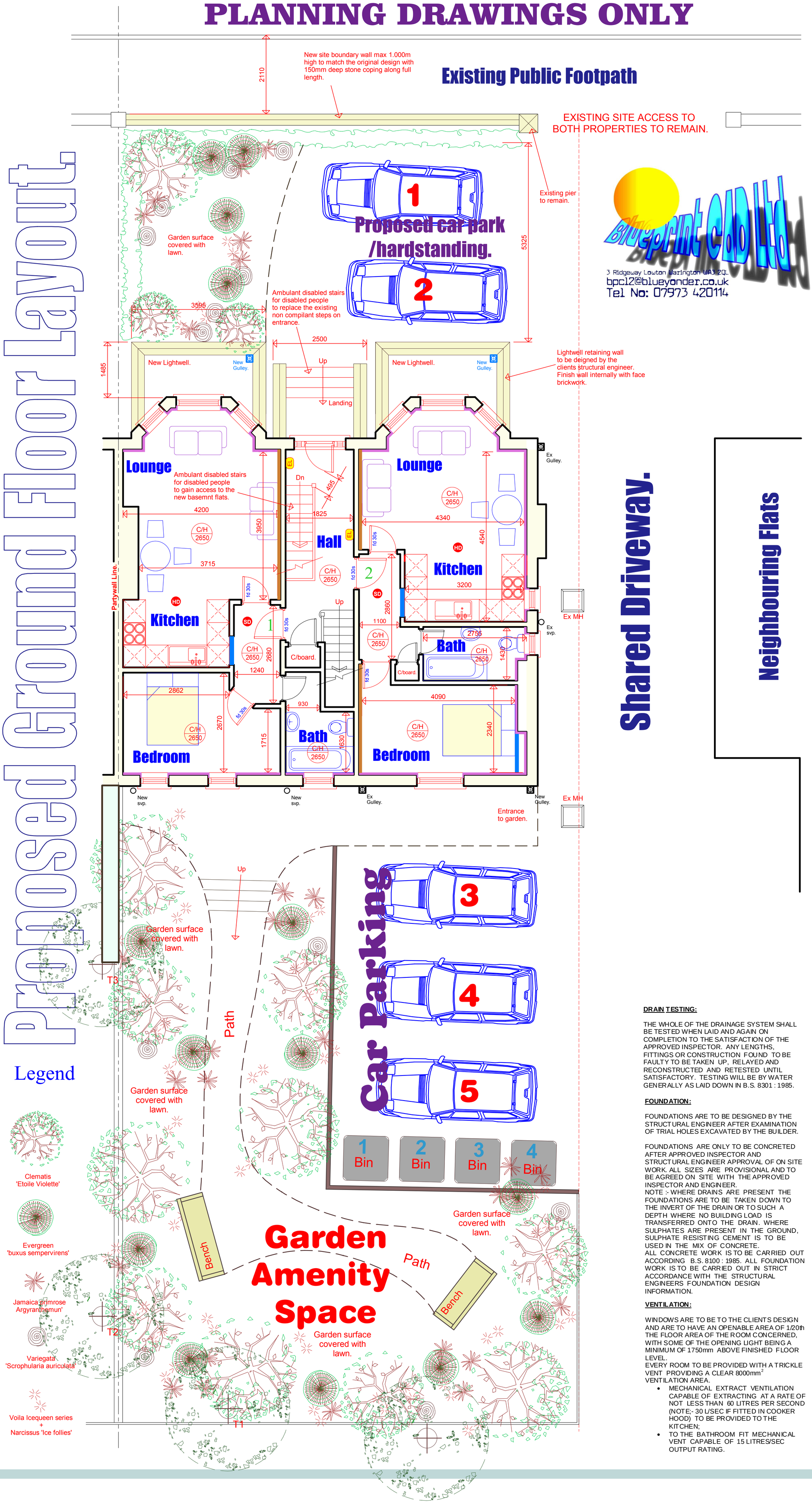
PLANNING DRAWINGS ONLY

Proposed Ground Floor Layout.



Blueprint CAD Ltd
3 Ridgeway Lowton Warington WA3 2QL
bpcl2@blueyonder.co.uk
Tel No: 07973 420114

NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Local Authority.

The contractor shall check all dimensions on site before commencement of work.

No dimension to be scaled off this drawing.

© Copyright reserved.

STRUCTURE/UNDERPINNING/STEELWORK:

A structural engineer is to appraise the existing building structure to ensure that is capable of supporting the new loadings without any adverse affect to the existing structure.
The temporary support of the existing building whilst work is under progress is to be carried out in a careful and safe manner as agreed by the builders structural engineer. All underpinning works and structural alterations are to be inspected at the relevant stages as agreed by the structural engineer.
The builder/owner is to employ a CDM specialist to oversee the health and safety of the overall project.
The owner is to satisfy all party wall issues with the neighbour prior to allowing the builder to commence any work on site.
Blueprint CAD Ltd's responsibilities are to obtain Planning Permission and Building Regulations Approval for the proposed building work. No site inspections are to be made by Blueprint CAD Ltd to inspect any building work as it progress's on site. The responsibility of build quality is the builders and to be checked for quality by the owner of the owners representative at all appropriate stages.

