all elements
1100mm



Builder to fully tile floor & walls to the Bathroom as agreed with client as detailed in quotation.

Maintain balustrading around the existing stairwell.

In the front roof slope over the bedroom fit 2No 'Velux' rooflight, Ref NoGPU MK06 painted white, and fitted in accordance with the manufacturers details. Double 150x50 c24 rafters are to be fitted either side.

Headroom on landing to be min 1.900m measured from the centreline of the staircase in accordance with Approved Document K.

Provide access panels to the roof void to enable future maintenance

1No new Flat Roof Velux CVP 080080 rooflights and fit accordance with the manufacturers installation instructions.

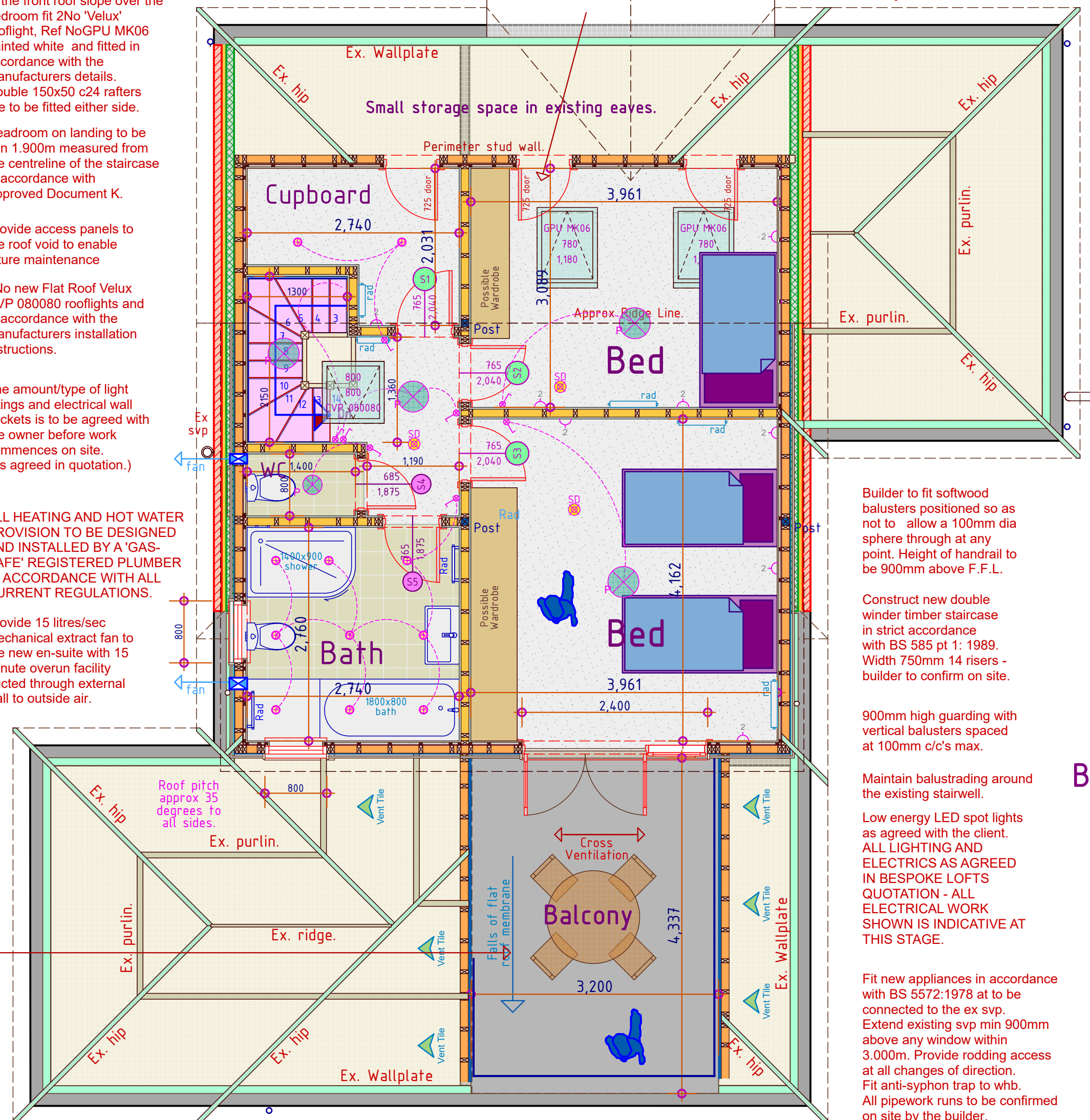
The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation.)

