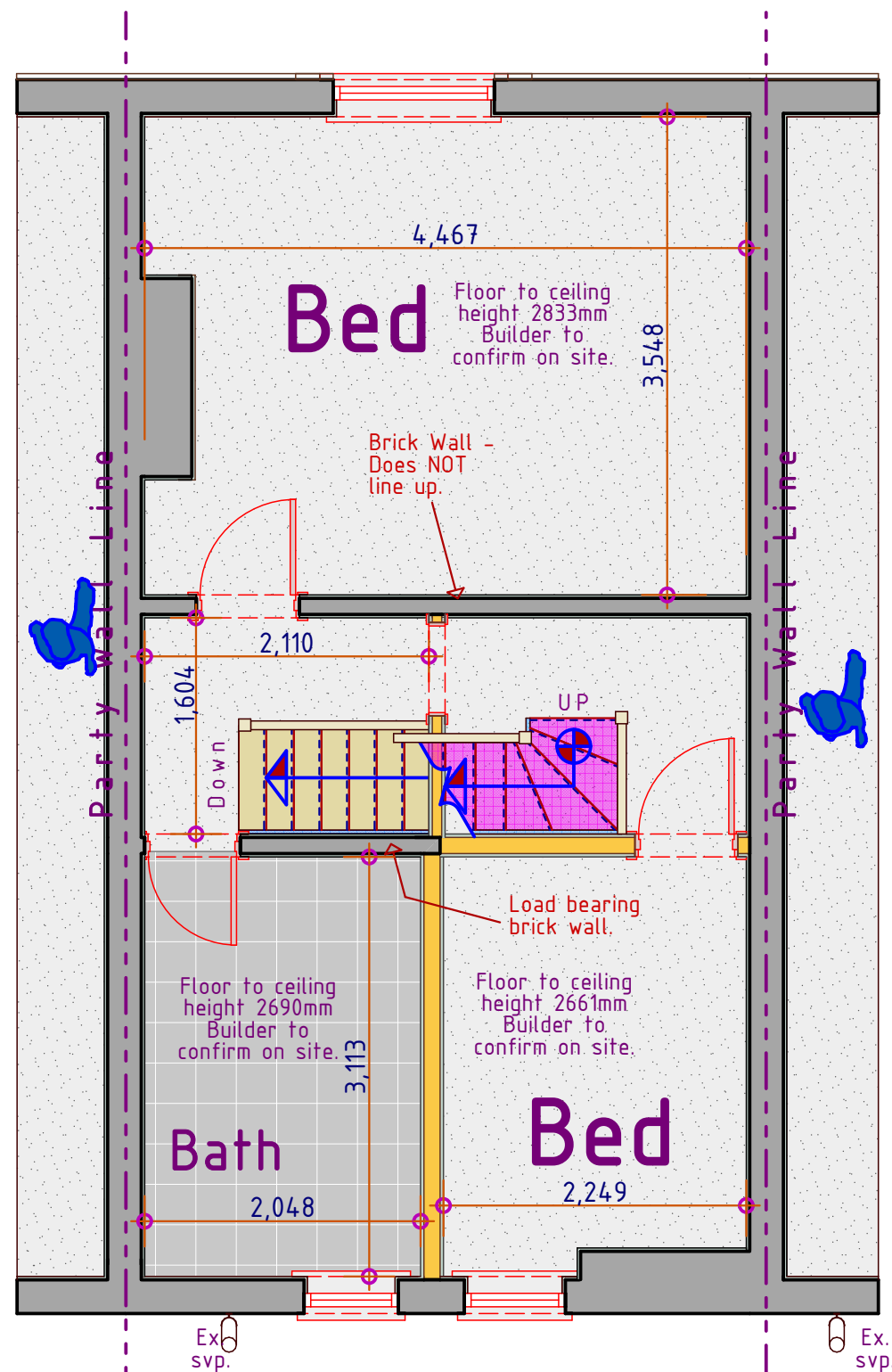
