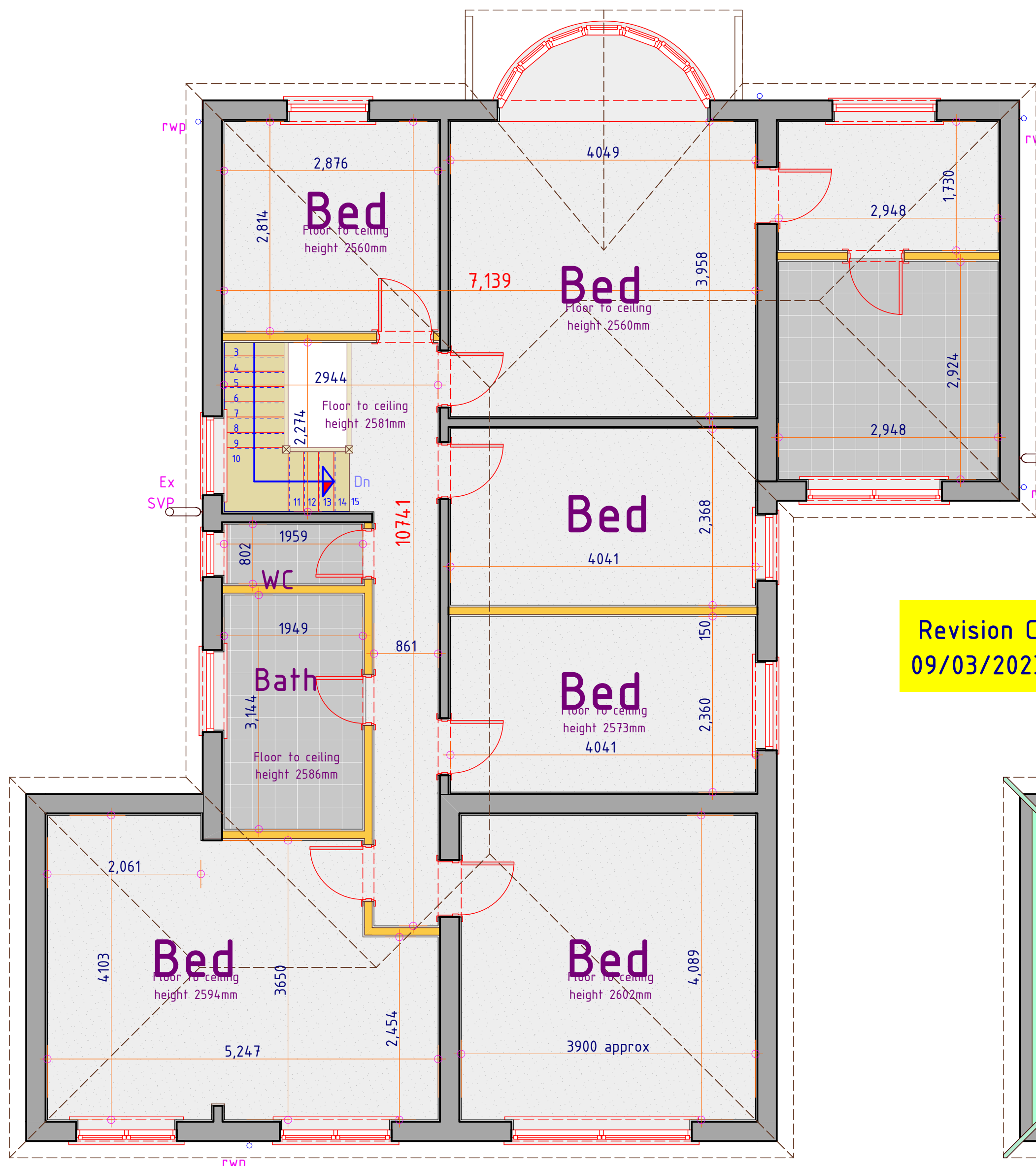
