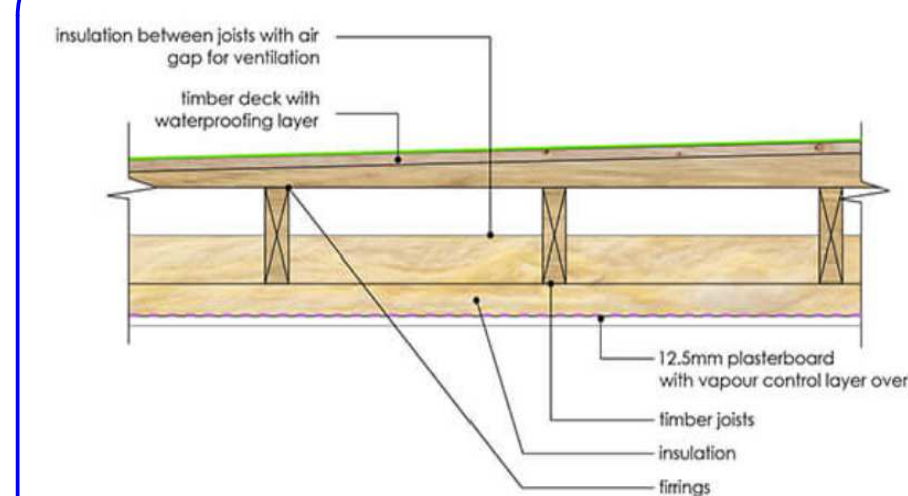
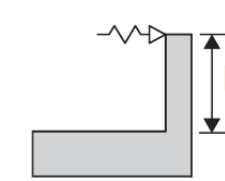


## Protection From Falling - Dwellings (Minimum Heights)

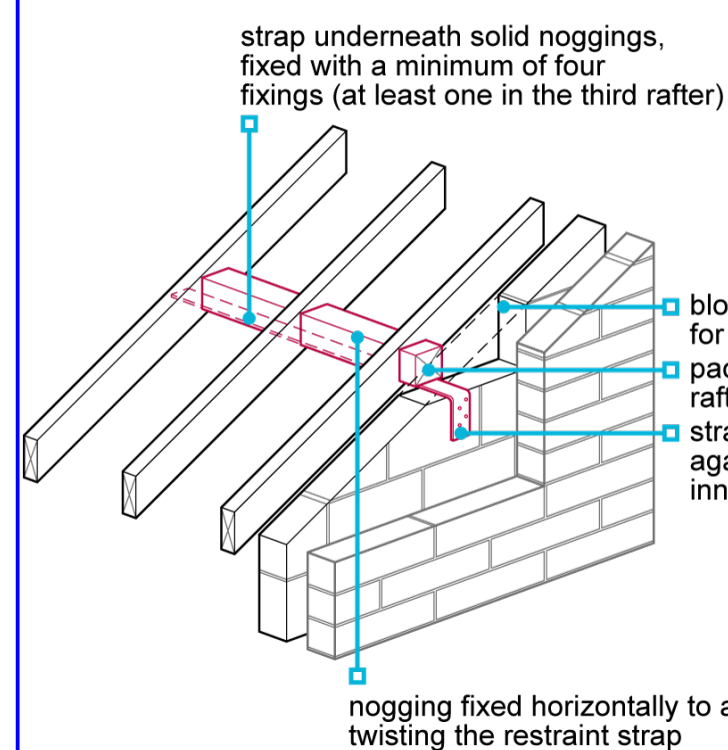
Single family dwellings

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

900mm for all elements  
1100mm



Cold Roof - Typical section.



Lateral Strapping - Typical Detail

Builder to fit softwood balusters positioned so as not to allow a 100mm dia sphere through at any point. Height of handrail to be 900mm above F.F.L.

Construct new double winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 750mm 14 risers - builder to confirm on site.

900mm high guarding with vertical balusters spaced at 100mm c/c's max. Maintain balustrading around the existing stairwell.