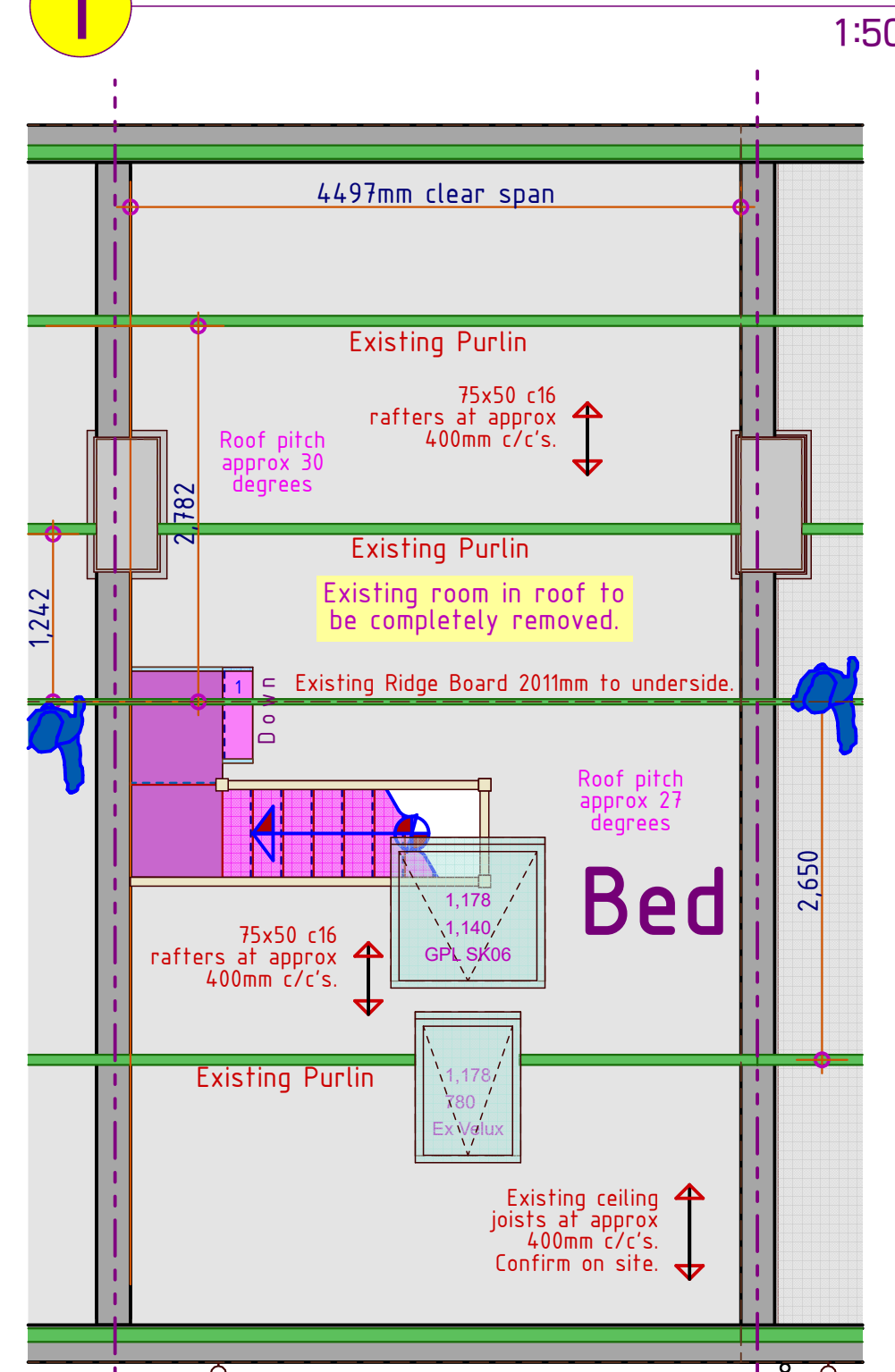


