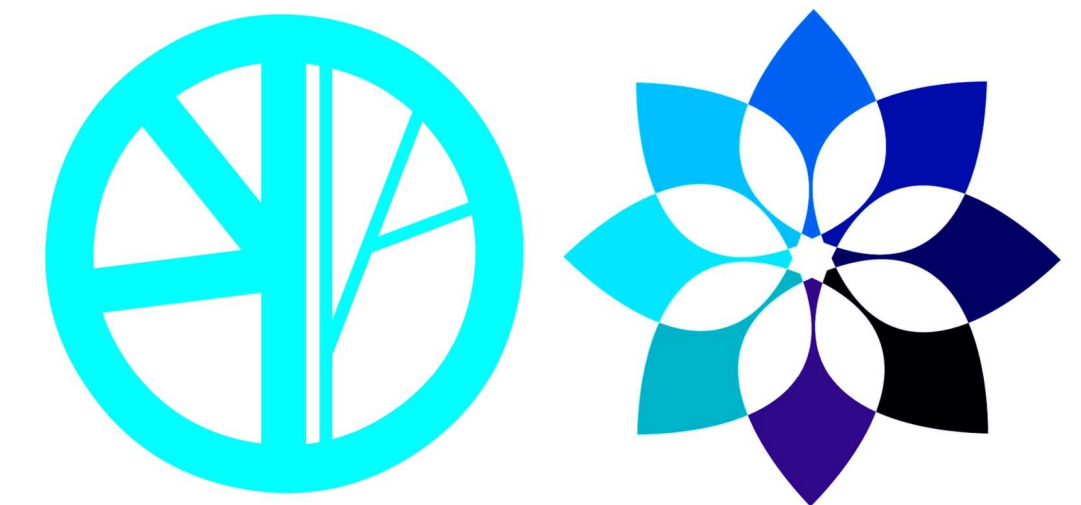




Blueprint CAD Ltd

3 Ridgeway Lowton Warrington WA3 2qL
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CLIENT :
Mr R Rufenberg &
Mr J Prijs
17 & 19 Wilton Ave,
Prestwich, Manchester,
M25 0HD.

THE CONSTRUCTION OF A
FLAT ROOFED DORMER LOFT
CONVERSION AT THE REAR
OF BOTH THE EXISTING
DWELLING HOUSES + GABLE
END BUILD-UP + INCREASE
RIDGE HEIGHT BY 850mm +
1No PITCHED ROOF DORMER
TO FRONT ELEVATION OF
EACH DWELLING HOUSE.

Typical Internal New
Door Hinge



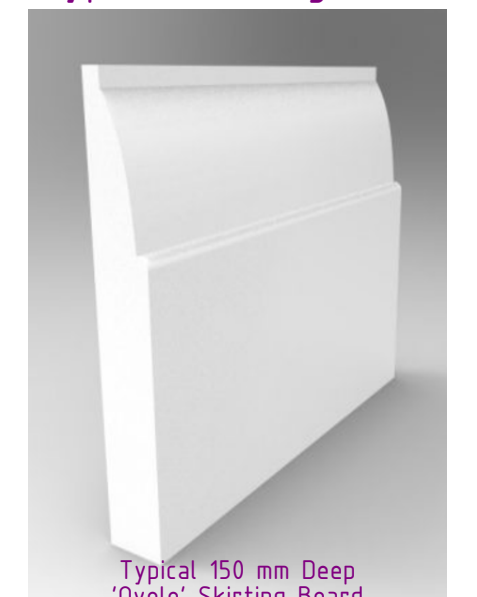
All new doors
to be hung with
100mm Brushed
Brass Ball
Bearing Hinges.
3 Per Door.

Typical Architrave Board



Typical 69 mm Wide
'Ovolo' Architrave
Or
As Agreed With Client.

