

Typical Kitchen Fan

Revision A  
24/01/23



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

- 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 to vent tile on the roof covering.
- Extract fan ducted through external wall.

Electrical Legend

**SITE ADDRESS**  
174 HEYS ROAD, PRESTWICH,  
MANCHESTER, M25 1QL.  
THE CONSTRUCTION OF A  
PART SINGLE STOREY PART  
TWO STOREY EXTENSION AT  
THE FRONT AND REAR OF  
THE EXISTING DWELLING  
HOUSE + DORMER LOFT  
CONVERSION TO REAR WITH  
GABLE BUILD-UP TO BOTH  
SIDES + RAISING RIDGE BY  
790mm + RENDERING ALL  
EXTERNAL WALLS +  
EXTERNAL & INTERNAL  
ALTERATIONS.



VELUX top-hung roof windows are operated by a handle at the bottom of the window which opens out to 45°, providing panoramic views and a feeling of extra space. It also features a ventilation bar so you can air out your room but keep the window closed. Ideal for any loft conversion.

- Opens up the room with an uninterrupted view.
- Ventilation filter protects against dust and insects
- Rotates 180° for easy cleaning off the outer glass

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.

Typical Bathroom Lock and catch.

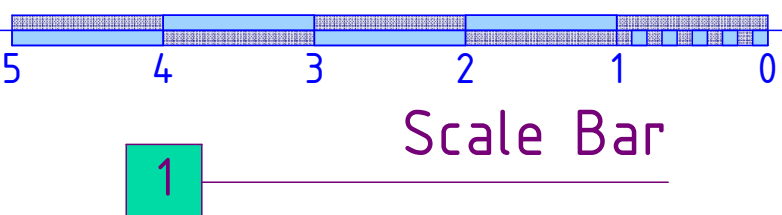
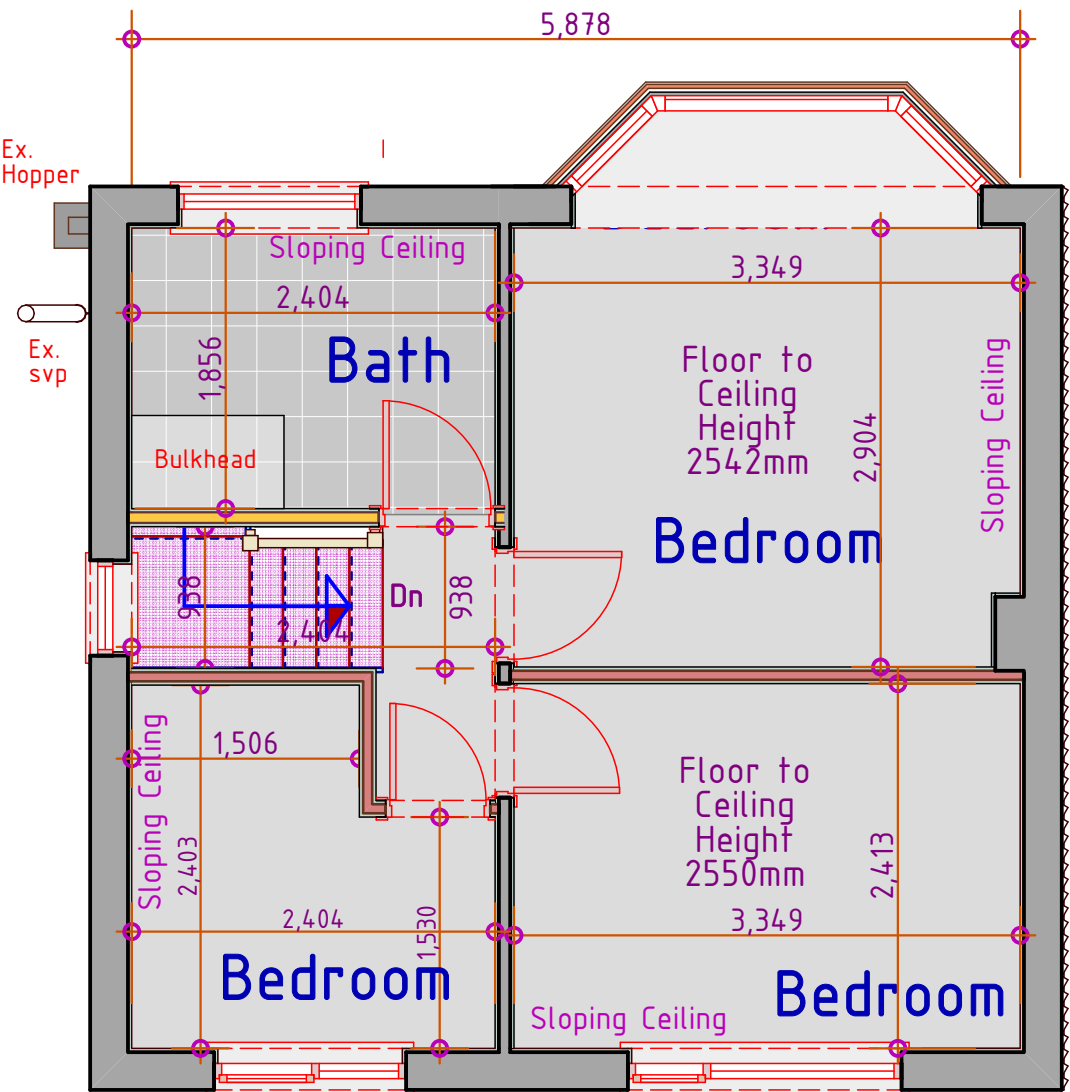
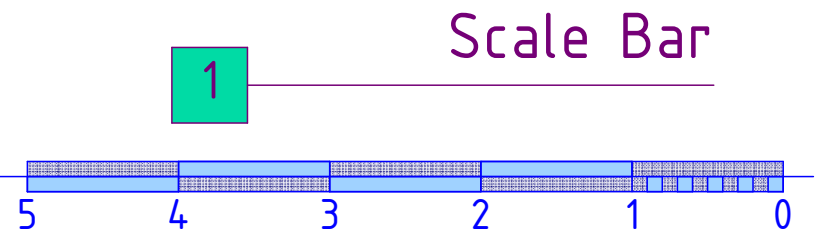