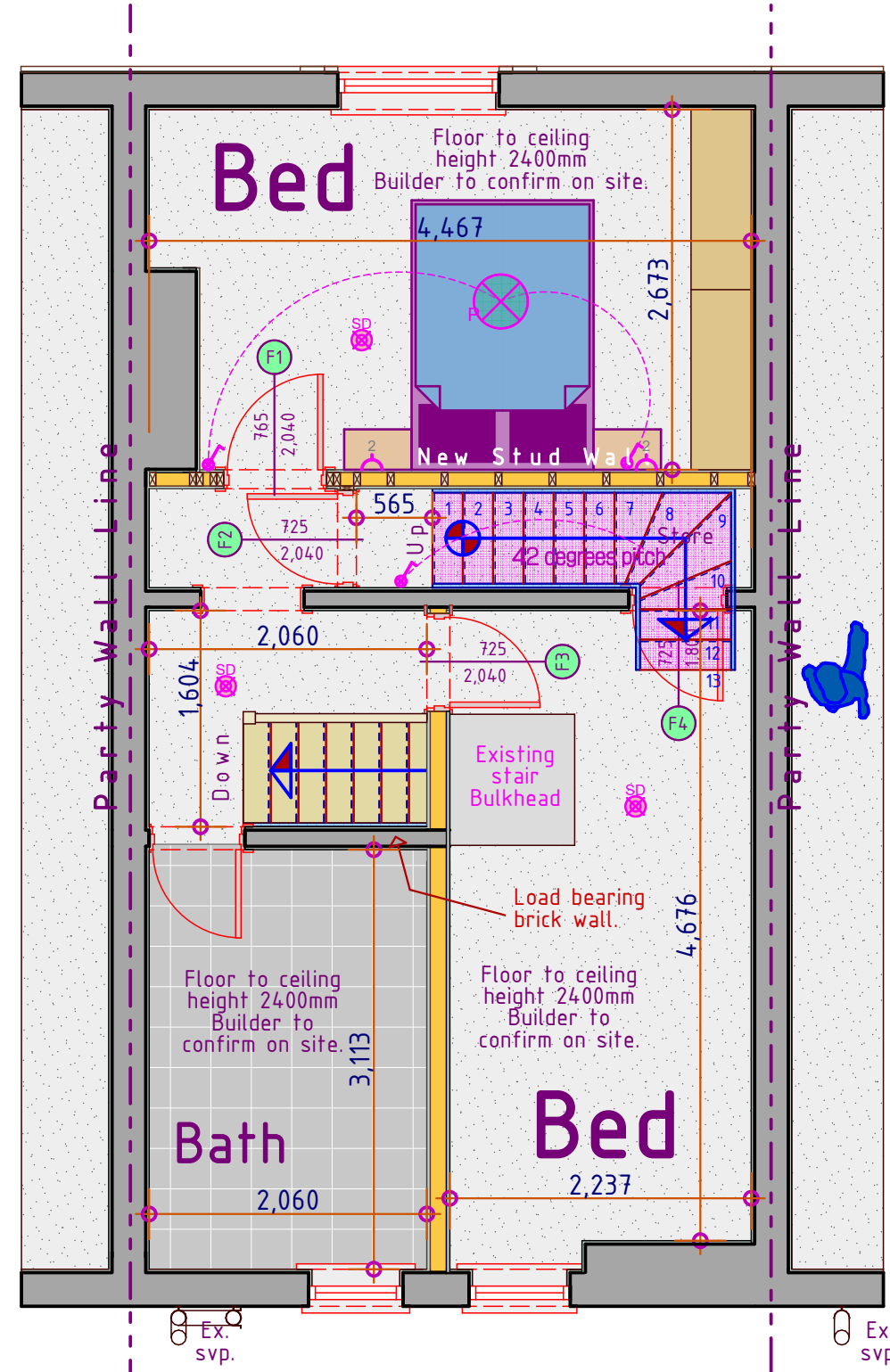
All dims are to be checked on site by builder.