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

Provide 15 litres/sec mechanical extract fan to the new en-suite with 15 minute overrun facility ducted through external wall to outside air.

ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

Builder to construct the new stairs with 14 risers as determined on site with stair manufacturer and client to fit in the existing proposed volume/space the most satisfactory.



Proposed 2nd Floor Layout

1:50

1

Typical Skirting Board and Architrave

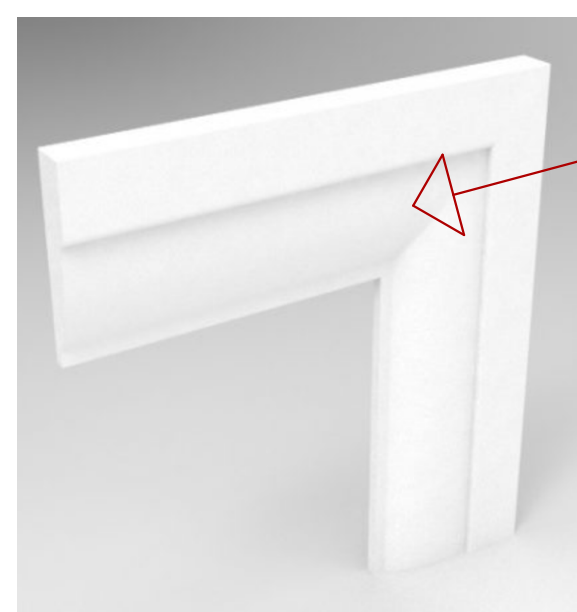
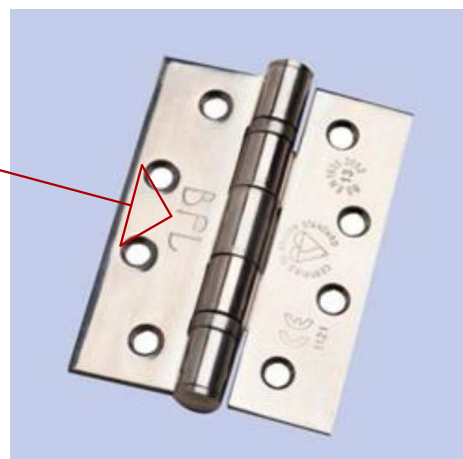
New internal door handles.



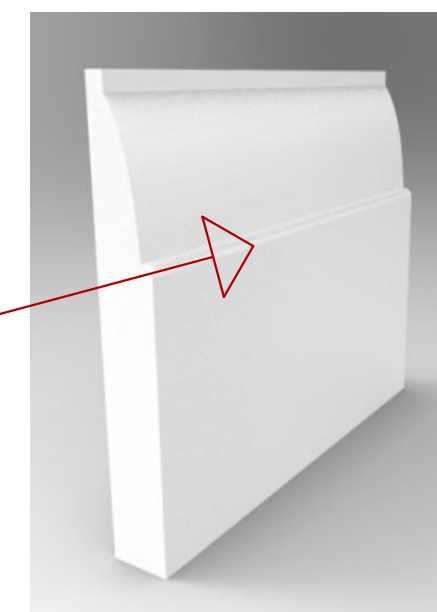
Brushed Stainless Steel Handles and bathroom locks all to be as agreed with the client.

Typical Hinge.

100mm Brushed Stainless Steel Ball Bearing Hinges. 3 Per Door.



Typical 69 mm Wide 'Ovolo' Architrave Or As Agreed With Client.



Typical 150 mm Deep 'Ovolo' Skirting Board Or As Agreed With Client.

Bathroom/En-Suite/WC Locking mechanism.

Brushed Stainless Steel thumbturn and release, one set per bathroom door.