57mm GRIDLOCK bathroom lock. 57mm. It uses an independent latch and deadbolt for use with bathroom furniture. It has been tested to EN12209:2003 and can be used on fire doors.

Bathroom/En-Suite/WC Locking mechanism.



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



Existing 1st Floor Layout

1:50

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. 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.

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.

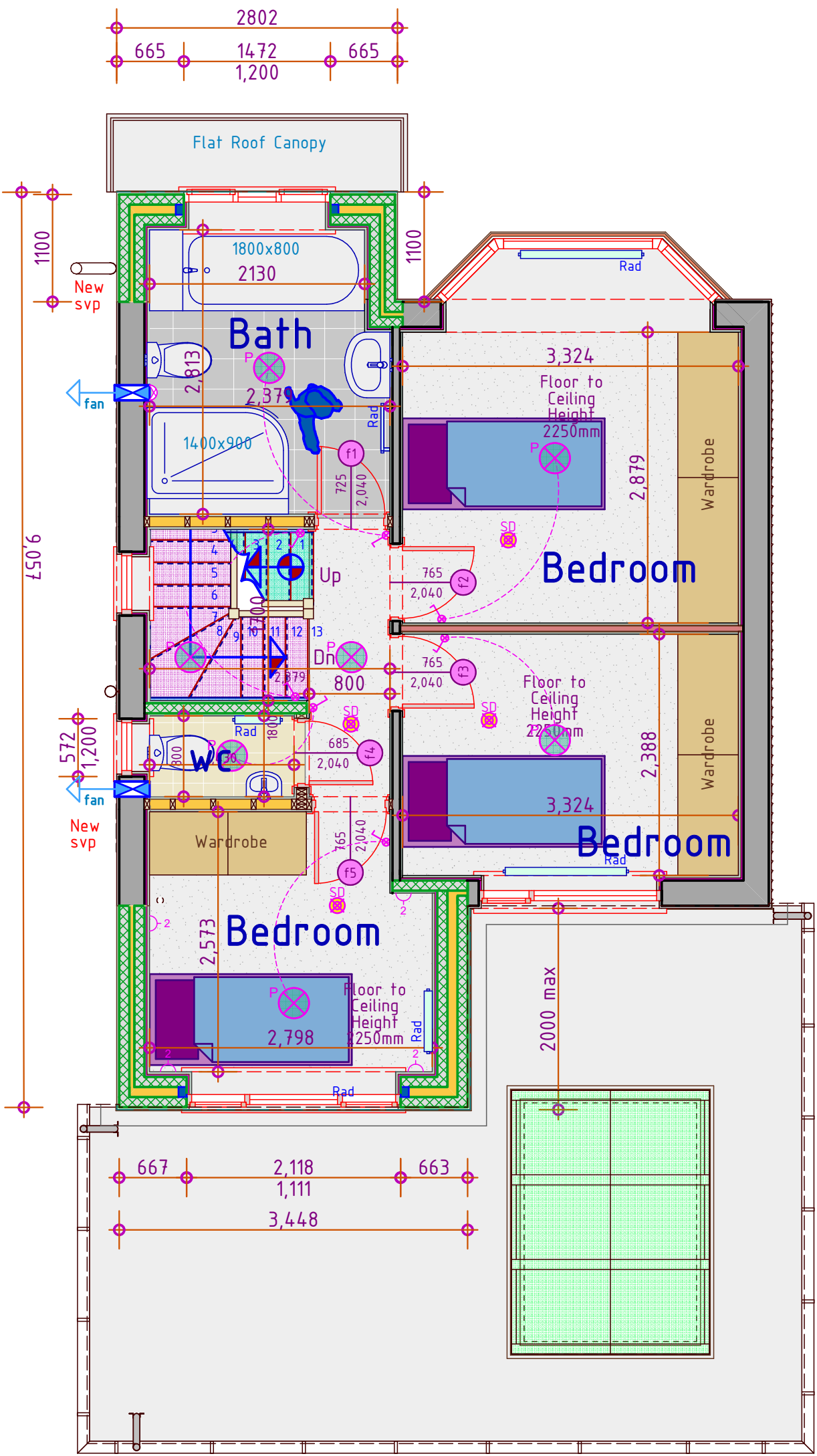
Construct new double winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 750mm approx - **BUILDER TO CONFIRM 12No RISERS ON SITE.**

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 alongside the remaining chimney leaving min 50mm gap.

**BUILDER TO ENSURE MIN 2.000m HEADROOM TO BE ACHIEVED ON THE EXISTING STAIRCASE AS AGREED WITH THE APPROVED INSPECTOR.**

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



Proposed First Floor Layout

1:50

'PLASMOR PLASCON' 100mm WIDE SOLID CONCRETE BLOCK INNER & OUTER LEAF. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

'SD' Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

Fully bond in at every course the new brickwork to the existing maintaining min 100mm cavity.

Cavity wall constructed as specification.