Typical Skirting Board

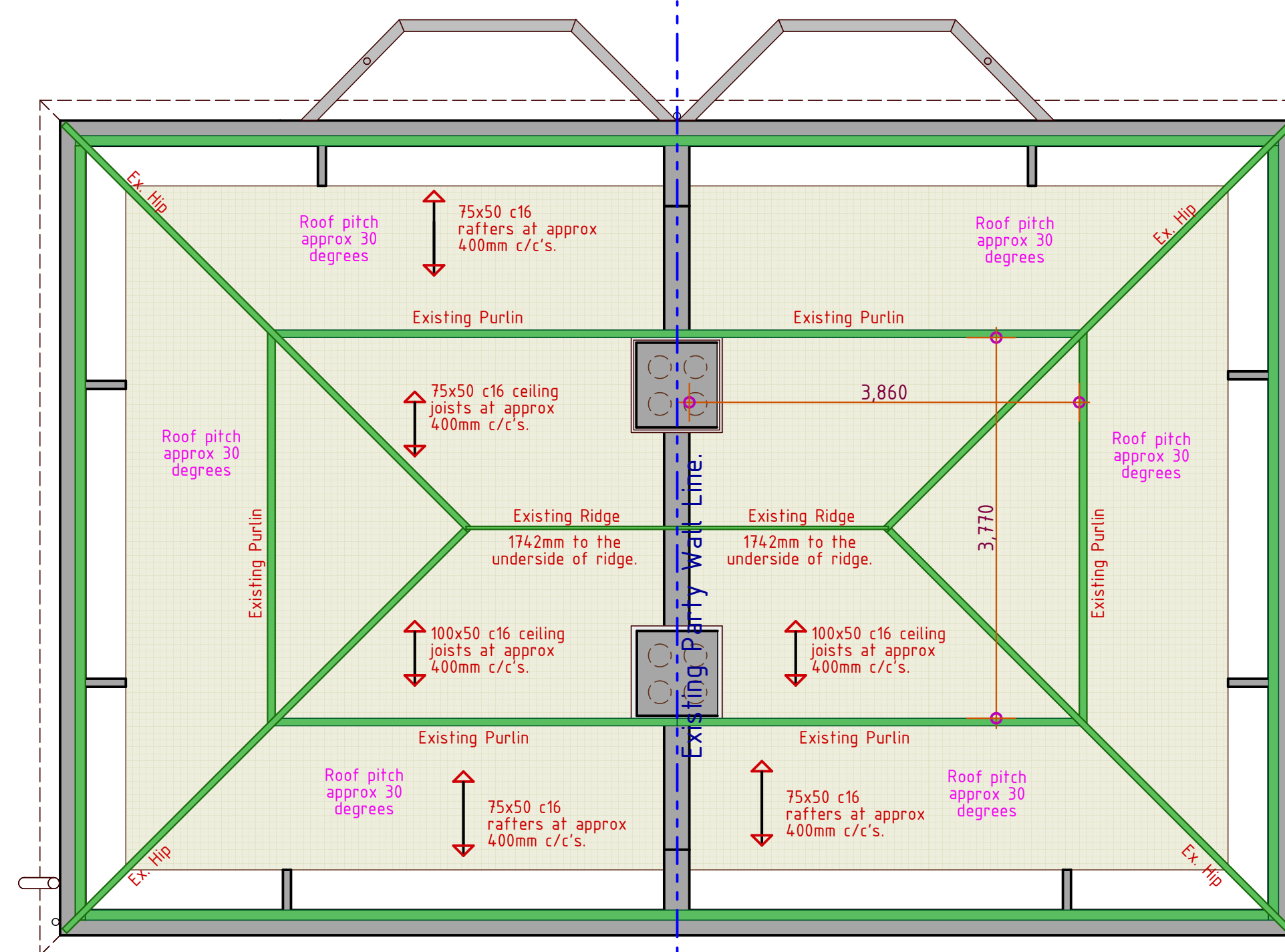


Typical 150 mm Deep
'Ovolo' Skirting Board
Or
As Agreed With Client.

Bathroom/En-Suite/WC
Locking mechanism.