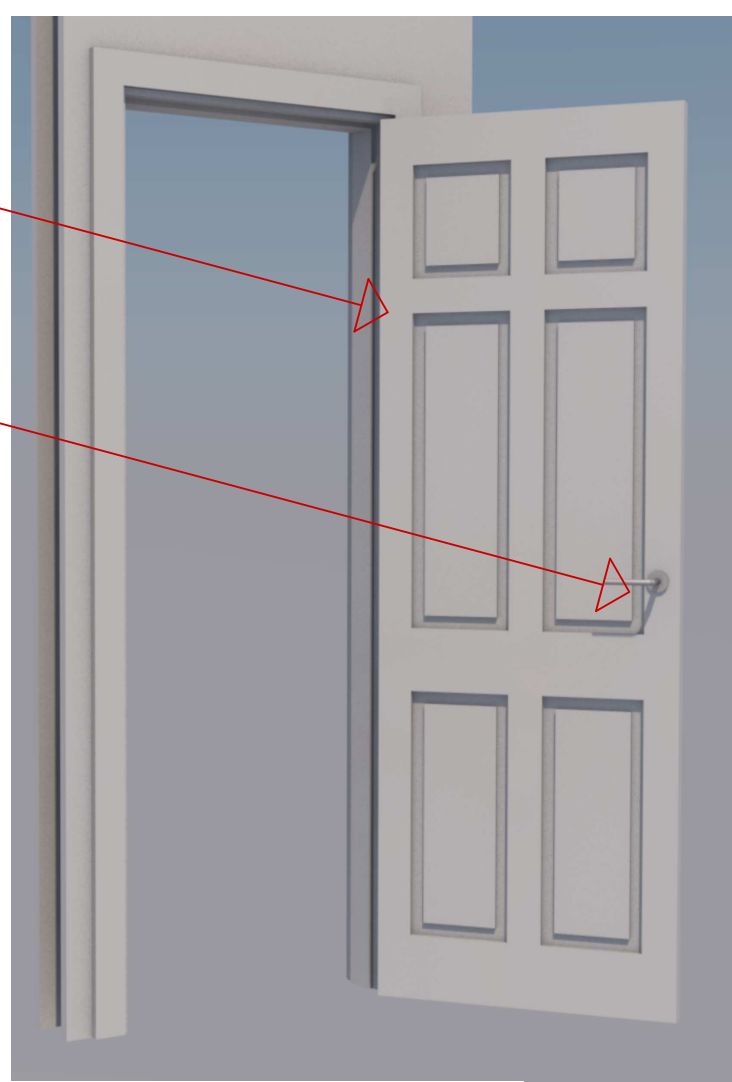
Typical Internal Door Detail

All new doors in the dwelling are to be 6 panel min 35mm thick solid doors as agreed with the client. Builder to allow for £100 for unit cost of door before cost of hanging and furniture etc....

Agree type of door handle with the client prior to order, assume handle to match the existing used in the dwelling unless client instructs otherwise.

Each door to be hung with 3No 100mm ball bearing brushed steel hinges.

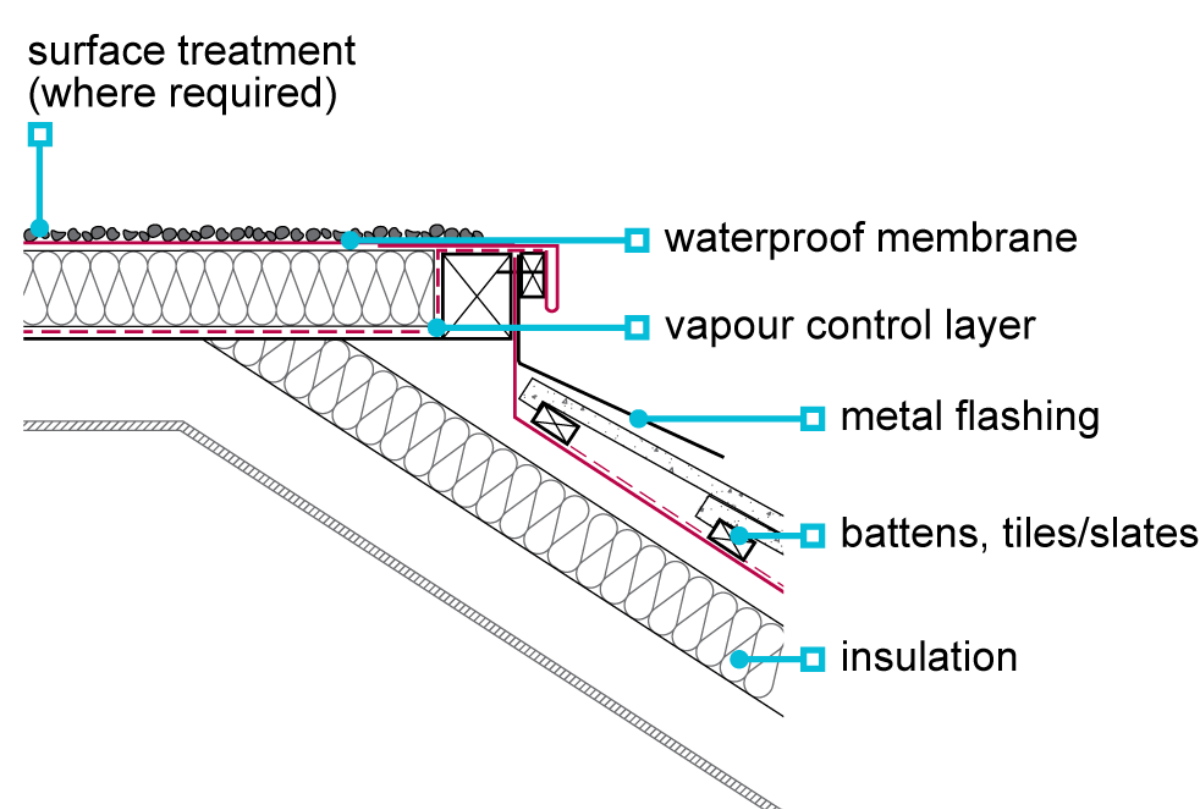
All Skirting boards are to be softwood 150mm deep x 20mm wide. Confirm type with owner prior to final quotation. All skirting boards and architraves are to match the existing at 1st floor level and be agreed with the client.