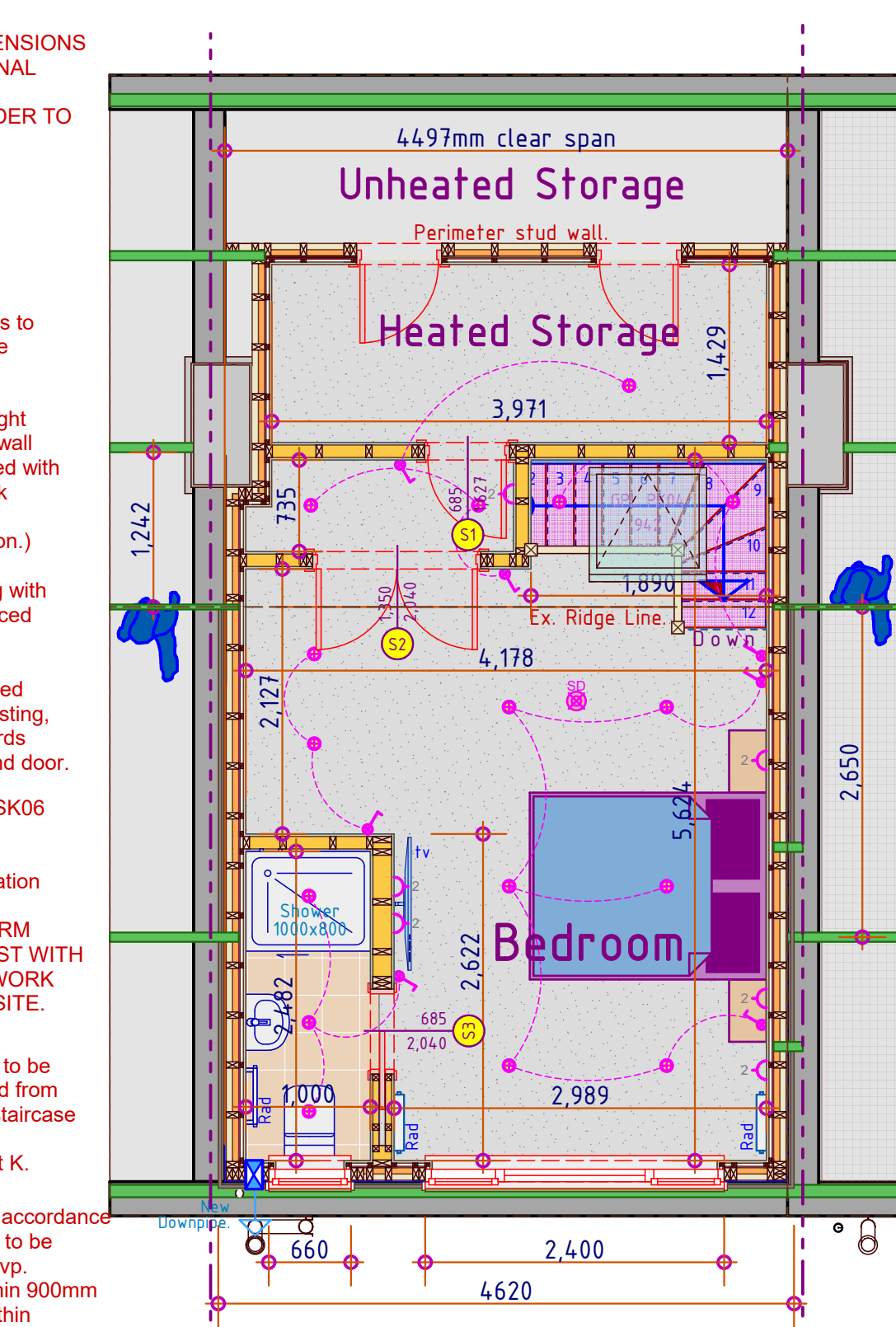
Existing 1st Floor Layout



Existing Roof Layout



Proposed 1st Floor Layout



Proposed 2nd Floor Layout

ALL CEILINGS AT 1st FLOOR LEVEL ARE TO BE LOWERED TO APPROX 2400mm ABOVE EXISTING FLOOR LEVEL. WORK TO COMPLETE TILE HEIGHT IN BATHROOM.

Fit wired in smoke detector/sounders at all floor levels as shown. Fit heat detector in kitchen.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

Underboard the staircase to 30 minutes fire resistance with 12.5mm fireline board and skim on 50x50 c16 battens with 100mm 'Rockwool' insulation fitted between.

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

Construct new single winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 675mm, with 13No equal risers.

Provide 900mm high guarding to the staircase/well. Balusters to be undimable and vertical spaced so NOT to allow a 100mm dia sphere to pass through at any point.

Offset the stairs off the party wall to allow for the dormer support beams to be fitted tightly alongside party wall.

