

New UPVC facias boards

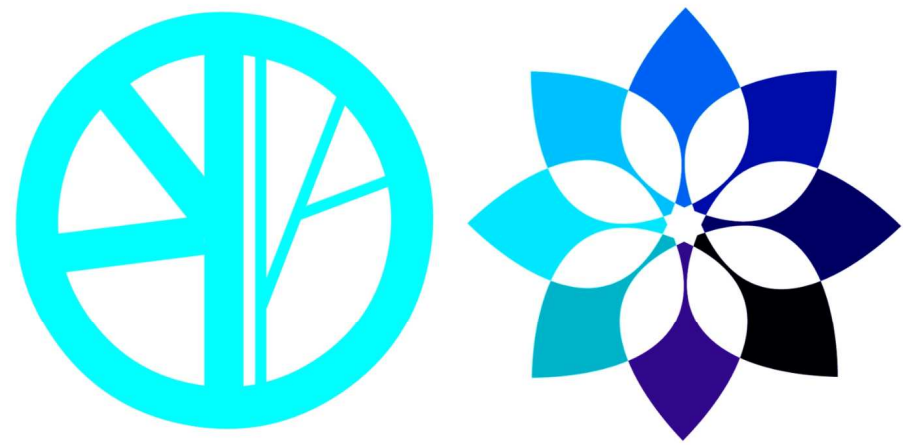


150mm Fascia Board
Black Ash (5metre) 18mm
Replacement Fascia
Board. Suitable for total
replacement and new
build. Confirm final type
with client.

