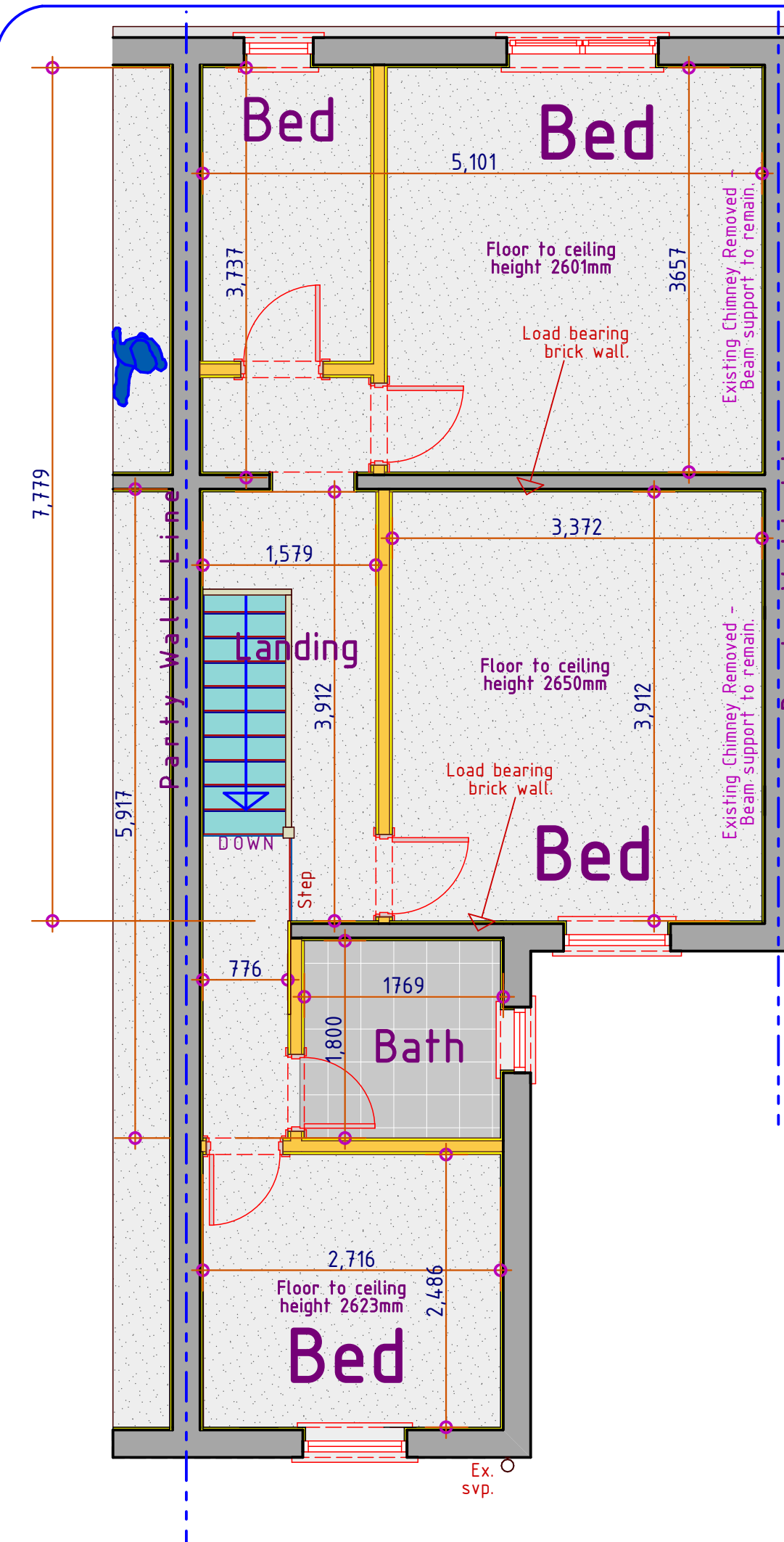
