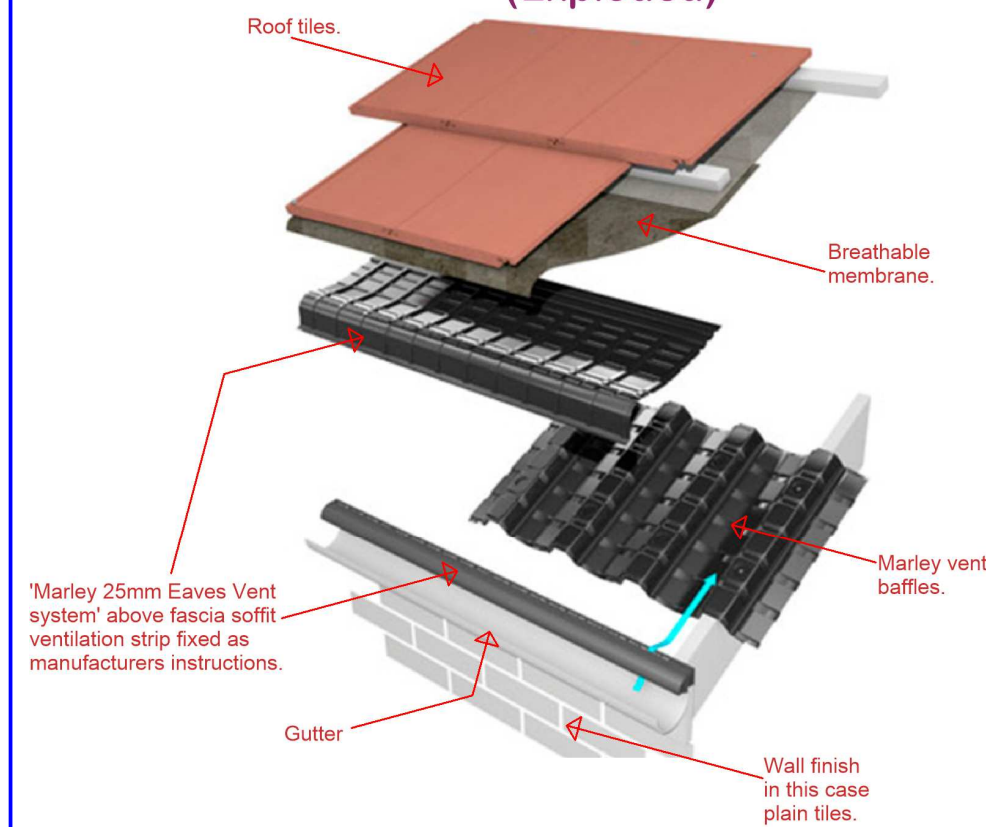
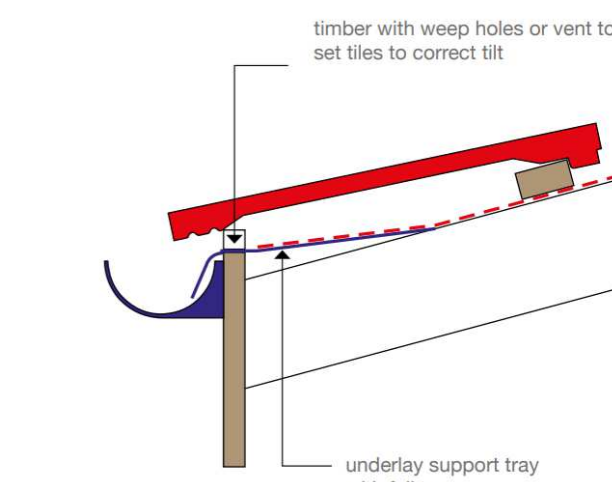


Roof Ventilation Detail. (Exploded)



All dims are
to be checked
on site by
the builder.

Ventilated Eaves



MARLEY DOUBLE ROMAN CLOAK
VENT TILES TO MATCH THE ROOF
TILES - MIN 7No REQUIRED.



Builder to provide new external tap
to the rear corner of the new extension
+ external double power socket.

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:
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 existing heating system is to be removed
and replaced with a new unvented system as
designed and installed by an appropriately
qualified gas-safe to satisfy the owners
performance requirements.

All work to be carried out in accordance with
approved document J of the building regulations
and all appropriate gas safety regulations.

BUILDER TO CHECK AND CONFIRM
THE FOUL AND SURFACE WATER
UNDERGROUND DRAINAGE ON SITE
AND CONNECT ALL NEW PIPEWORK
TO IT IN THE CORRECT FASHION
AND TO THE CORRECT DRAIN.

Connect new
drainage to the
existing with the
required adaptors.

'PLASMOD PLASCON' 100mm WIDE
SOLID CONCRETE BLOCK
INNER LEAF. NO LIGHTWEIGHT
BLOCKS TO BE USED ON SITE.

