



PROPOSED SECOND FLOOR PLAN

- KEY:**
1. Mains operated & interlinked smoke detector.
 2. Heat detector.
 3. 30 minute fire door.
 4. 2 number trimmers to stairs.
 5. Clear landing at head & foot of stairs.
 6. New roof structure formed with new manufactured loft trusses. Designed & specified by specialist subcontractor.

Adjoining property

The existing inner timber frame and structure is to be checked that its structurally adequate to accommodate additional loads.

FIRE PROTECTION

All elements of structure to have a minimum period of fire resistance of 30 minutes.

Linked smoke alarm system to be designed and installed by specialist subcontractor. To be ceiling mounted and fitted to ground and first floor landing areas. Smoke alarms to be fitted at least 300mm from walls and lighting fittings and to comply with BS 5446 and BS 5839. Supply and install heat detector to kitchen and utility room.

Test certificates will be required upon completion for the emergency lighting and fire alarm systems.

Provide 30min fire doors (FD30) to all habitable rooms and stores as shown on plan to protected fire escape route.

PART J, CARBON MONOXIDE ALARMS

Where a new or replacement fixed solid fuel appliance is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located.

Carbon monoxide alarms should comply with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass.

Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications, provided they are fitted with a sensor failure warning device.

The carbon monoxide alarm should be located in the same room as the appliance: a. on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and b. between 1m and 3m horizontally from the appliance

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

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.

REV

01943878398

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PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING 2 BEDROOMS / BATHROOM.

CLIENT DETAILS:
MR ROBBINSON.
51 CLIFFE LANE WEST,
BAILDON, SHIPLEY.
BD17 5QL.

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN.

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