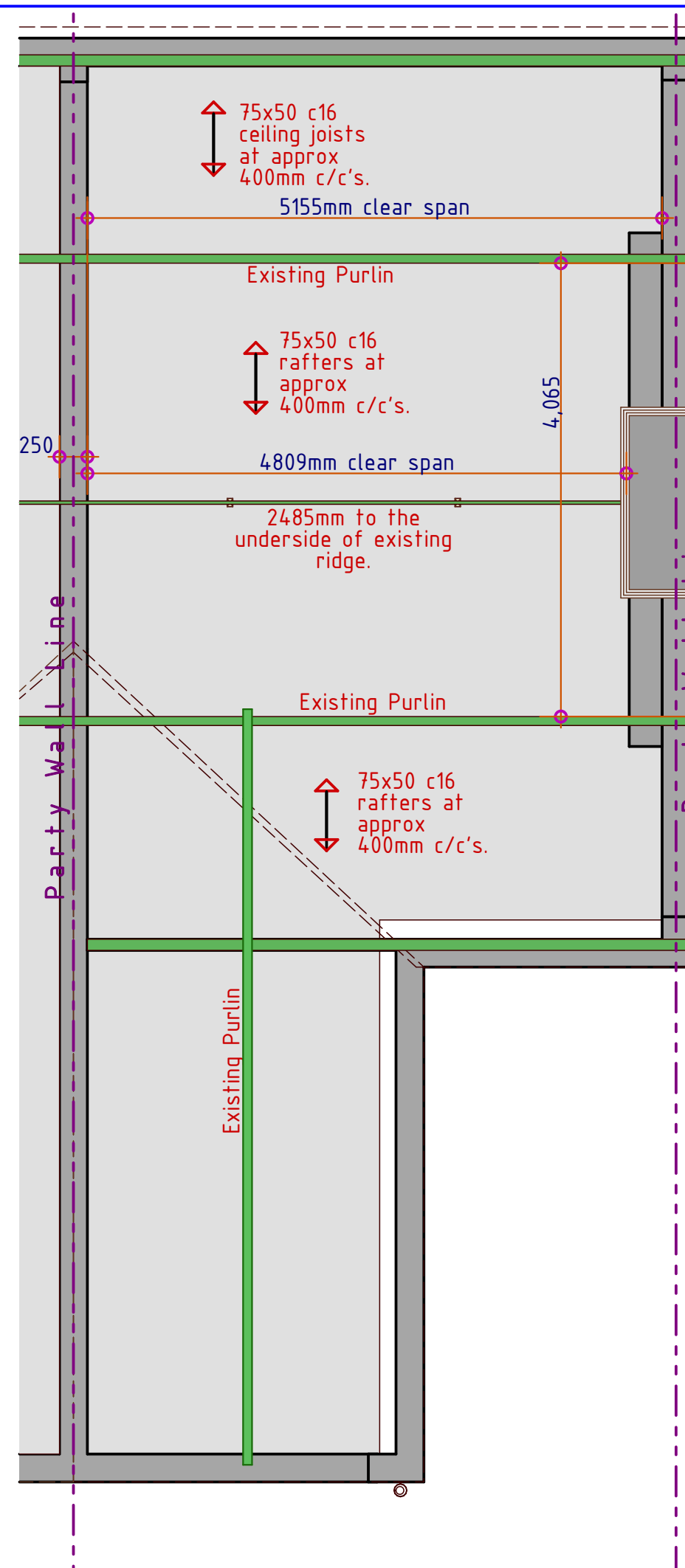