Cavity wall constructed
as specification.

Builder to check the existing
outer leaf beam in the existing
cavity wall on site and confirm their
suitability to support the additional
roof load. Confirm with the
Approved Inspector.

NO PART OF THE EXTENSION
IS TO TRESPASS ACROSS THE
NEIGHBOURING BOUNDARY
LINE WITHOUT OWNERS
WRITTEN PERMISSION.

Fully bond in at every
course the new
brickwork to the
existing maintaining
min 100mm cavity.

The amount/type of light
fittings/sockets/switched etc.,
is to be agreed between the
client and the builder before
work commences on site and
be included in the quotation.

'SD' indicates self contained smoke
detector/alarm unit permanently
wired to the existing electrical
system with battery back up.
All smoke detectors are to be
interlinked.

Make good all disturbed
surfaces to match existing,
including skirting boards
and architraves around door.

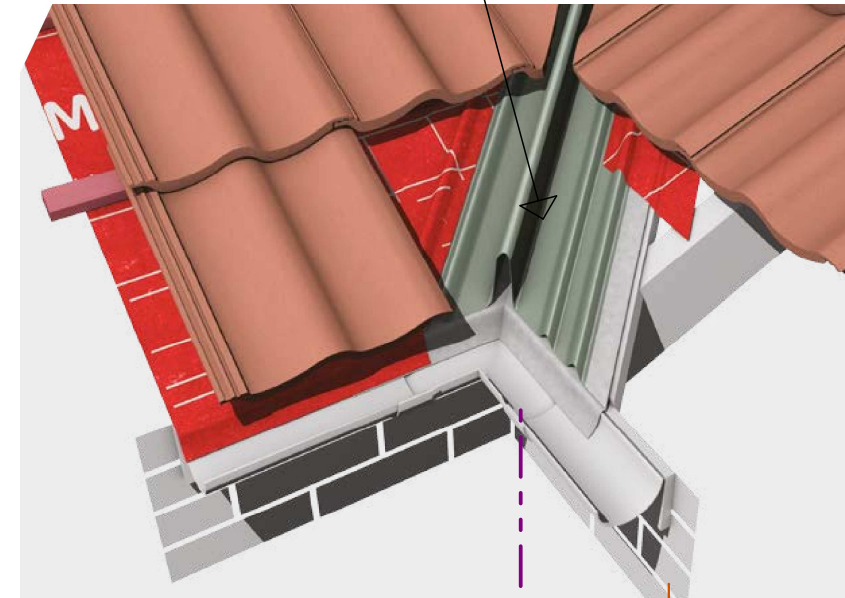
ALL WIRING FITTINGS ARE TO BE
FROM THE 'MK LOGIC PLUS' RANGE
OR AS AGREED WITH CLIENT.
ALL IN WHITE OR AS AGREED WITH
THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO
THE INTERNAL FINISHED PLASTER
DIMENSIONS. BUILDER TO CONFIRM
ON SITE.

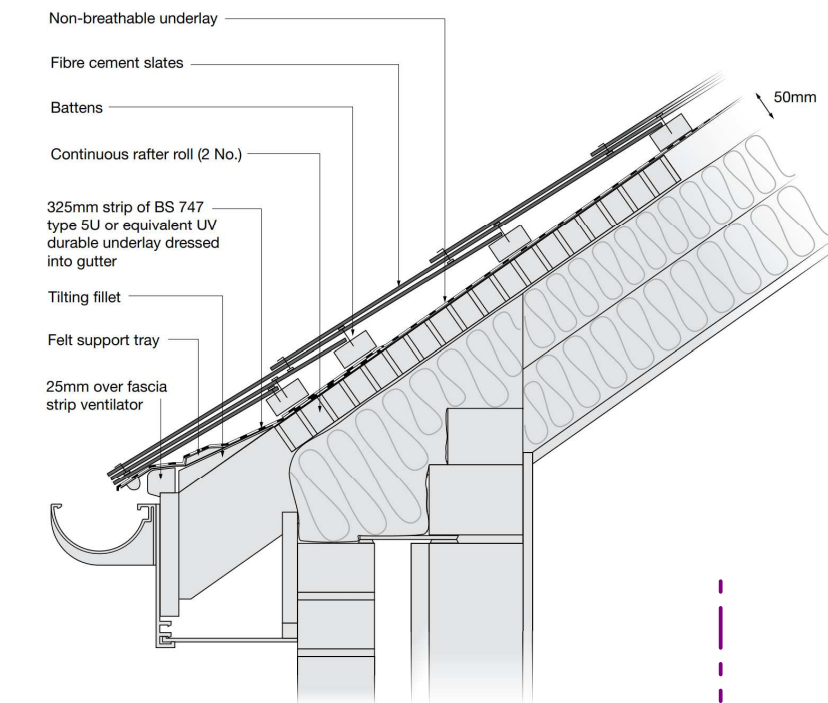
ALL WATER CONNECTIONS ARE
TO FITTED WITH ISOLATION VALVES.