New UPVC Soffit boards

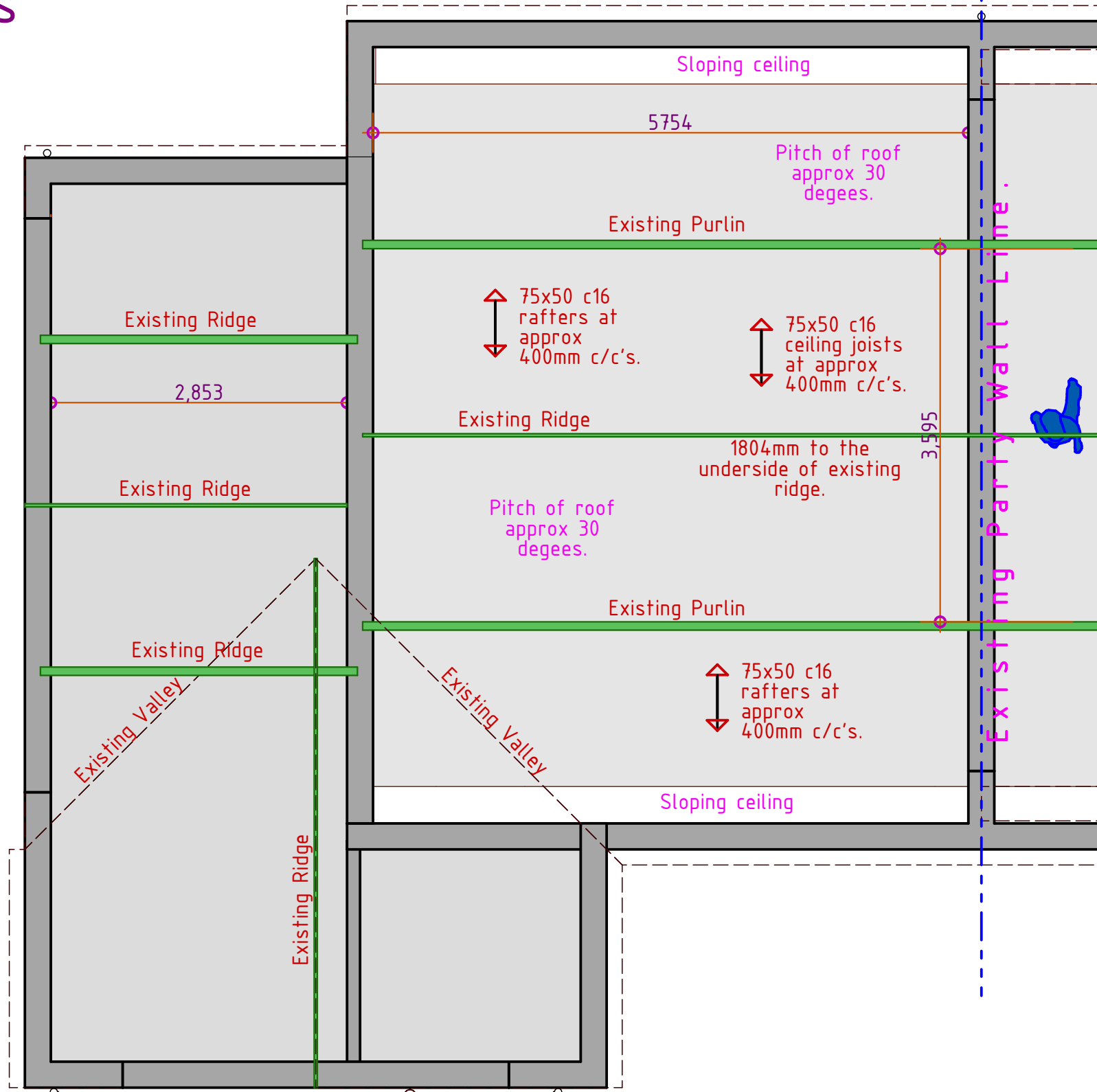


150mm Fascia Board
Black Ash (5metre)
10mm Replacement Soffit
Board. Suitable for total
replacement and new
build. Confirm final type
with client.



Blueprint CAD Ltd

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Existing Roof Layout

1:50

All dims are to be checked
on site by builder.



Existing photo of 99 Kings Road and 101 Kings Road
showing the difference in ridge heights of both the
neighbouring two storey Side Extensions - No 101 Higher.

Fit 1 No 'Velux' rooflight,
Ref NoGPU SK06
in accordance with the
manufacturers details.
Double 150x50 c24 rafters
are to be fitted either side.

Fit 3 No 'Velux' rooflight,
Ref NoGPU MK06
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.

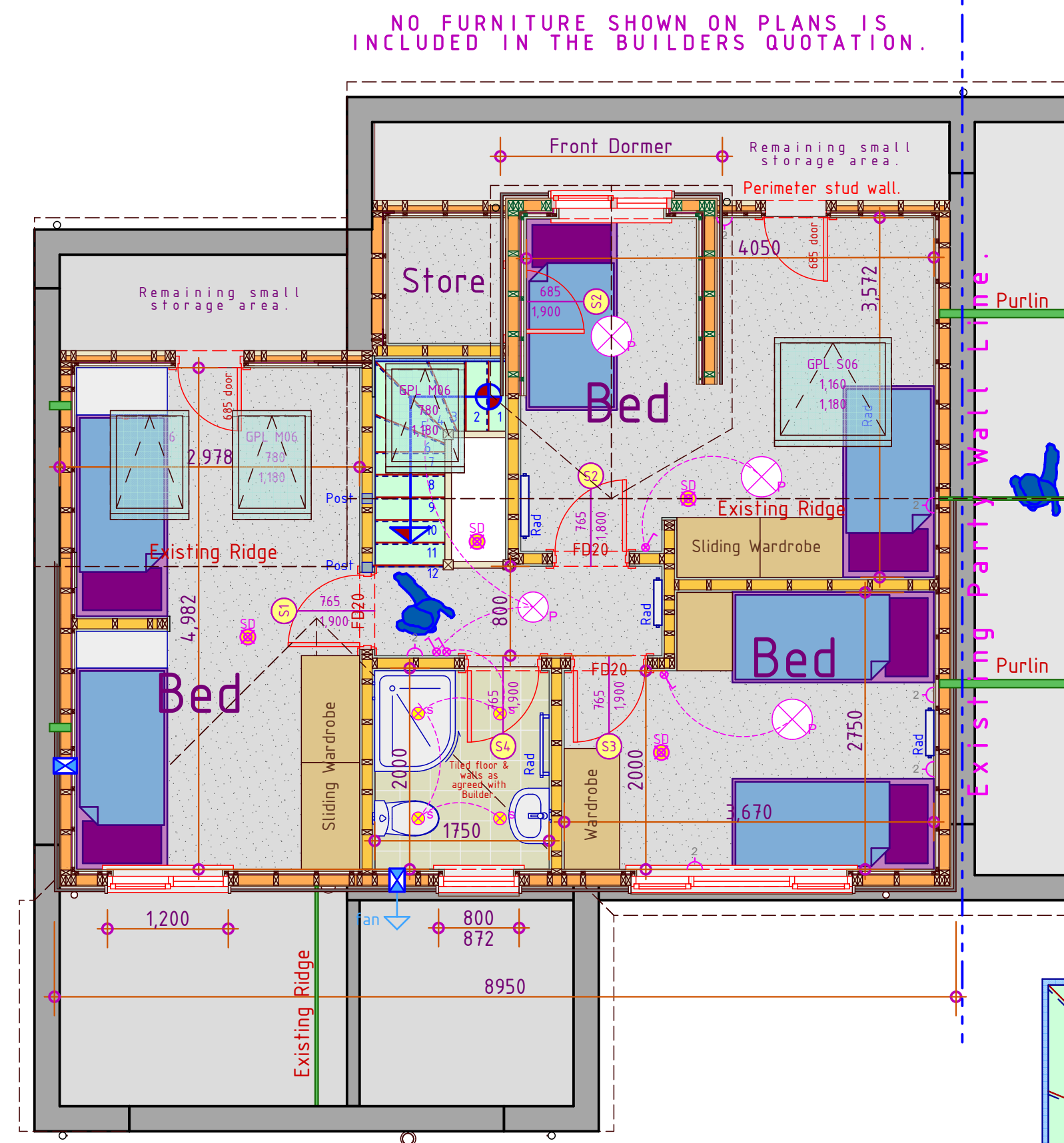
Construct new single winder
timber staircase in strict
accordance with BS 585 pt 1:
1989. Width approx 750mm.