Existing 1st Floor Layout

1

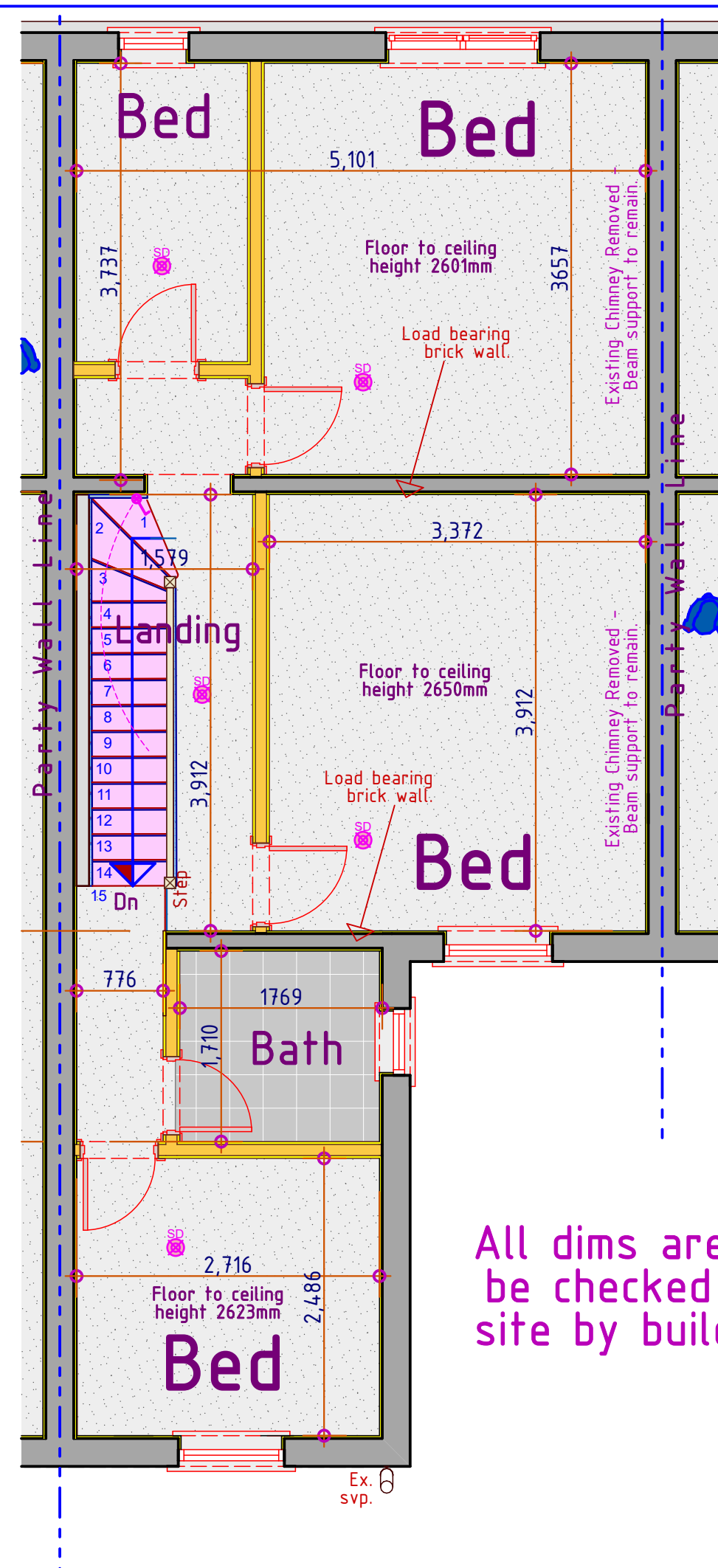
1:50



Existing Roof Layout

2

1:50



Proposed 1st Floor Layout

3

1:50

All dims are to be checked on site by builder.

2No new Velux GPL SK06 Velux rooflight and fit accordance with the manufacturers installation instructions. BUILDER TO CONFIRM NUMBER/TYPE/COST WITH CLIENT PRIOR TO WORK COMMENCING ON SITE.

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 in strict accordance with BS 585 pt 1: 1989. Width 725mm.