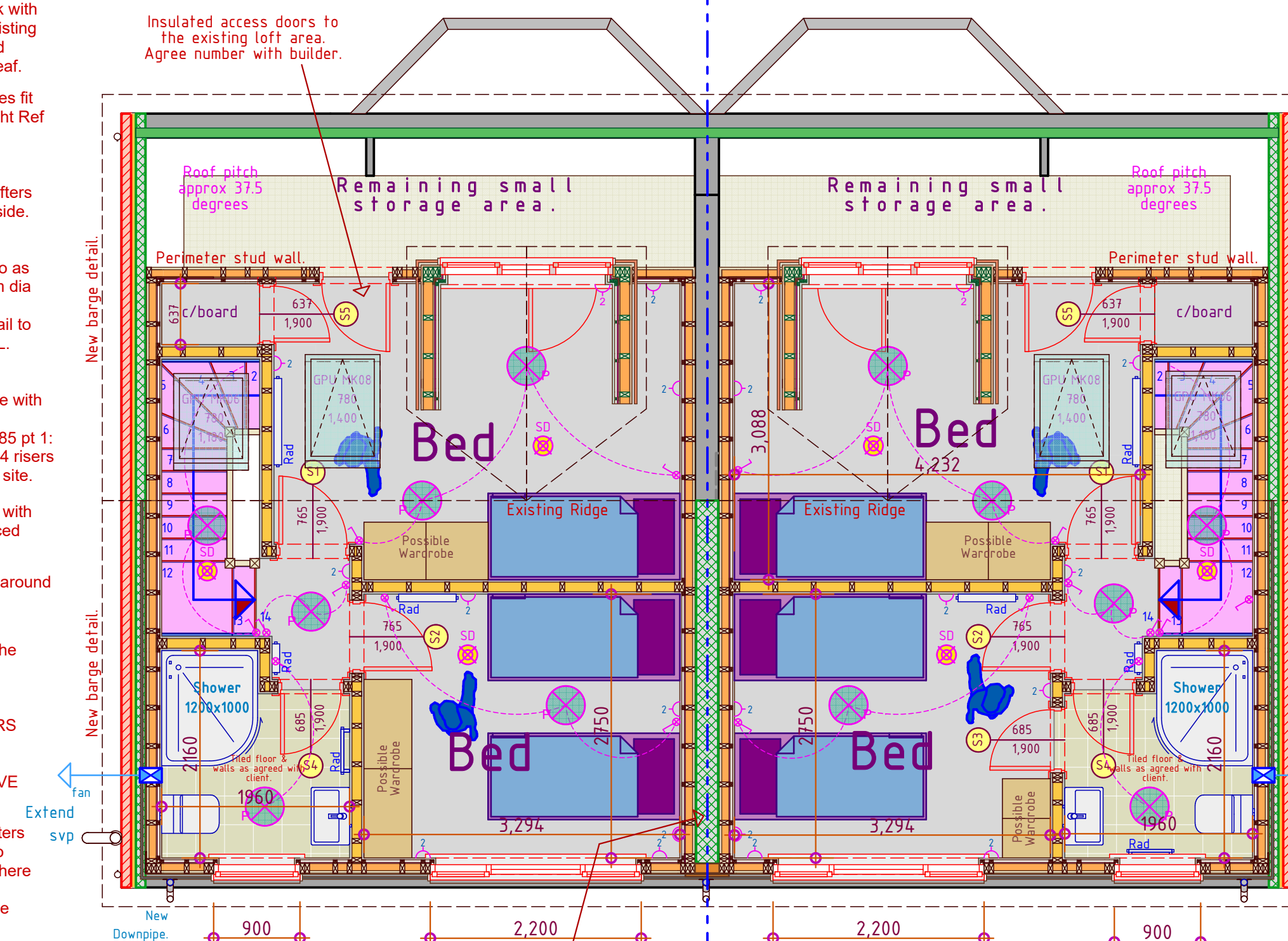


New Bathroom fitted
with Brushed Satin
Steel thumbturn and
release, one set per
bathroom door.



Existing Roof Layout
1:50

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
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.



Proposed 2nd Floor Layout
1:50

Existing Party wall is to be built up with 215mm thick solid
concrete blockwork in 4:1 sand/cement mortar. Party Wall
to be fire stopped between dwellings in accordance with
App. Doc. B1. - Builder to confirm on site.

Typical Door Knob



All New Doors To Be Fitted
With Round Brushed Brass
Interior Door Knob Set As
Agreed With The Client.

- 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 flash/flash sounder to BS 5839 Pt 6.
- Break Glass Point to BS 5839 Pt 6.
- Non-asbestos Fire Blanket.
- Fire Extinguisher to BS 5306.
- 30 minute fire resisting door and frame as spec.

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 - CONFIRM
SKIRTING BOARD WITH CLIENT 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.

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 whole of the
staircase to 30 minutes fire
resistance with 12.5mm fireline
board and skim.

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

Construct new single
winder timber staircase with
1/4ter landing in strict
accordance with BS 585 pt 1: 1989.
Width 700mm approx
Stair to have 14 risers -
builder to confirm on site.

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.

Form new cavity wall from
105mm face brickwork with
cavity to match the existing
with 100mm thick solid
concrete block inner leaf.

Over the new staircases fit
the New 'Velux' rooflight Ref
No GPU MK06 in
accordance with the
manufacturers details.
Double 150x50 c24 rafters
are to be fitted either side.

