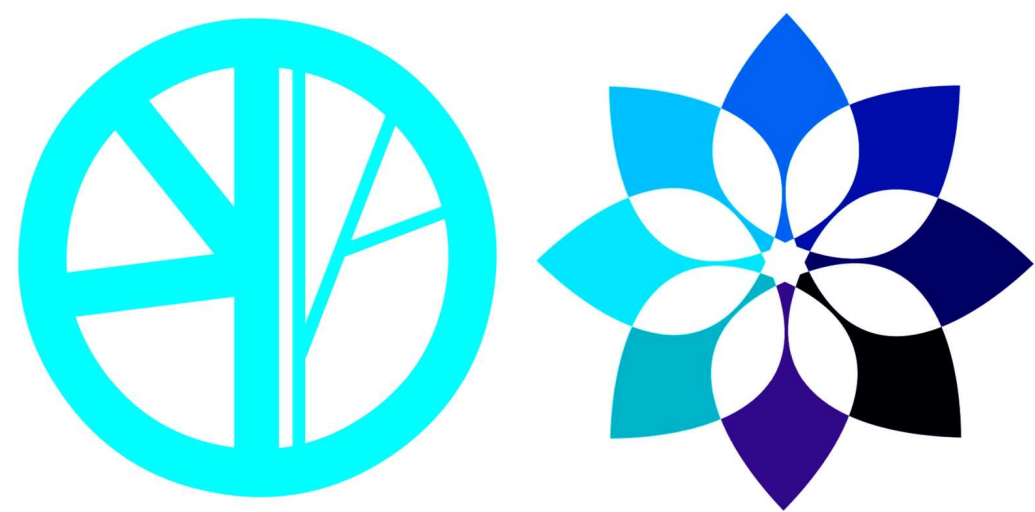




Blueprint CAD Ltd

3 Ridgeway Lowton Warrington WA3 2qL
07973 420 114 bpci2@blueyonder.co.uk

All dims are to be checked
on site by builder.

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.

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.

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.

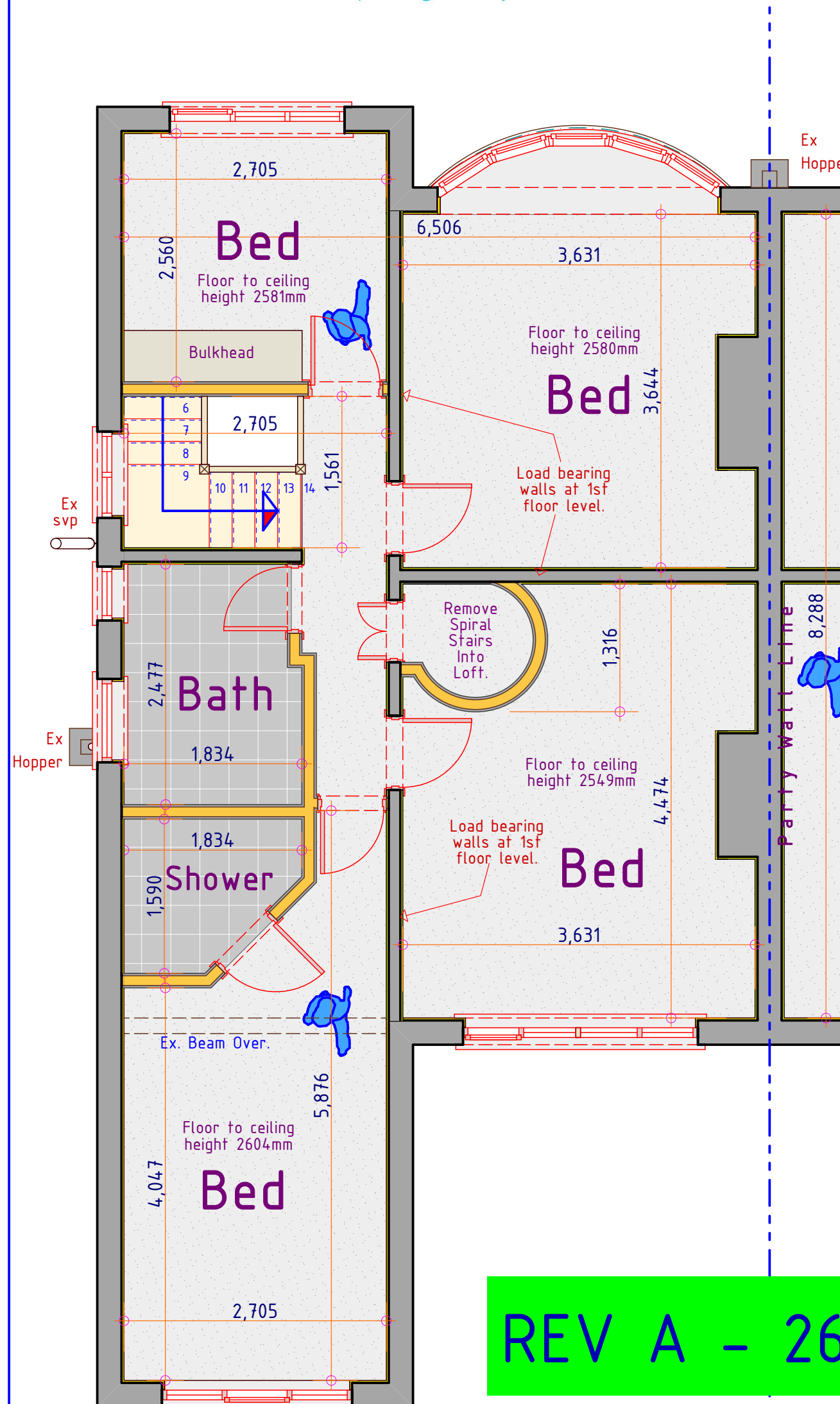
Please be advised that health and safety laws (CDM) changed in the year 2015. Prior to this change, homeowners (Domestic clients) requiring refurbishment/extension works were exempt from the majority of health and safety requirements. Following the implementation of CDM regulations 2015, this exemption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