CLIENT:
MR ANTHONY MAHON
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TEL : +7701 7400 100
THE CONSTRUCTION OF A
FLAT ROOFED DORMER LOFT
CONVERSION AT THE REAR
OF THE EXISTING DWELLING
HOUSE + 2No VELUX
ROOFLIGHTS. HEIGHT TO BE
KEPT BELOW THE EXISTING
RIDGELINE + INTERNAL
ALTERATIONS.

- LED recessed spotlights as agreed with the client/electrician.
- Wired Heat detector
- Wired Smoke detector
- Light switch as agreed with the client (dimable where indicated).
- Fused Socket
- Double Socket as agreed with the client.
- Light fitting as agreed with the client.
- Light fitting as agreed with the client.
- External Light fitting as agreed with the client.
- New Radiator fitting as agreed with the client.
- Extract fan ducted through to vent tile on the roof covering.
- Extract fan ducted through external wall.

Electrical Legend

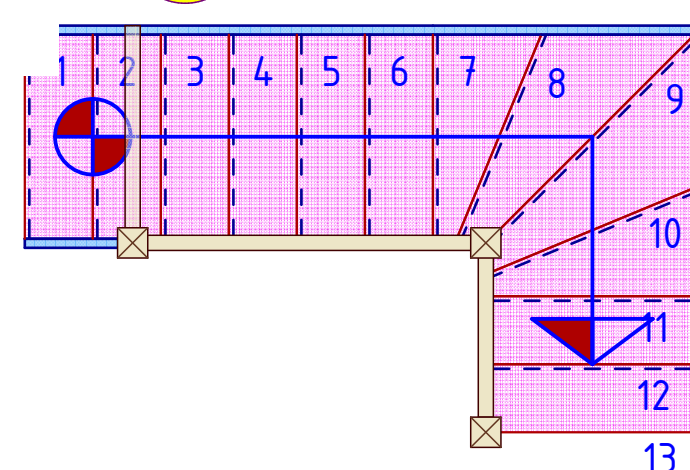
ALL NEW SKIRTING BOARDS ARE TO MATCH THE EXISTING - ALL DISTURBED/DAMAGED SKIRTING BOARDS ARE TO BE REPLACED AS NEW - NEW SKIRTING BOARDS ARE TO FOLLOW THE PERIMETER OF ALL NEW ROOMS AND ALL NEW OPENINGS.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

ABOVE GROUND DRAINAGE Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

Stair Plan



THE NEW STAIRCASE HANDRAIL, NEWEL, BALUSTERS AND ALL MOULDINGS ARE TO MATCH THOSE OF THE EXISTING STAIRCASE AND BE CONFIRMED WITH THE CLIENT PRIOR TO ORDERING.

DORMER CHEEKS AND WALLS: Construct 100x50 stud frame @ 400mm c/c's. Line stud frame internally with 'TRI-ISO SUPER 10' multi foil insulation and cross battens to achieve u-value and stop thermal bridging. Finish with visqueuse vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging on 38x25 battens in accordance with the manufacturers details on 'Tyvek' roofing membrane nailed to 18mm marine quality plywood nailed to the 100x50sc3 stud frame. The dormer cheeks facing the party wall are to have 30 minutes fire resistance either side. Between the stud frame and plywood fit 1no layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.

DORMER FLAT ROOF: On the top of the flat roof joists provide 50x50 cross battens and firing pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firings. Weather protect with 1 number layer of 'Firestone' roofing membrane applied in strict accordance with the manufacturers instructions with 25 year guarantee. Between flat roof joists lay/fix 50mm thick 'celotex xr 3000' roof insulation ensuring a min 50mm clear air vent space above insulation. Line flat roof joists internally with 'Tri-Iso Super 10' taping all joints and fixing in strict accordance with the manufacturers instructions and nail 50x38 cross battens at 400mm c/c's to the underside of the insulation/rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. BLUEPRINT CAD LTD or Builder cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.



Existing 3D View



Proposed 3D View

Typical Sockets/Switches.



'Click Infinity' Flat Plate Or Similar Approved light Switches, Sockets, etc Throughout Whole Of New Building Work As Agreed With The Client.