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.

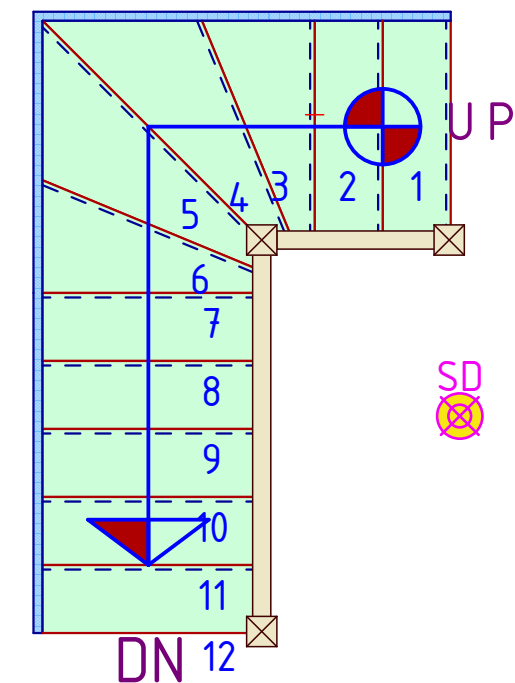
Fit new appliances in accordance
with BS 5572:1978 at to be
connected to the ex svp.
Extend existing svp min 900mm
above any window within
3.000m. Provide rodding access
at all changes of direction.
Fit anti-siphon trap to whb.
All pipework runs to be confirmed
on site by the builder.



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Proposed 2nd Floor Layout

1:50



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Proposed Stairs

1:25



Proposed photo composition of 99 Kings Road and 101 Kings
Road showing the similarity in relationship of heights to
neighbouring side extension and proposed rear dormer flat
roof - approx same height for all intents and purposes.

Insulated access
doors to the
existing loft area.

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

Provide access panels to
the roof void to enable
future maintenance

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
100mm thick Celotex PIR
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.)

Pendant light fitting as
agreed with the client.

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

Client:
MR MENCZER
99 KINGS ROAD
PRESTWICH, M25 0JS.
Tel: 07813 599 365
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + 1No PITCHED
ROOF DORMER TO THE
FRONT ELEVATION.

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 to the builder.

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.
FOR FURTHER INFORMATION CONTACT: Lee
Pattison - 07939127834

EXTRACT FOR SHOWER ROOM

UTILITY/WC
Provide mechanical extract ventilation to
shower room ducted to external air
capable of extracting at a rate of not
less than 15 litres per second. Vent to
be connected to light switch and to
have 15 minute over run if no window in
the room. Internal doors should be
provided with a 10mm gap below the
door to aid air circulation. Ventilation
provision in accordance with the
Domestic ventilation compliance guide.
Intermittent extract fans to BS EN
13141-4.

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.

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.

NOTE:
THE APPROVED INSPECTOR MAY
ASK, WHERE APPLICABLE, FOR
EXISTING BEAM AND STRUCTURE
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.

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.