

NOTE:
PLEASE DO NOT SCALE FROM THIS DRG.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES
ON SITE BEFORE COMMENCEMENT

NOTE:
Materials to match existing.
These notes do not comprise a full specification.
They are for general guidance only and their primary
function is to assist local authority officers in
determining Building Regulation Compliance.
All dimensions must be checked on site prior
to works starting.
Do not scale.
All works must be carried out in accordance with
current Building Regulations, Codes of Practice
and Planning Officers requirements.
All materials must comply with current British
Standards in situations used.

STAIRCASES:
GF to FF 1200mm approx clear width. 13 N° 218.85mm approx.
risers and 245mm goings. (check on site).
FF to SF 900mm approx clear width. 12 N° 204.17mm approx.
risers and 245mm goings. (check on site).
Garage to games room 900mm approx clear width. 13 N° 215.77mm
approx. risers and 245mm goings. (check on site).
Maximum pitch 42 degrees. Handrail 900mm above pitch line
and landing. Tapered treads to be 50mm minimum width,
100mm newal post. 2000mm headroom to be maintained
to staircase. Staircase to be bolted to load bearing
walls using M12 bolts at 300mm centres. Maintain clear
landings to top and bottom of stairs. Staircase to be
fully protected to underside with 12.5mm plasterboard
and skim to give 30 minutes fire resistance.

WINDOWS:
As per plan. Provide white UPVC framed
windows to match existing in style and design;
with 16mm argon filled air gap and a soft
low - E coating double glazed units with 8000mm²
free air trickle vents for background ventilation.
Provide escape windows, minimum clear opening
750mm high x 450mm wide to family room,
lounges, bedrooms and study.
Maintain minimum 1200mm opener to habitable
room windows. All glazing to be
 Pilkington 'K' glass to Part N of the Building
 Regulations. Maintain U value not exceeding 1.8 W/m² K.
 Use Catric, I.G. or similar approved insitu to openings.

VELUX:
Velux's 1140 x 1178mm and 550 x 978mm
fitted at minimum 15° angle.
Double up rafters to side of opening and fit to
manufacturers requirements.

FINISHES:
9.5mm plasterboard and skim finish to walls.
12.5mm plasterboard and skim finish to ceilings.
Provide fire line plasterboard to ceiling
over garage.
All board joints to be staggered and scrimmed.
Skirtings and architraves to match existing.
Floor finish to clients own choice.

Include generally for making good all surfaces inside
and out including decorative finishes.

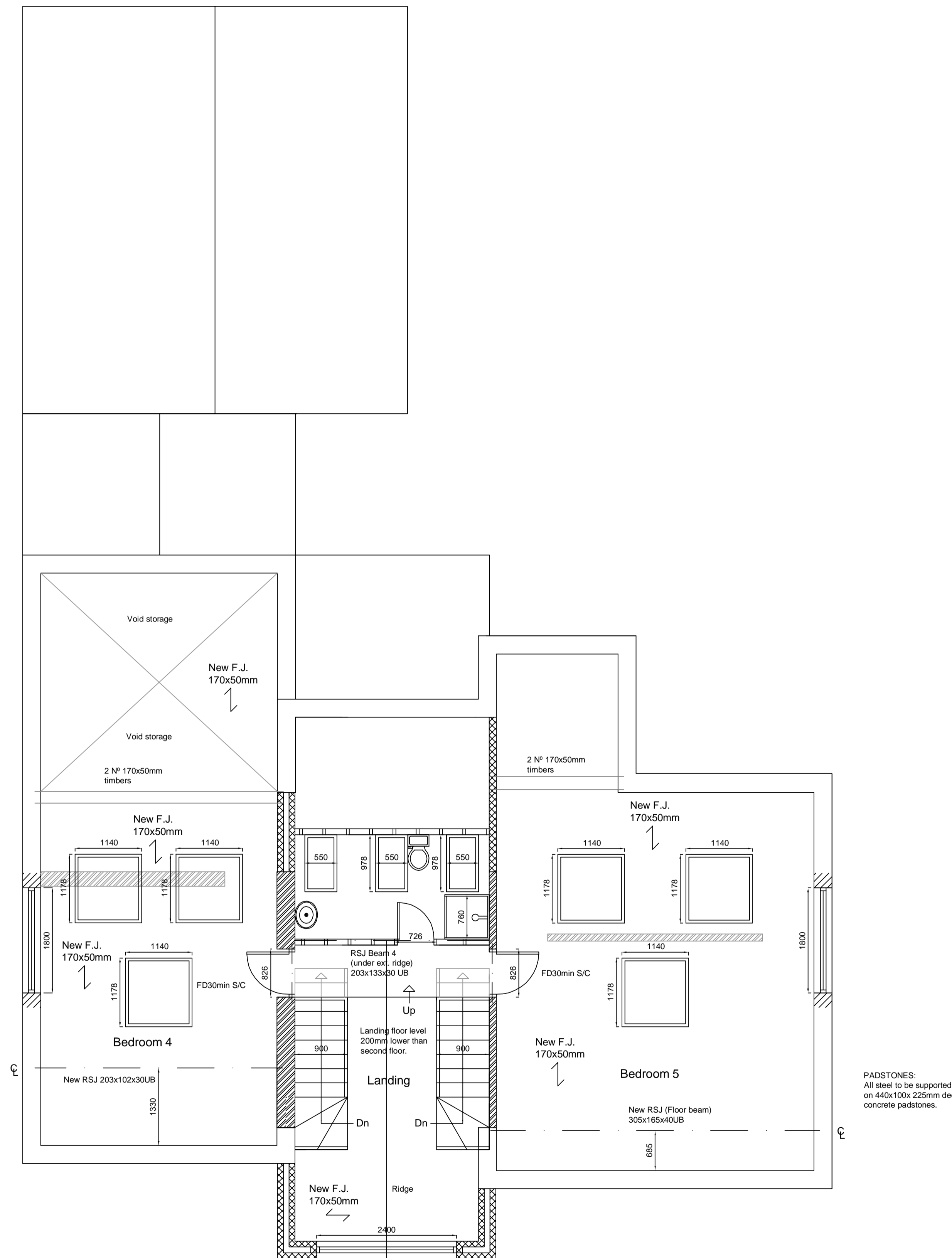
All decorative finishes to be agreed
with owner for pricing purposes.