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.

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.

CLIENT :
TOM SENEVIRATNE
10 SANDHURST AVENUE,
DIDSbury, MANCHESTER,
M20 1ED.
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + GABLE END-
PICK UP + INTERNAL
ALTERATIONS



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 2.00m 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 landing to be min 1.900m 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 700mm approx. Stair to have 14 risers - builder to confirm on site.

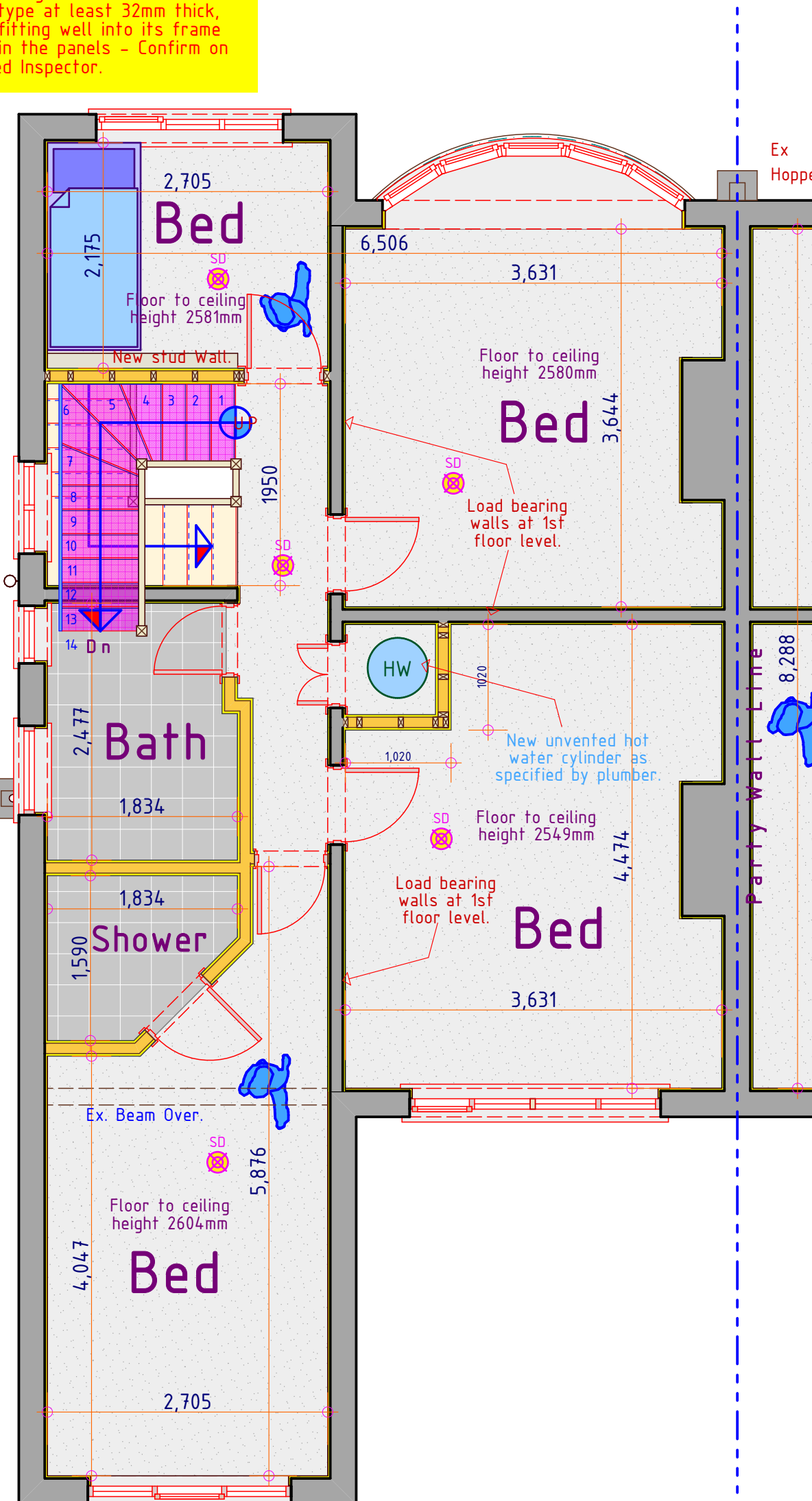
Provide 900mm high guarding to the staircase/well. Balusters to be unclimbable and vertical spaced so NOT to allow a 100mm dia sphere to pass through at any point.

Offset the stairs off the party wall to allow for the dormer support beams to be fitted tightly alongside party wall.