Flat Roof finish to be 15mm promenade tiles as agreed with the client bedded/laid on 25mm thick mastic asphalt roof finish on 25mm marine plywood decking on 50mm wide 160 tilt fillets at 400mm centres on 50x50 c16 cross battens at 400mm centres on 150x75 c24 floor joists spaced at max 400mm centres. 100mm celotex XR4000 fitted between joists maintaining min clear 50mm vent space above. Existing roof insulation to remain beneath the joists. Provide 6No roof vent tiles for cross ventilation to either side of the roof construction. Min 75mm step-up from promenade tiles to the cill of the 'French' doors.

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

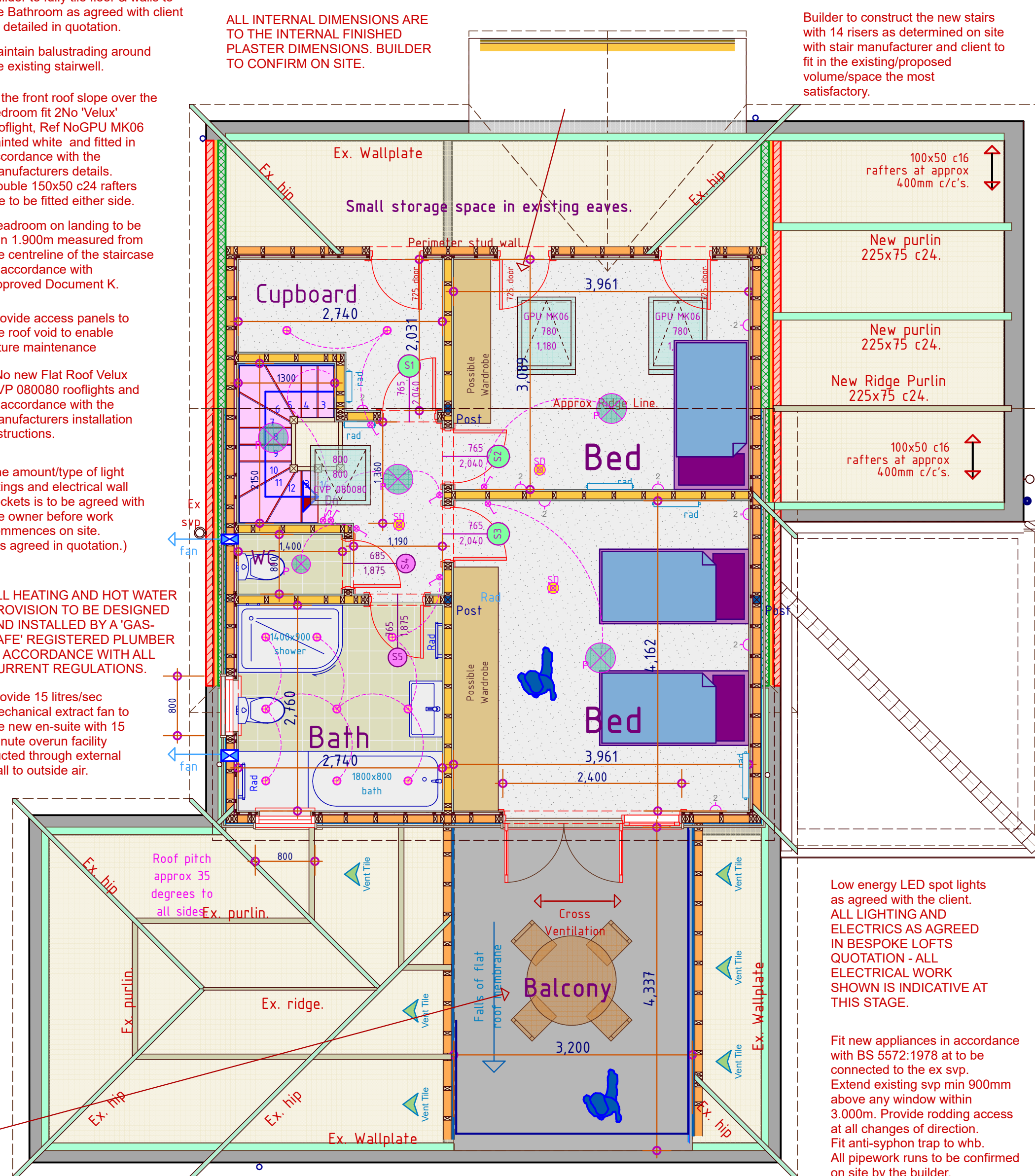
1No new Flat Roof Velux CVP 080080 rooflights and fit accordance with the manufacturers installation instructions.