DOORS:
Internal doors to clients own choice of style and design.
Provide 30 minute self - closing fire doors from garage to rear
lobby and to bedrooms 4 and 5.
All glazing to doors and sidelights below 1500mm from
internal floor level to be toughened or laminated safety glass.

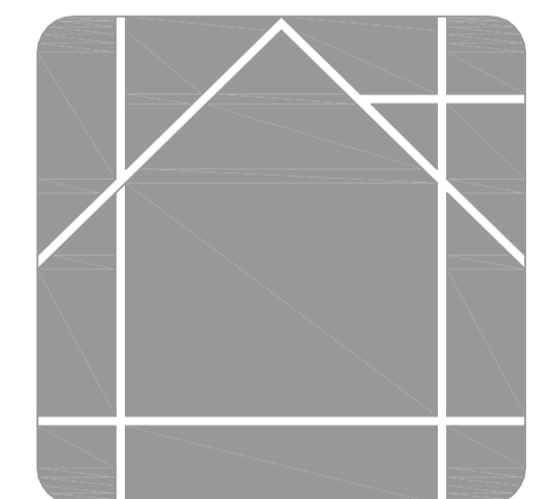
ELECTRICS:
Client to liaise with current supplier for relocation of
mains supply to external wall mounted box.
Design, supply and install new electrical layout
to additional areas. Positions of switches, sockets
and light fittings to Part M Diagram 29 of building regulations.
All electrical work required to meet the requirements
of Part P (electrical safety) of the building regulations.
This work must be designed, installed, inspected and
tested by a person competent to do so. The local
authority should be satisfied that Part P of the
building regulations has been met and the installer may be
required to submit a installation certificate to BS 7671.
Provide mechanical extractor fans to kitchen (60 litres / sec),
utility (30 litres / sec) and bathroom / WC / en-suite (15 litres / sec)
all ducted directly to external air.
Provide low energy light fittings to new bedrooms.
Provide heat detector to kitchen area.
Supply and install mains operated, self maintained,
interconnected smoke detection; (with battery back up)
1 no. per storey.

HEATING:
Client to liaise with current supplier for relocation of
mains supply to external wall mounted box.
Provide and install new condensing boiler, heating,
and hot / cold water system.
All work to be discussed with client before commencement,
including all new radiators and fittings. Provide
thermostatic radiator valves to all new radiators. All work
to be carried out by a CORGI approved installer.
All work to comply with Part J of the Building Regulations.
(Contractor to submit detailed specification of recommended
system for proposed dwelling).

PLUMBING:
WC's to have 100mm dia waste.
Basins to have 32mm dia. waste and 75mm deep seal
anti-vac trap. Showers to have 38mm diameter outlets.
Kitchen sink to have 42mm waste. All to be connected
to new soil stacks. All traps and seals to appropriate
British Standards.
Fittings to bathroom / en suite / WC to clients own
choice of style and design.



LOFT FLOOR PLAN



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EXTENT OF PROJECT:
**PROPOSED EXTENSION AND
REDEVELOPMENT OF DWELLING**

CLIENT DETAILS
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DRAWING TITLE:
PROPOSED LOFT FLOOR PLANS

PAPER SIZE	SCALE	DATE	REV
A1	1:50	01/04/07	