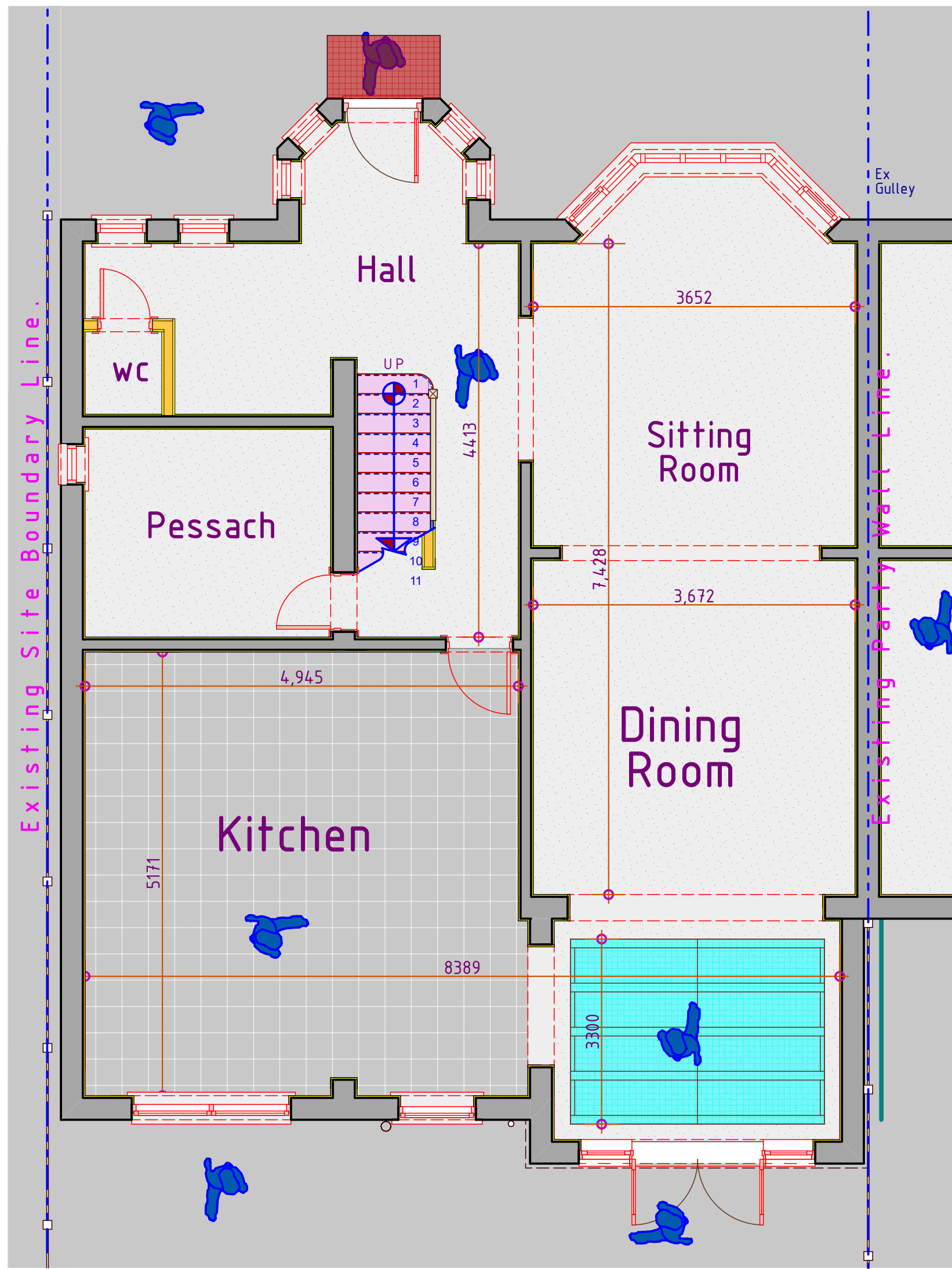


All dims are to be checked on site by builder.