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.

Low energy LED spot lights as agreed with the client. ALL LIGHTING AND ELECTRICS AS AGREED IN BESPOKE LOFTS QUOTATION - ALL ELECTRICAL WORK SHOWN IS INDICATIVE AT THIS STAGE.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide rodding access at all changes of direction. Fit anti-siphon trap to whb. All pipework runs to be confirmed on site by the builder.

GLASS BALUSTRADING  
All balcony balustrades to be min 1.1m in height. Balustrades to be in toughened glass in accordance with Part N of the Building Regulations and designed to resist the horizontal force given in BS 6399: Part 1:1996. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

1 Proposed 2nd Floor Layout 1:50

## Typical Sockets/ Switches.



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



Typical Bathroom Fan



ST100PC Silent Tornado Hi-Power Bathroom Fan OR, similar as agreed with the client.

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

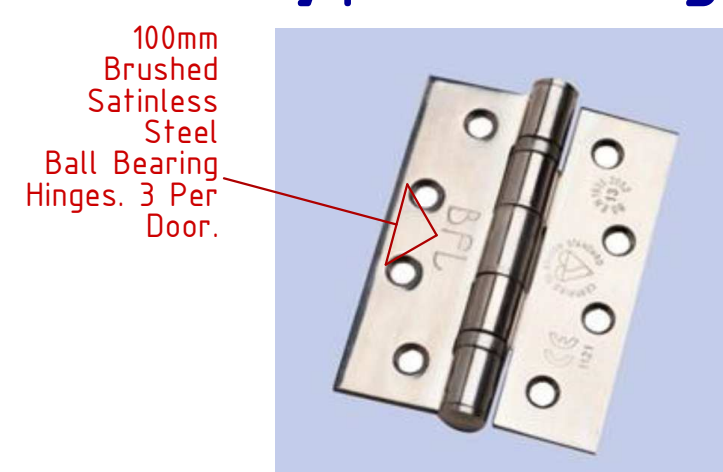
Revision C  
09/03/2023

## New internal door handles.



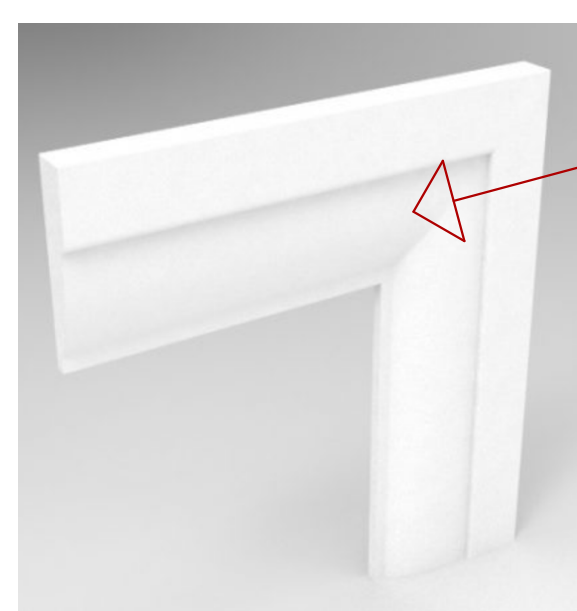
Brushed Stainless Steel Handles and bathroom locks all to be as agreed with the client.

## Typical Hinge.



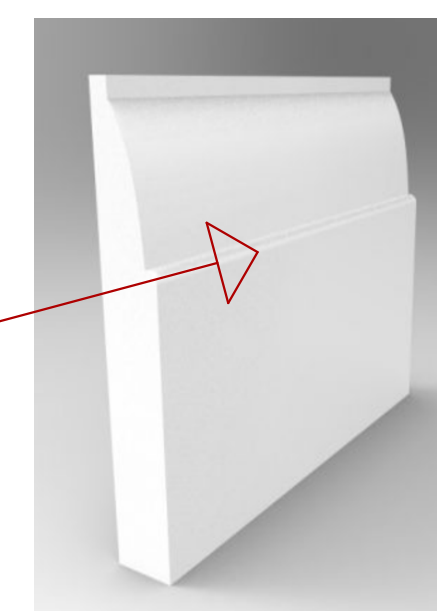
100mm Brushed Satinless Steel Ball Bearing Hinges. 3 Per Door.