CONTRACTOR TO ENSURE THE FOLLOWING:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with Building Regulations latest edition.

All electrical works to be installed & checked by I.E.E.. registered fully qualified engineer.

All gas supplies & installation by 'GAS SAFE' certified engineer.

CONTRACTOR TO ENSURE THE FOLLOWING: CDM REGULATIONS:

THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. BLUEPRINT CAD LTD OFFER NO CDM SERVICE AND ACCEPT NO RESPONSIBILITY FOR OWNER/BUILDER FAILURE TO FULFIL THEIR OBLIGATIONS.

BUILDER/OWNER TO CONFIRM WITH 'HSE' WHETHER PROJECT IS DEEMED AS 'NOTIFIABLE'. IF SO AN APPOPRIATELY QUALIFIED PLANNING SUPERVISOR IS REQUIRED O BE EMPLOYED.

CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2000 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND PLANING SUPERVISOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
THE CDM REGULATIONS APPLY TO MOST COMMON BUILDING, CIVIL ENGINEERING AND ENGINEERING CONSTRUCTION WORK. YOU MUST NOTIFY HSE OF THE SITE IF THE CONSTRUCTION WORK IS EXPECTED TO EITHER:

- LAST LONGER THAN 30 DAYS; OR
- INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK.

HEATING:

SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. 'GAS SAFE' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'GAS SAFE' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIEMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'GAS-SAFE' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.
INSTALLING PLUMBER TO NOTIFY THE APPROVED INSPECTOR, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF '90%, BAND A'.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)
ALL WORK TO BE CARRIED OUT BY A 'GAS SAFE' CERTIFIED ENGINEER/PLUMBER.

BASEMENT WALLS AND FLOOR:
ALL BASEMENT WALLS AS SHOWN TO BE TANKED WITH 'NEWTON SYSTEM 500' COMPLETE UNDERGROUND WATERPROOF SYSTEM FOR TANKING EXISTING//NEW BASEMENTS. 'NEWTON 520' TO BE PROVIDED TO THE FLOORS.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFIC DETAILS. ALL WORK TO BE BACKED WITH A **25 YEARS INSURANCE BACKED GUARANTEE**.
BASEMENT FLOOR TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DETAILS. TANKING MEMBRANE TO BE POSITIONED AS REQUESTED BY THE SPECIALIST TANKING SUB-CONTRACTOR. PROVIDE
50mm CELOTEX DOUBLE R INSULATION BENEATH THE FLOOR SLAB. FLOORSLAB TO BE MIN 100mm THICK C30 CONCRETE LAID TO CODE OF PRACTICE.
SURFACE OF THE FLOORSLAB TO BE FINISHED WITH 22mm MASTIC ASPHALT LAID IN ACCORDANCE WITH CODE OF PRACTICE.

DRAIN TESTING:

THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE APPROVED INSPECTOR. ANY LENGTHS, FITTINGS OR CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAYED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 : 1985.

FOUNDATION:

FOUNDATIONS ARE TO BE DESIGNED BY THE STRUCTURAL ENGINEER AFTER EXAMINATION OF TRIAL HOLES EXCAVATED BY THE BUILDER.

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER APPROVED INSPECTOR AND STRUCTURAL ENGINEER APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE APPROVED INSPECTOR AND ENGINEER.
NOTE :- WHERE DRAINS ARE PRESENT THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOAD IS TRANSFERRED ONTO THE DRAIN. WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE.
ALL CONCRETE WORK IS TO BE CARRIED OUT ACCORDING B.S. 8100 : 1985. ALL FOUNDATION WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

VENTILATION:

WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF 1/20th THE FLOOR AREA OF THE ROOM CONCERNED, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1750mm ABOVE FINISHED FLOOR LEVEL.
EVERY ROOM TO BE PROVIDED WITH A TRICKLE VENT PROVIDING A CLEAR 8000mm^2 VENTILATION AREA.

- MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND (NOTE;- 30 L/SEC IF FITTED IN COOKER HOOD) TO BE PROVIDED TO THE KITCHEN;
- TO THE BATHROOM FIT MECHANICAL VENT CAPABLE OF 15 LITRES/SEC OUTPUT RATING.

CONVERSION OF THE EXISTING BASEMENT TO FORM AN EXTRA 1No BED FLAT - TO FORM 7 No SELF CONTAINED FLATS IN TOTAL WITH 5No CAR PARK SPACES IN TOTAL.

BUILDING FLOOR PLANS PROPOSED GROUND FLOOR

SITE ADDRESS:
10 YORK ROAD
CHORLTON
MANCHESTER
M21 9HP

DRAWN:	DATE:	Job Reference:	REV:
	10/05/12		
CHKD:	SCALE:	DRAWING No:	
	1:50	330/002	