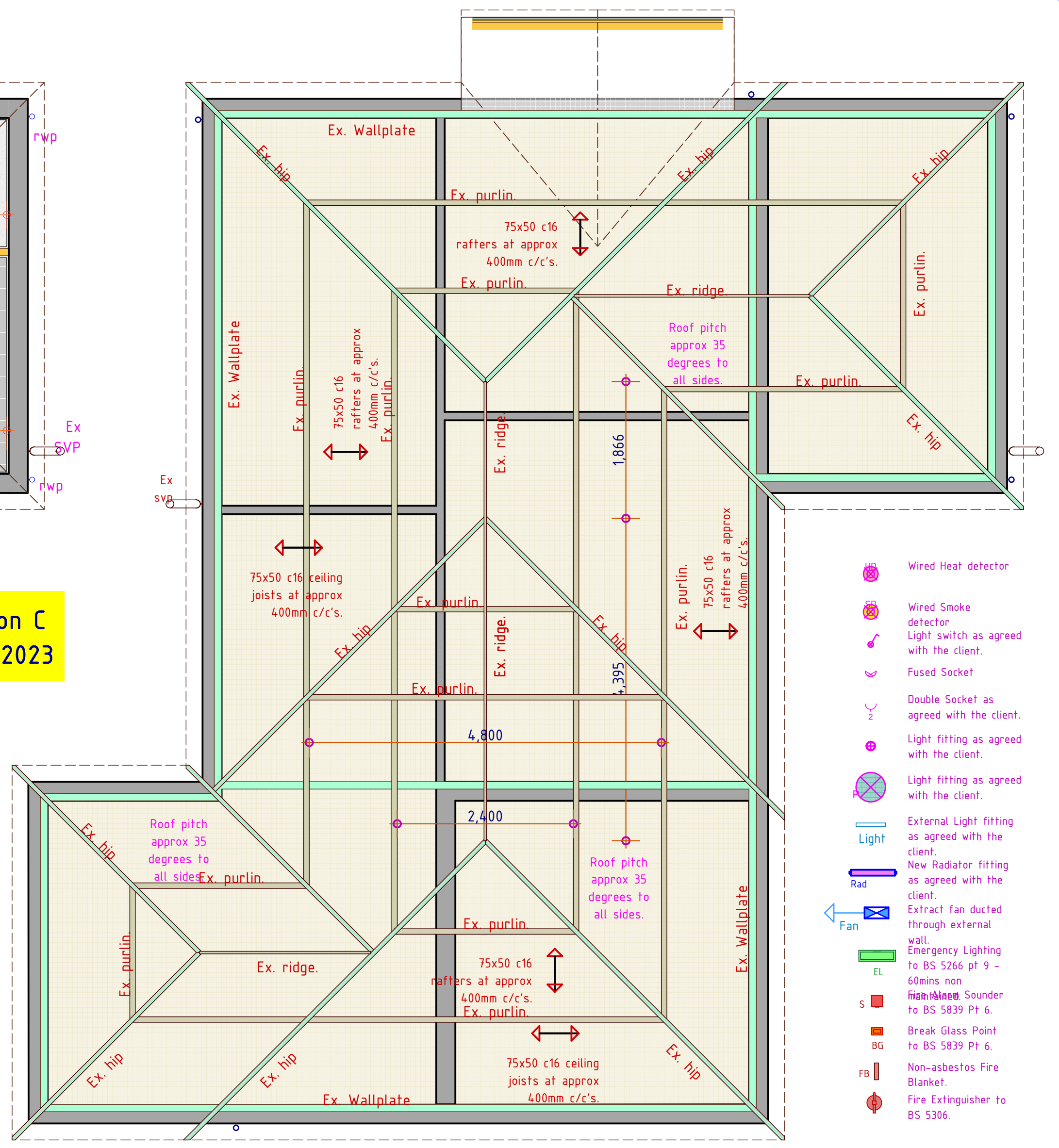