Existing Grd Floor Layout

1

1:50

Typical Hinge

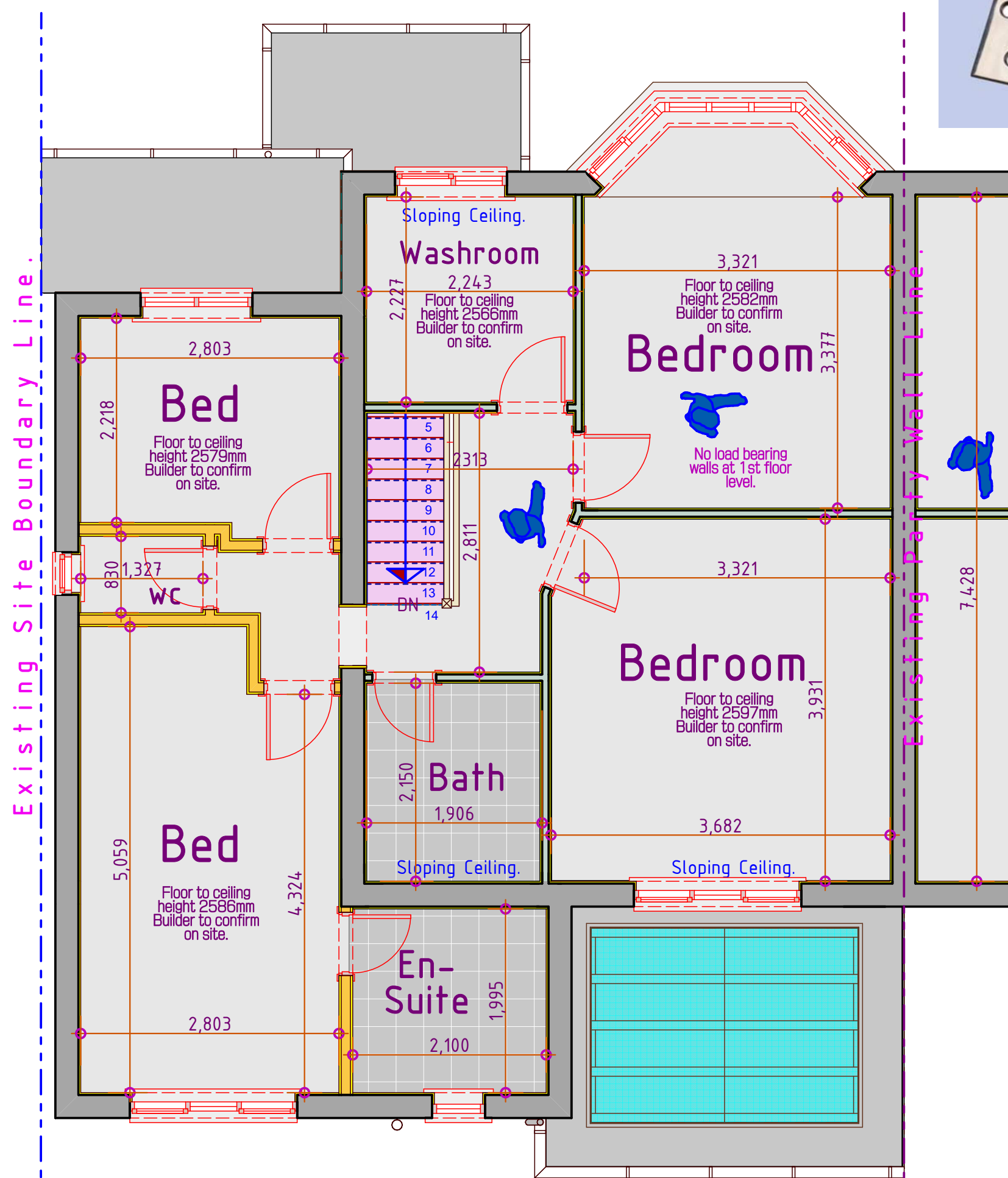


All new doors to be hung with 100mm Brushed Satin Steel Ball Bearing Hinges, 3 Per Door.

