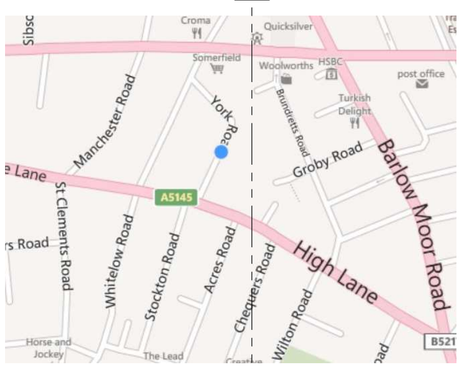
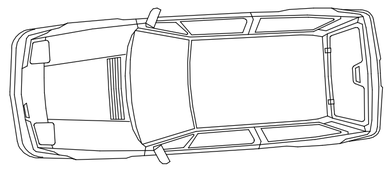
All dims are to be checked on site by builder.

Existing Public Footpath



Site Map

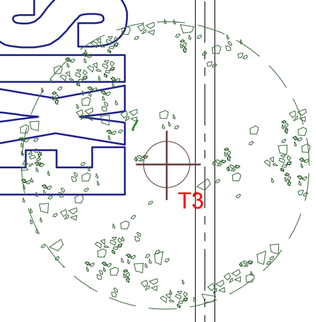


Existing car park/hardstanding.

Existing Ground Floor Layout

Shared Driveway.

Neighbouring Flats



Existing Rear Garden.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED.
CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

NOTE:
The depth of any adjacent drainage will have an appropriate influence on the depth of the foundation trench. Agree all foundation depths with building inspector once drainage has been located.

NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR.





Boundary Wall Line.

17050

Fence Line.



Existing Rear Elevation Showing Garden



Existing Front Elevation Showing Boundary Wall.

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.

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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.

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

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 EXISTING GROUND FLOOR

SITE ADDRESS:
10 YORK ROAD
CHORLTON
MANCHESTER
M21 9HP

DRAWN:	DATE: 10/05/12	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/001	