

ATTIC FLOOR PLAN
as proposed
scale 1:50@A3

GENERAL NOTES

1. ALL NOTES TO COMPLY WITH BUILDING REGULATIONS AND TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTISE.
2. CONTRACTOR IS TO USE ONLY THE STAMPED APPROVED BUILDING REGULATION DRAWING FOR SITE CONSTRUCTION.
4. ROOF TO BE VENTILATED IN ACCORDANCE WITH BS 5250, GAPS AT FASCIAS, GLYDVALE OR REDVENT.
5. CONTRACTOR TO REMOVE ALL DEBRIS FROM SITE DURING PROGRESS OF WORK AND LEAVE FREE FROM DEBRIS AND TIDY ON COMPLETION.
6. INTERNAL GLAZING AND DOORS TO BE FITTED WITH 'STIKPOLYTE' SAFETY GLASS TO BS 6216 GLASS B OBSCURE OR PIPKILTONS ARMOUR PLATE AS REQUIRED.
IF TOUGHENED GLASS IS USED , THEN A CERTIFICATE OF PROOF IS REQUIRED.
8. A CERTIFICATE OF PROOF WILL BE REQUIRED FROM THE CONTRACTOR OF COMPLIANCE WITH RELEVANT CODES OF PRACTISE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR SETTING OUT THE WORK. ALL DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE.

FABRICATED HANDRAIL

New handrail to be fabricated balustrade system
face fixed to studwork as manufacturers
instructions
Barrier Lateral Load Calculations
Load Calcs to be submitted to Local BC
for approval before manufacture.
Calc by Others to BS EN-1991 1-1 & PD 6688 1-
1
Barrier to meet Part K of Approved Docs.

Provide and fit 1810x2100mm upvc double glazed doors with 100mm deep timber lintol over. Optimum safety glazing

Supalux boarding to be provided over plywood to external face of dormers on boundary for 30 minutes fire resistance

Provide and fit 1110x480mm
upvc double glazed window with
100mm deep timber lintol over.
Optimum obs glazing

Smoke detector powered from mains
and linked to smoke detector on first
floor with battery backup.
To comply with BS 5446

WC
WC suite to clients choice.
32mm trapped waste to whb ,
100mm dia soil drain to WC.
Mechanical extract vent to be reused to be
capable of extracting at minimum 15 litres per
second with 15 minute over-run.

Line party wall with 50mm batt insulation with plasterboard and skim finish.

Supalux boarding to be provided over plywood to external face of dormers on boundary for 30 minutes fire resistance

BANNISTER

New handrail to be fixed to new 75x75mm sw
newel posted in turn fixed to trimmer joists.
Spindels to be max 100mm C/C.
Handrail, skirtings and spindles to be
to clients choice.

PRIVATE STAIR CONSTRUCTION

Total rise of new stair 2540mm
(check on site before manufacture)
total number of rises 15
Nosing 18mm
800mm wide staircase
220 mm tread, 150 mm riser
String thickness 38mm
Tread thickness 32mm
Fix handrail 1000mm above pitchline

Stair to be to building regulations
part k2.
Contractor to check dimensions
on site before construction of stairs.
handrail, skirtings and spindles to be
to clients choice.

Trim round new stair well and landings in double joist sizes to match existing floor construction.

Line party wall with 50mm batt
— insulation with plasterboard and
skim finish.

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Barrier to meet Part K of Approved Docs.
Provide and fit 1810x2100mm upvc double
glazed doors with 100m deep timber lintol over.
Optimum safety glazing

SUBJECT TO OBTAINING A FULL CONSENT
PROVISIONAL COPY
&
BUILDING REGULATIONS
Use only stamped drawings

Commencement on site before Planning & full Building Regulation approval at own risk

B	Planning Ammendments	20_6_22
A	Building Regs Ammendments	9 6 22

project

Proposed Rear Dormer
Extension
at
2 Dove Street, Rochdale.
OL11 4EG

client
Mr and Mrs J Bell

drawing ATTIC FLOOR as proposed	date	March:2022
	drawing	8
	scale as indicated @ A3	
status Lawful Consent Submission	B	rev.

Drawing
Structu
Report