Proposed Grd Floor Layout

2

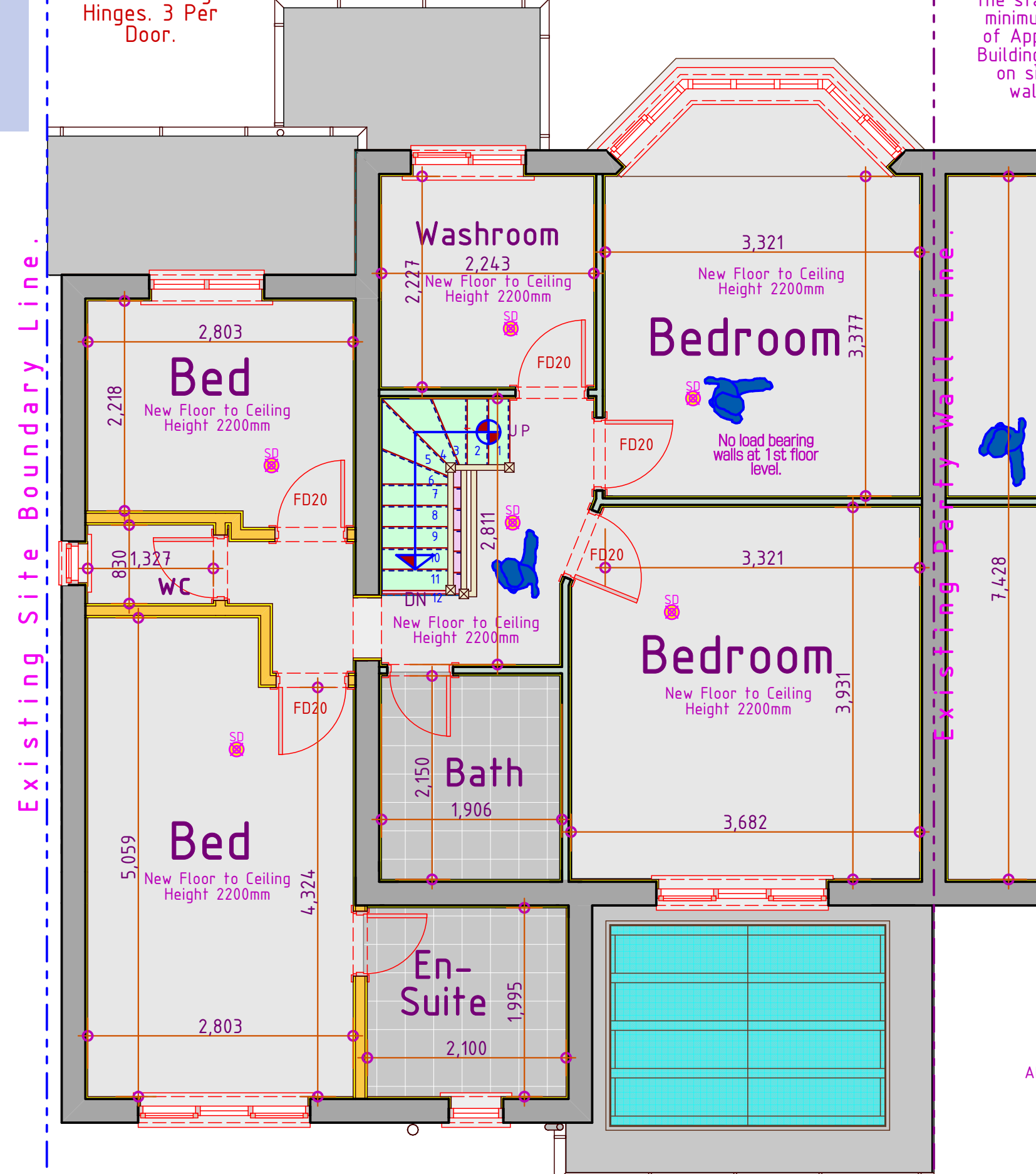
1:50



Existing 1st Floor Layout

3

1:50



Proposed 1st Floor Layout

4

1:50

Builder to accurately position the stairs on site to achieve the minimum headroom requirements of Approved Document K of the Building Regulations - If required on site move Washroom stud wall as needed to achieve headroom.

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 the existing landing to be min 2.000m 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 approx 750mm.

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

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

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.

BUILDER IS TO EXPOSE AND CONFIRM ALL WALLS ARE IN A SATISFACTORY CONDITION TO SAFE SUPPORTING THE PROPOSED ADDITIONAL LOADS FROM THE PROPOSED DORMER LOFT CONVERSION.

NOTE: THE BUILDER IS TO CONFIRM THE THICKNESS OF THE PARTY WALL BEFORE COMMENCING BUILDING WORK ON SITE.

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

EXTRACT FOR SHOWER ROOM /UTILITY/WC

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4.

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

Disclaimer: BLUEPRINT CAD 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 project will be brought to the attention of client for resolution.

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.

NOTE: THE APPROVED INSPECTOR MAY ASK, WHERE APPLICABLE, FOR EXISTING BEAM AND STRUCTURE 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.

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.

Flat Box Latch For All 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.

Client:
MR MENCER
99 KINGS ROAD
PRESTWICH, M25 0JS.
Tel: 07813 599 365
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + 1No PITCHED
ROOF DORMER TO THE
FRONT ELEVATION.