Framed Glass Balustrading by specialist manufacturer/supplier.



Junction Detail between flat roof and pitched roof.



Typical Sockets/Switches.



MK LOGIC PLUS WHITE LIGHT SWITCHES AND SOCKET AS AGREED WITH THE CLIENT.



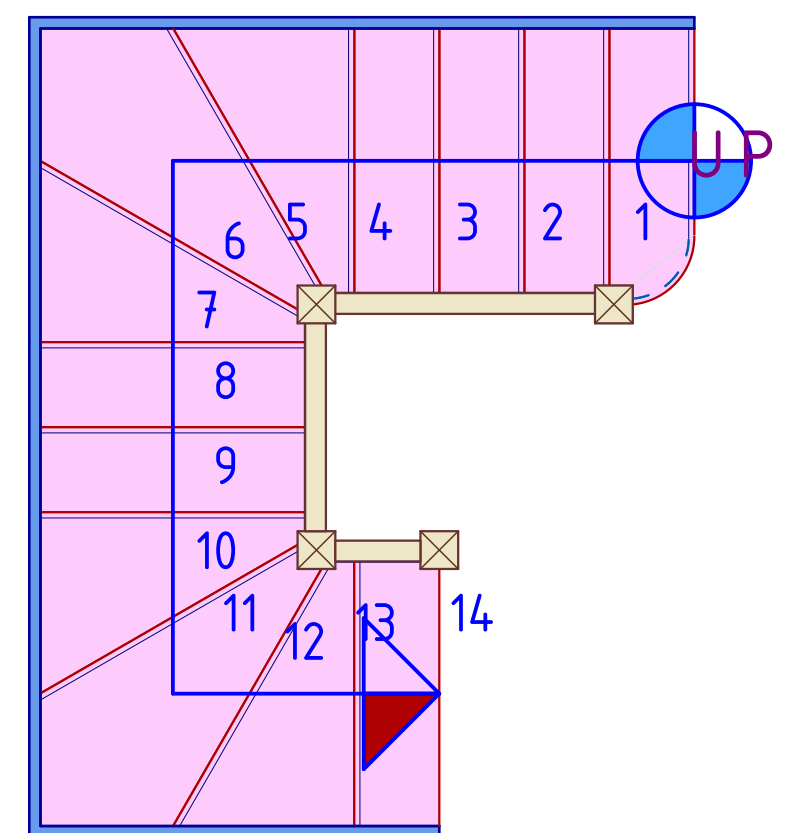
Typical Bathroom Fan



Achieved Extractor Fan World Five Star Rating Most powerful 4 inch axial fan available - 97m3/hr Quietest bathroom fan on the market - 25db(A) IPX5 waterproof rated - install in any bathroom zone 7.5w - Less energy than any equivalent axial fan Integral back draught shutters

STAIRS

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.



Stair Plan

1:20

2