Builder to fit softwood
balusters positioned so as
not to allow a 100mm dia
sphere through at any
point. Height of handrail to
be 900mm above F.F.L.

Construct new single
winder timber staircase with
1/4ter landing in strict
accordance with BS 585 pt 1:
1989. Width 700mm 14 risers
- builder to confirm on site.

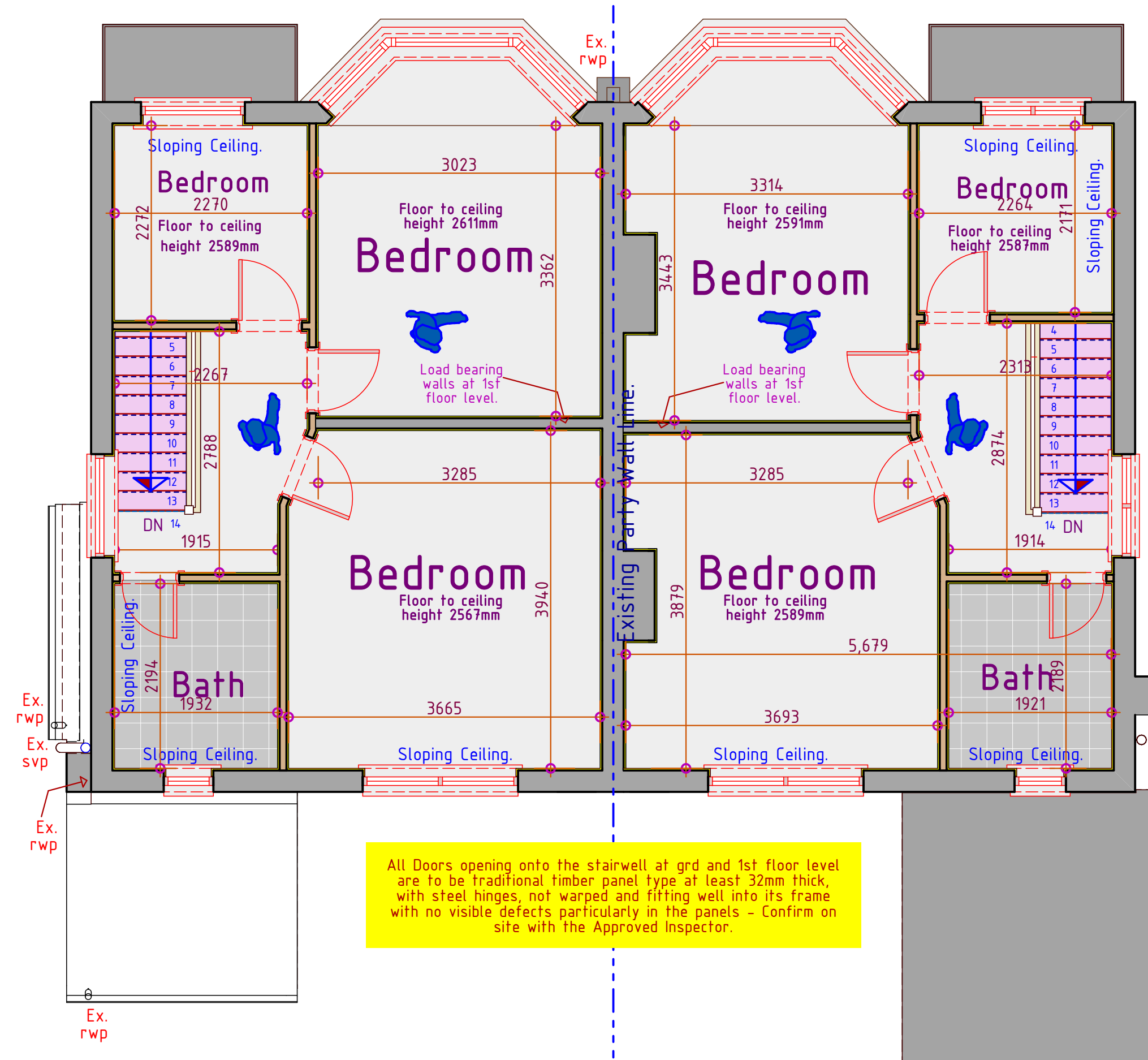
900mm high guarding with
vertical balusters spaced at
100mm c/c's max.

Maintain balustrading around
the existing stairwell.