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

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

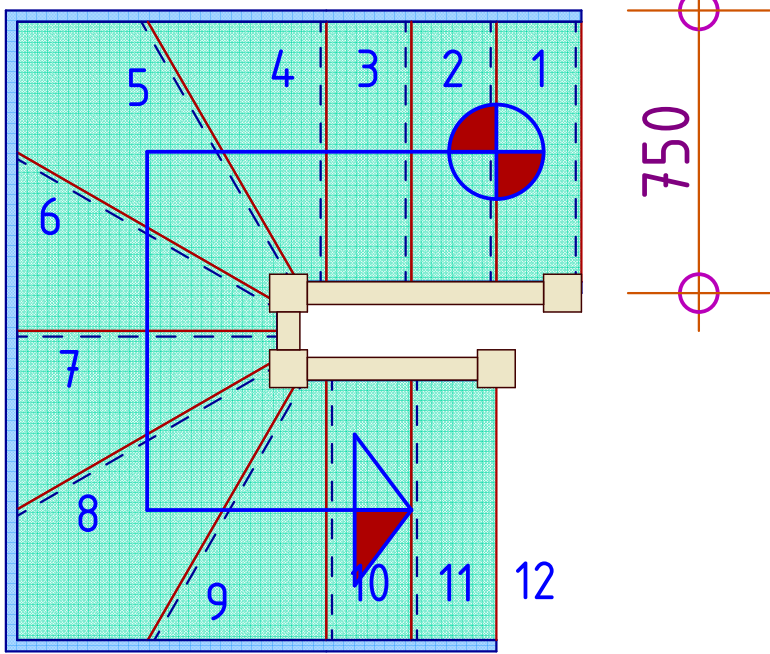
ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

ALL WATER CONNECTIONS ARE TO FITTED WITH ISOLATION VALVES.

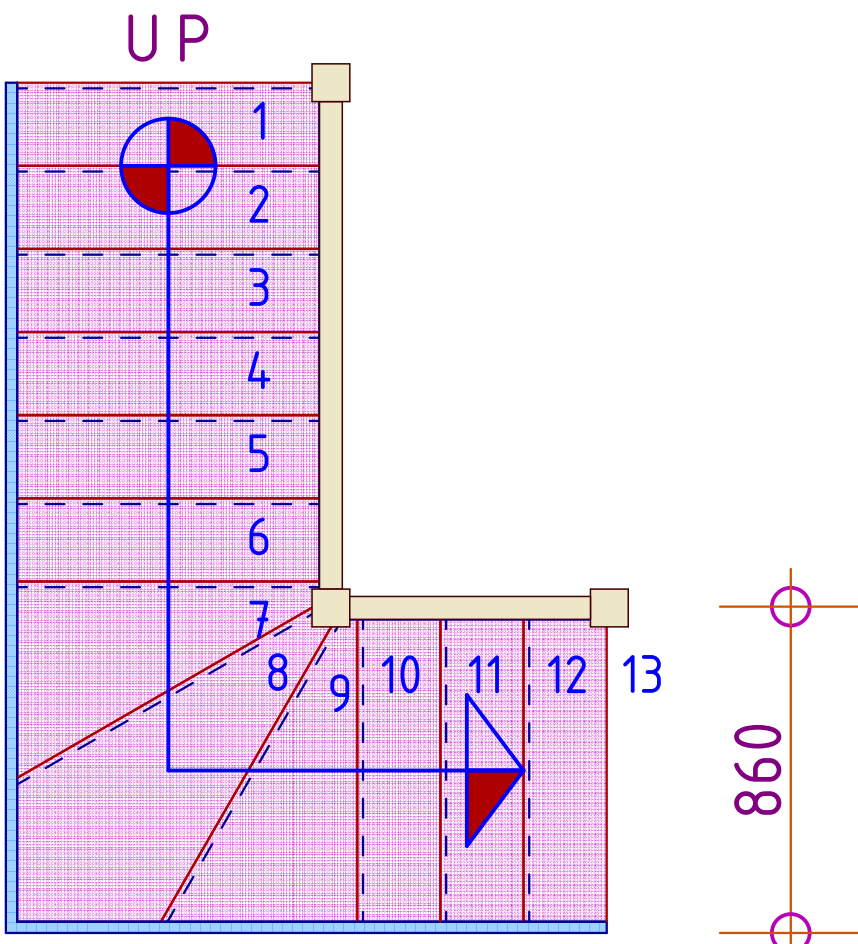
NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE WITHOUT OWNERS WRITTEN PERMISSION.

NOTE: OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR. THERE IS TO BE NO TRSPASS OVER ANY SITE BOUNDARY LINE.

All dims are to be checked on site by the builder.



Proposed Stair 1st to 2nd Floor



Proposed Stair Grd to 1st Floor

**STAIRS**  
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.