REV A - 26/04/2023

New Sockets/Switches.

Brushed stainless steel 'Click Infinity' Flat Plate Or Similar Approved light Switches, Sockets, etc Throughout Whole Of The Property As Agreed With The Client.



New cavity wall as specification as agreed with the builder in their written quotation.

Over the new staircase fit the New 'Velux' rooflight Ref No GPU MK08 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 in strict accordance with BS 585 pt 1: 1989. Width 800mm 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 BESPOKE LOFTS QUOTATION - ALL ELECTRICAL WORK SHOWN IS INDICATIVE AT THIS STAGE.

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.

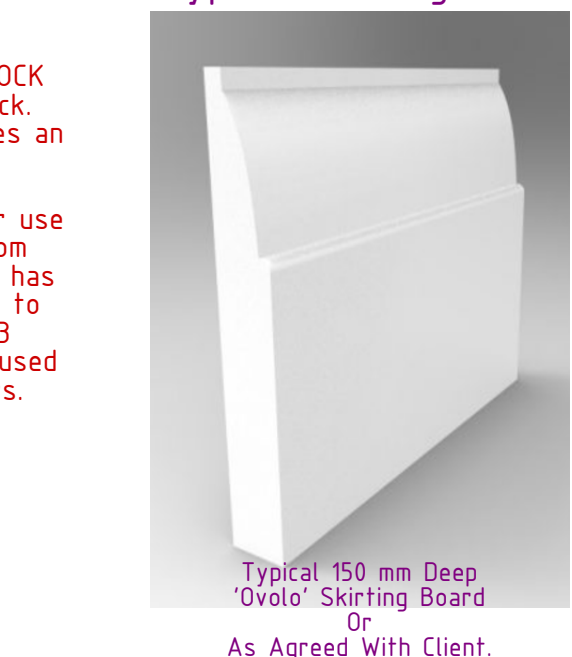
44mm Hemlock balusters positioned so as not to allow a 100mm dia sphere through at any point. Height of handrail to be 900mm above F.F.L.