1 Existing 1st Floor Layout 1:50



2 Existing Roof Layout 1:50

4 Legend

- Wired Heat detector
- Wired Smoke detector
- Light switch as agreed with the client.
- 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 external wall.
- Emergency Lighting to BS 5266 Pt 9 - 60mins non
- EL
- BS 5839 Pt 6
- Break Glass Point to BS 5839 Pt 6
- Non-asbestos Fire Blanket.
- Fire Extinguisher to BS 5306

Builder to accurately position the stairs on site to achieve the minimum headroom requirements of Approved Document K of the Building Regulations.

The headroom on the whole of the existing staircase to the underside of the new stairs is to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K.

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.

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

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

Provide 900mm high guarding to the staircase/well. Balusters to be unclimable 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.

All dims are to be checked on site by builder.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN ALL ROOMS AND 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.

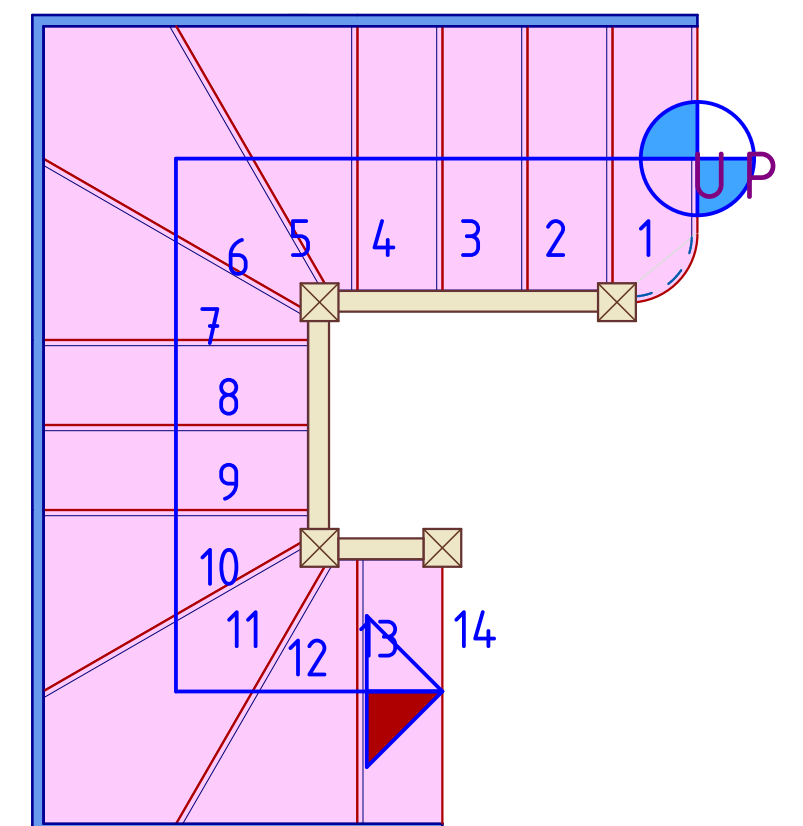
ALL NEW SKIRTING BOARDS ARE TO MATCH THE EXISTING - ALL DISTURBED/DAMAGED SKIRTING BOARDS ARE TO BE REPLACED AS NEW - NEW SKIRTING BOARDS ARE TO FOLLOW THE PERIMETER OF ALL NEW ROOMS AND ALL NEW OPENINGS - CONFIRM SKIRTING BOARD WITH VLIENT PRIOR TO COMMENCEMENT.

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.

NOTE: THE APPROVED INSPECTOR MAY ASK, WHERE APPLICABLE, FOR EXISTING BEAMS THAT ARE TAKING ADDITIONAL LOAD TO BE EXPOSED, CHECKED AND JUSTIFIED BY CALCULATION BY A STRUCTURAL ENGINEER - THIS HAS NOT BEEN ALLOWED FOR IN THE QUOTATION.

All new building works are to comply with the current building and fire protection regulations.

Disclaimer: Aspire Lofts Ltd cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc., as required on site by the Approved Inspector during his site inspections. Likewise, any structural/electrical/plumbing faults that become apparent during the building work will be brought to the attention of client by the builder for resolution.



5 Stair Plan 1:20

- GENERAL:
- The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
 - This drawing must be read with and checked against any structural or specialist drawings provided.
 - The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
 - No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
 - Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
 - All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
 - Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.

Please be advised that health and safety laws (CDM) changed in the year 2015. Prior to this change, homeowners (Domestic clients) requiring refurbishment/extension works were exempt from the majority of health and safety requirements. Following the implementation of CDM regulations 2015, this exemption was lifted meaning the domestic client is now responsible.

Now you the homeowner (Domestic client) have a number of duties and responsibilities to enforce health, safety and welfare throughout your project. As the majority of domestic clients are not familiar or understand these laws, the client has the option to transfer this role to the builder.

It is strongly recommended that the duties be transferred to an independent source to represent the domestic client. The main reason for this being the complexity and formality of construction administration, this will also minimise or prevent any bias decisions/actions being made in the interest of health and safety and in turn maintain a safe working environment.

FOR FURTHER INFORMATION CONTACT: Lee Pattison - 07939127834

Typical Bathroom Fan



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

All Doors opening onto the stairwell at grd and 1st floor level are to be traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels - Confirm on site with the Approved Inspector.

3 Proposed 1st Floor Layout 1:50

Flat Box Latch For All Internal Doors Except Bathrooms.



64mm Eurospec contract box type latch mechanism. Used for latching internal and other non locking doors. Solid quality mechanism and spring action superior to a standard tubular alternative manufacturers warranty.

Typical Bathroom Lock and catch.



57mm GRIDLOCK bathroom lock. 57mm. It uses an independent latch and deadbolt for use with bathroom furniture. It has been tested to EN12209:2003 and can be used on fire doors.

Client:
MR & MRS ALBERT
16 CASTLE HILL ROAD,
PRESTWICH, M25 0FR.
Tel: 07808 064 131 566 508
THE CONSTRUCTION OF A DORMER LOFT
CONVERSION AT THE FRONT, SIDE & REAR
OF THE EXISTING DWELLING HOUSE +
INTERNAL & EXTERNAL ALTERATIONS.