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

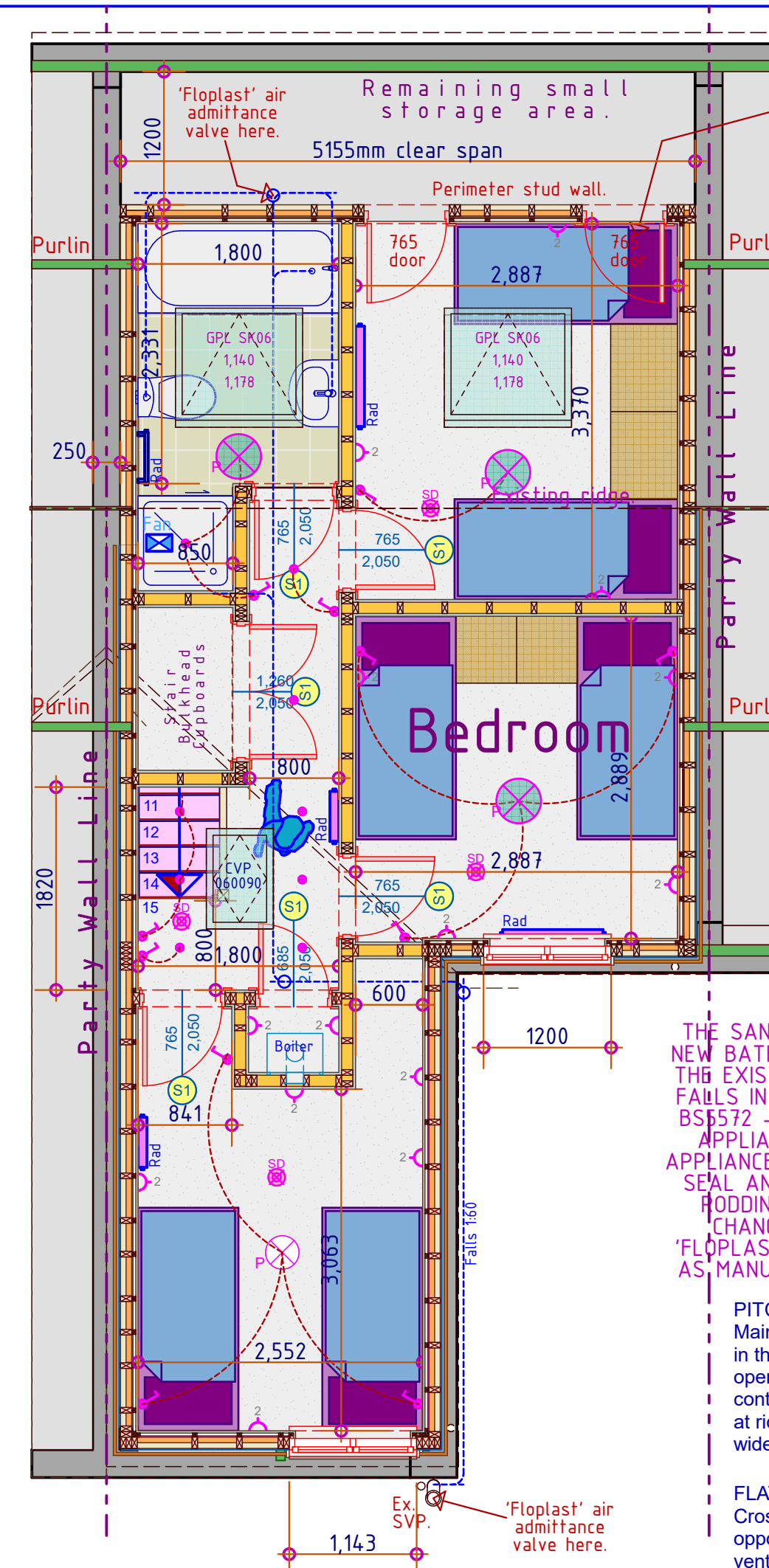
Maintain balustrading around the existing stairwell.

Tiled floor & walls to the shower room as agreed with client.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide rodding access at all changes of direction. Fit anti-siphon trap to whb. All pipework runs to be confirmed on site by the builder.

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

1No new Velux CVP 060090 Velux FLAT rooflight and fit accordance with the manufacturers installation instructions. BUILDER TO CONFIRM NUMBER/TYPE/COST WITH CLIENT PRIOR TO WORK COMMENCING ON SITE.