Typical Architrave Board

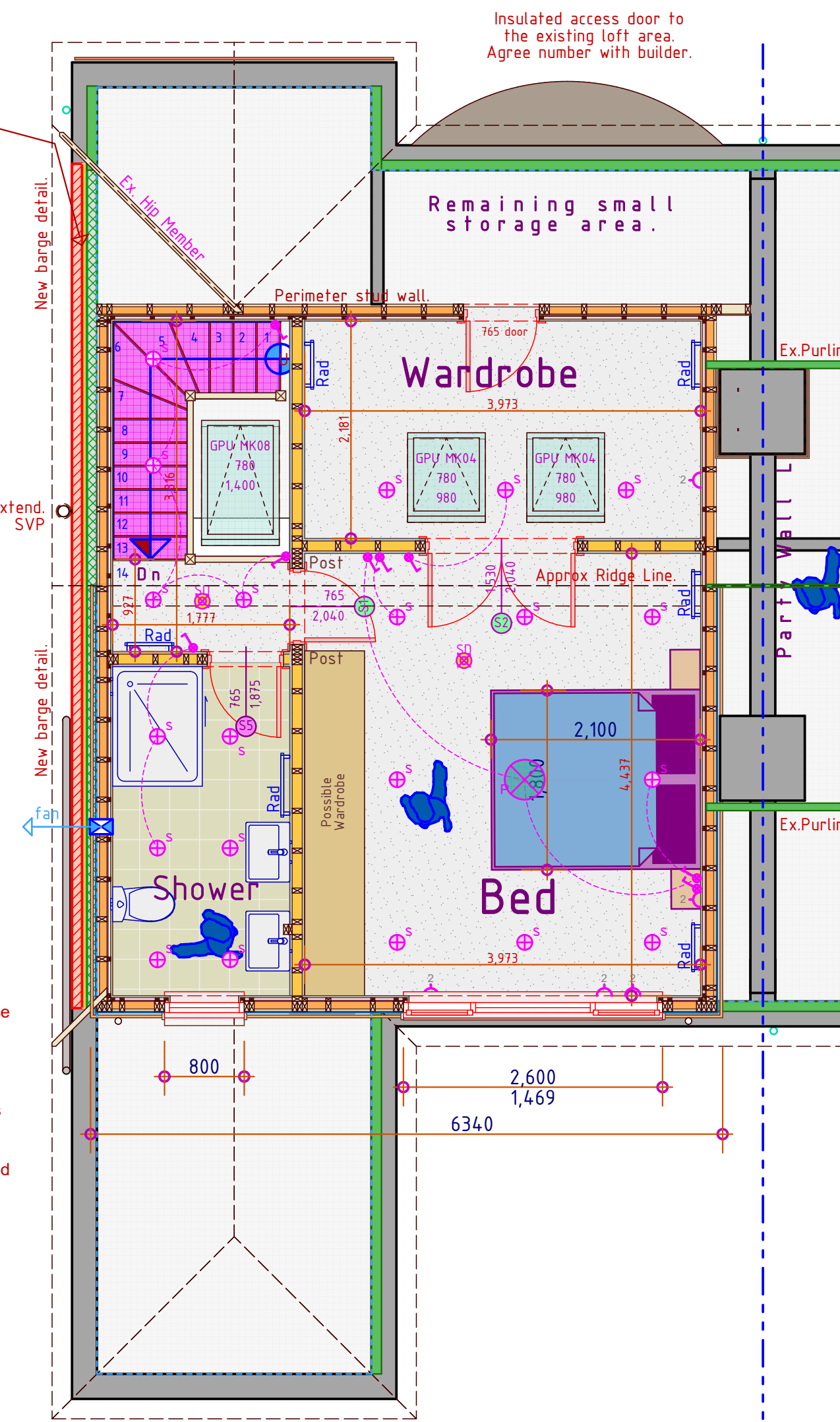


Typical 69 mm Wide 'Ovolo' Architrave Board Or As Agreed With Client.

Typical Skirting Board



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



Voids in party wall are to be infilled with 215mm thick brickwork in class (iii) mortar.

In the front roof slope over the bedroom fit 2No 'Velux' rooflight, Ref No GPU MK06 painted white and fitted in accordance with the manufacturers details. Double 150x50 c24 rafters are to be fitted either side.