Low energy LED spot
lights as agreed with the
client.

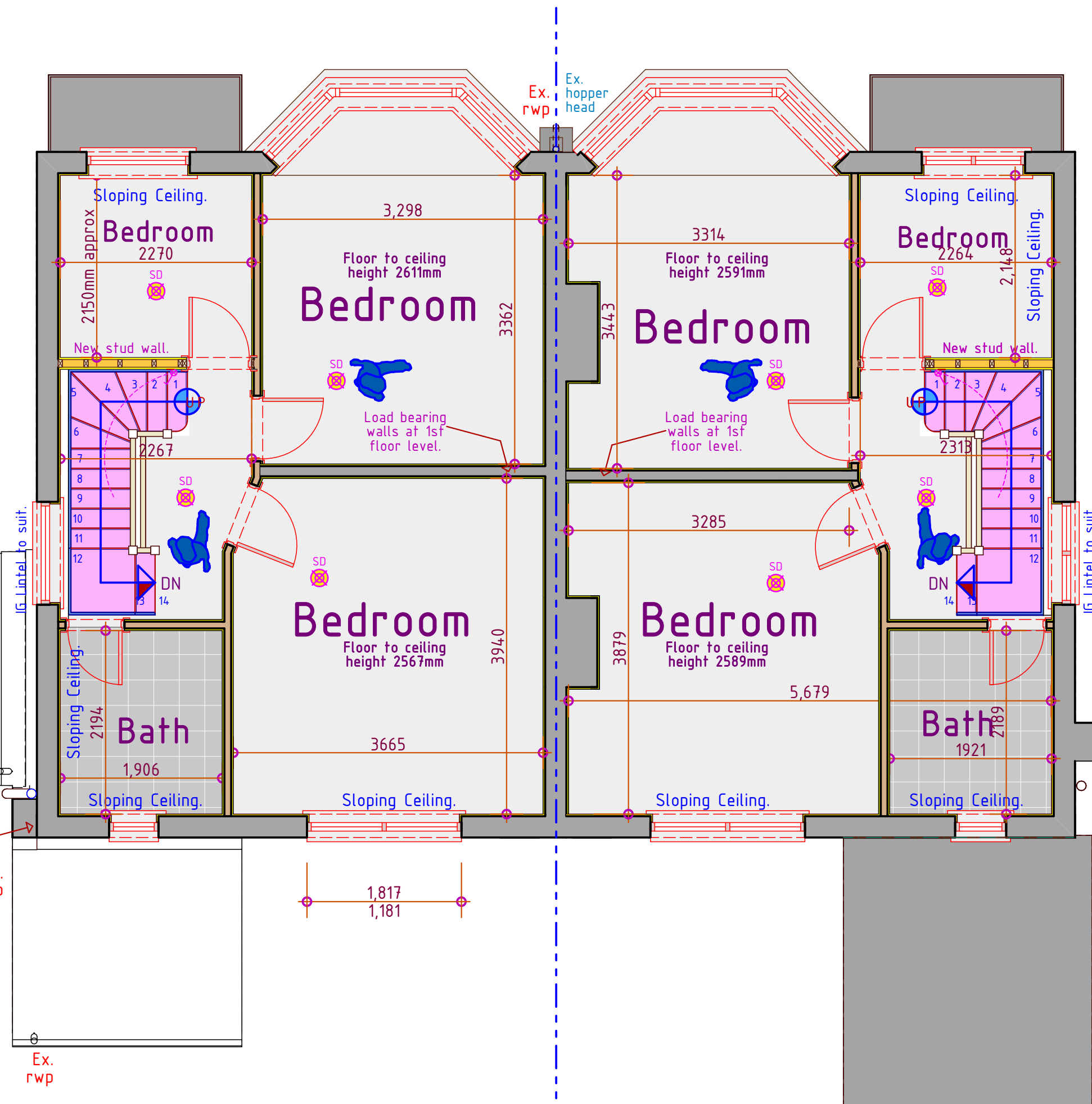
ALL LIGHTING AND
ELECTRICS AS
AGREED IN BUILDERS
QUOTATION - ALL
ELECTRICAL WORK
SHOWN IS INDICATIVE
AT THIS STAGE.

44mm Hemlock balusters
positioned so as not to
allow a 100mm dia sphere
through at any point.
Height of handrail to be
900mm above F.F.L.



Existing 1st Floor Layout
1:50

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.



Proposed 1st Floor Layout
1:50

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