Proposed 2nd Floor Layout

4

1:50

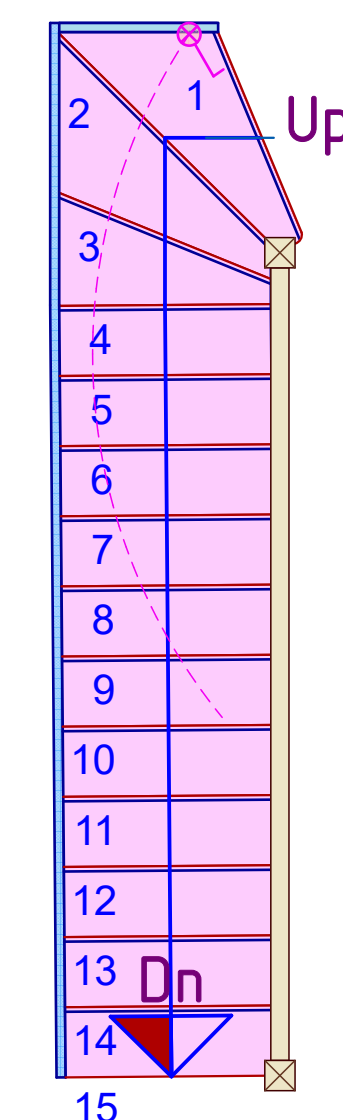
FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

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.

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.

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.

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 200mm, min going 225mm. 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.



Stair Plan

8

1:25

Provide insulated access doors to the roof void to enable future maintenance - fit draft strips around door perimeter.

Velux flat roof rooflight CVP 060090 fitted over new landing at 2nd floor level.

Provide 15 litres/sec mechanical extract fan to bathroom with 15 minute overrun facility ducted to vent tile on roof covering.

Existing party walls area to be studded out to take 12.5mm plasterboard and skim finish. Infill with 50mm thick Celotex insulation.

The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation.)

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

New boiler to be taken through the flat roof in accordance with App. Doc. J - fit weathering collar as manufacturers instructions.

THE SANITARY PIPEWORK FOR THE NEW BATHROOM IS TO RUN BETWEEN THE EXISTING FLOOR JOISTS AT 1:60 FALLS IN STRICT ACCORDANCE WITH BS5572 - MIN WASTE DIAMETER TO APPLIANCES TO BE 50mm - ALL APPLIANCES TO BE FITTED WITH DEEP SEAL ANTI-VAC TRAPS - PROVIDE HOODING ACCESS/EYES AT ALL CHANGES OF DIRECTION - FIT 'FLOPLAST' AIR ADMITTANCE VALVE AS MANUFACTURERS INSTRUCTIONS.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggin at 1/3 height or 450mm. Provide min 10kg/m² 'debackers' acoustic soundproof cloth tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggin where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

AUTOMATIC AIR VALVE
Bathroom fittings from wc, whb, shower, bath etc... to be connected to new 110mm UPVC soil pipe with accessible 'FloPlast' internal/external air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

INSULATION: (SLOPING CEILING.)
Fit 50mm 'celotex xr 3000' between the new 150x50 rafters maintaining a min 50mm clear vent space above the insulation. Underdraw the new rafters with 'tri-iso super 10' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Achieve u value 0.18w/m²°K.

LOAD BEARING PERIMETER WALLS:
50x100 sc3 softwood studs at 400mm centres. Nail 12mm plywood to the stud wall at 150mm c/c's. With 70x4mm nails. Line internally with 'tri-iso super 10' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Fit 50mm thick 'celotex XR3000' within the stud frame as shown on plans/section. Achieve u value 0.18w/m²°K.

EXISTING STRUCTURE:
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required to the satisfaction of the Approved Inspector.

- 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.

7

Electrics



Existing 3D View

1

1:50



Proposed 3D View

2

1:50

CLIENT :
YAACOV BOOK
22 GEORGE STREET,
PRESTWICH,
M25 9WS
TEL : 07835 256 780
THE CONSTRUCTION OF
DORMER LOFT
CONVERSION AT THE
REAR OF THE EXISTING
DWELLING - HEIGHT TO
BE KEPT BELOW THE
EXISTING RIDGELINE.