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

Provide access door to the roof void to enable future maintenance/light storage.

Existing party walls area to be studded out to take 12.5mm plasterboard and skim finish. Infill with 100mm 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.)

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

Provide 15 litres/sec mechanical extract fan to the new en-suite with 15 minute overrun facility ducted through external wall to outside air.

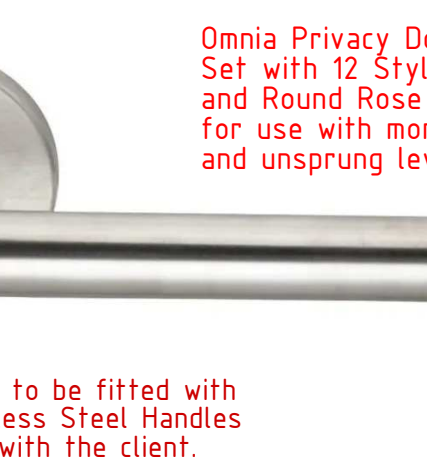
The provision of low energy LED spot lights to be agreed with the client. - ALL ELECTRICAL WORK SHOWN IS INDICATIVE AND TO BE AGREED ON SITE WITH BUILDER.

Typical Internal New Door Hinge



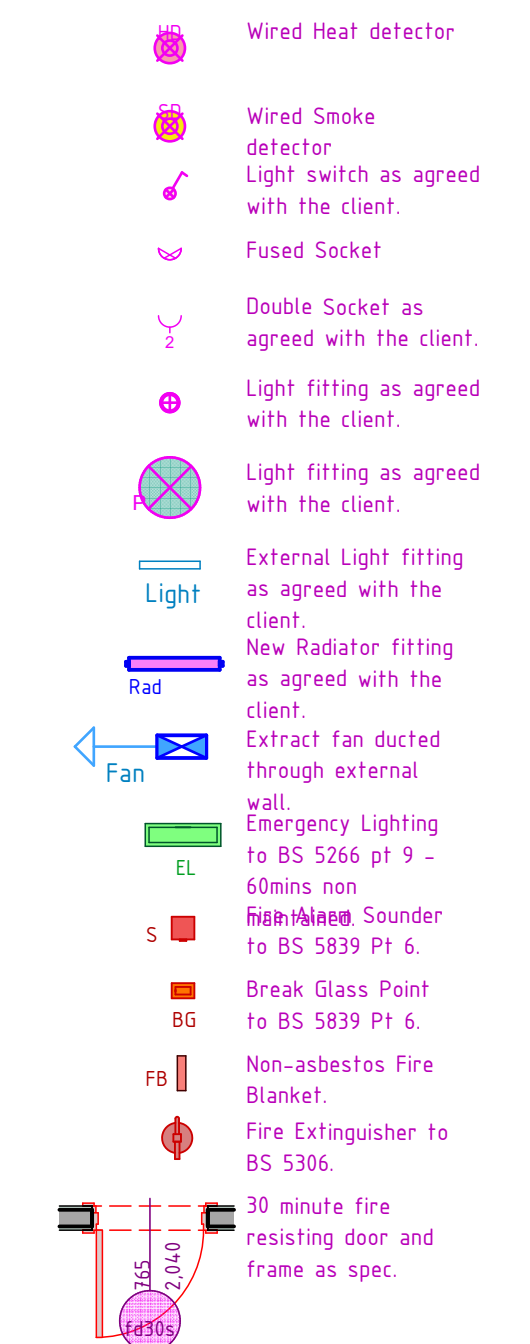
All new doors to be hung with 100mm Brushed Stainless Steel Ball Bearing Hinges. 3 Per Door.

Typical Internal New Door Lever



All new doors to be fitted with Brushed Stainless Steel Handles as agreed with the client.

Stair Plan 1:20



Legend

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 building work will be brought to the attention of client by the builder for resolution.

Existing 1st Floor Layout 1:50

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.

ST100PC Silent Tornado Hi-Power Bathroom Fan OR, similar as agreed with the client.



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.

Typical Internal New Door Lever



All new doors to be fitted with Brushed Stainless Steel Handles as agreed with the client.