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.

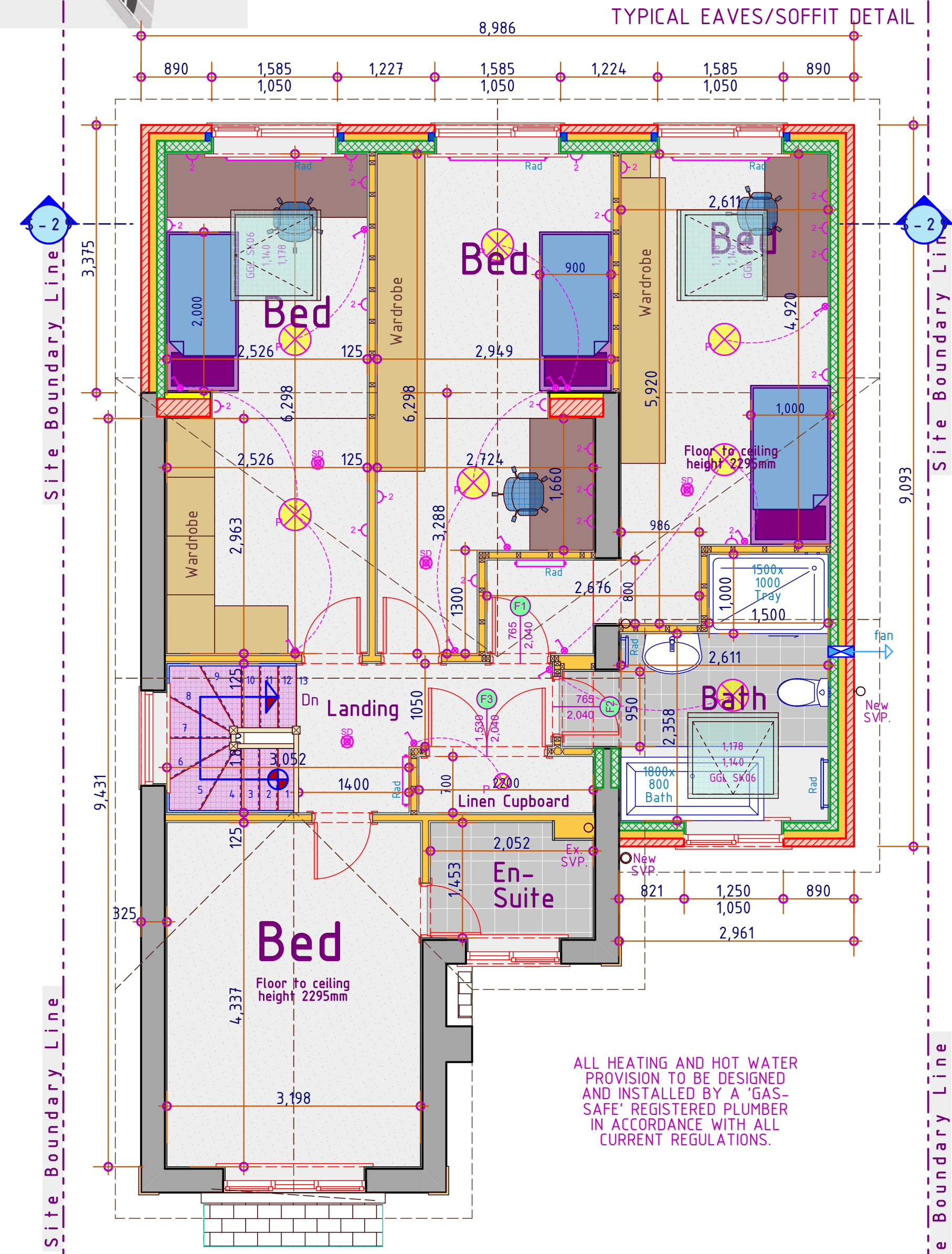
Marley High Profile GRP Dry Valley
3m Length Trough - OR Traditional
Code 4 Lead Valley Construction.



MARLEY DOUBLE ROMAN CLOAK
VERGE LEFT HAND (RIGHT HAND
ALSO REQUIRED.)