## Typical Skirting Board and Architrave



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

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

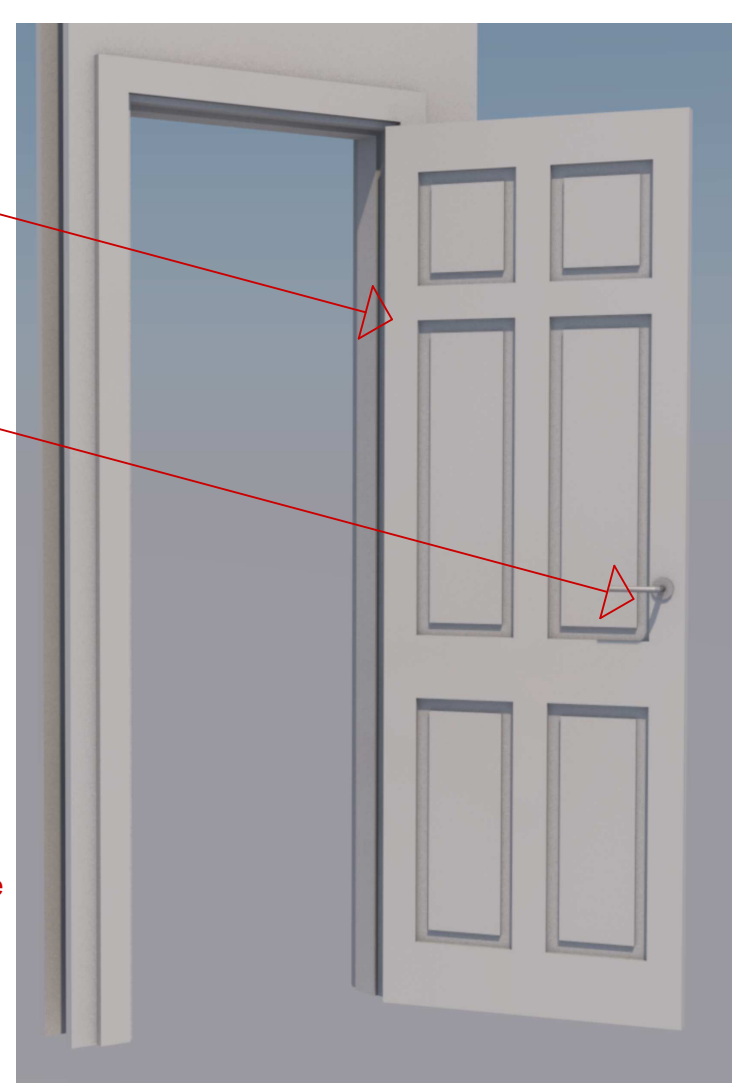


## Bathroom/En-Suite/WC Locking mechanism.

Brushed Satinless 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.

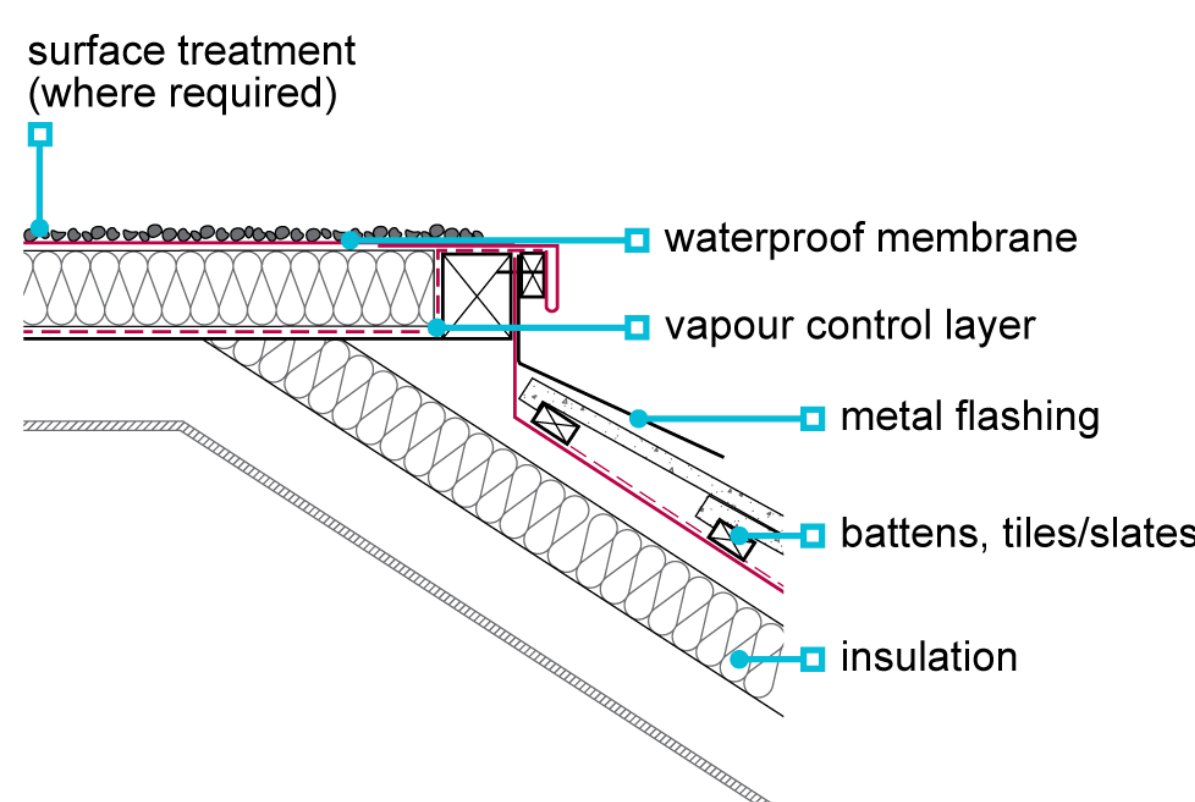
Each door to be hung with 3No 100mm ball bearing brushed steel hinges.

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.

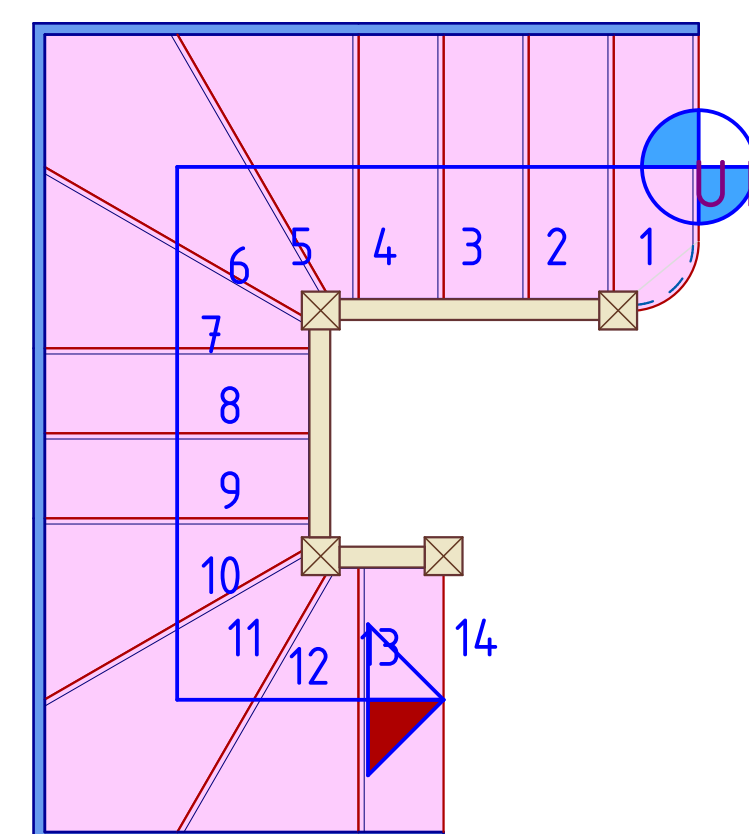
## Framed Glass Balustrading by specialist manufacturer/supplier.



## Junction Detail between flat roof and pitched roof.



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 20m 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.



2 Stair Plan 1:20