TYPICAL EAVES/SOFFIT DETAIL



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

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

- GENERAL:
1. The contractor is to check and
verify all building and site
dimensions, levels and sewer invert
levels at connection points before
work commences.
 2. This drawing must be read with
and checked against any structural
or specialist drawings provided.
 3. The contractor is to comply in
all respects with the current
building regulations whether or not
specifically stated on these
drawings.
 4. No dimensions are to be scaled
from this drawing, all dimensions
to be checked before work
commences and any discrepancy to
be reported.
 5. Before work commences -
ensure all Planning conditions and
Building Regulation conditions have
been resolved to the satisfaction
of the Local Authority.
 6. All works to comply with the
workmanship clauses in BS8000
series and to be in full compliance
with the Building Regulations.
 7. Contractor is to notify Building
Control at the appropriate stages
in construction - necessary for
them to determine the works
statutory compliance.

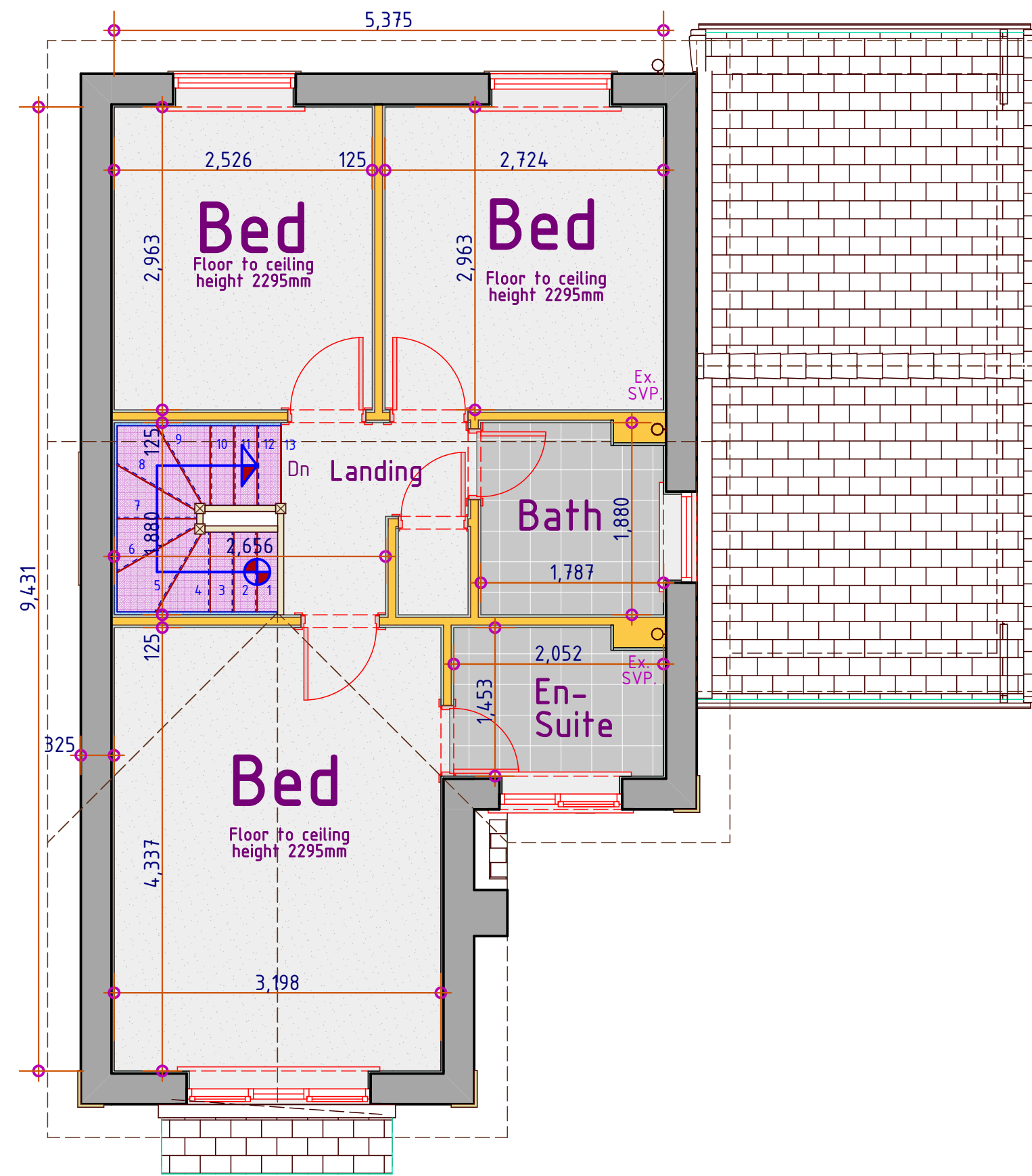
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Glazing:

All safety glazing to conform
with b.s. 6206 : 1981. Where
glazing has been specified on plans,
flat safety glass will be fitted in
the following areas :-
(1) in walls, between finished floor
level and 800mm vertical height.
(2) in doors, between finished floor
level and 1500mm vertical height.
(3) within 300mm either side of a
door, Between finished floor level
and 1500mm vertical height.

Electrical wiring: When using competent person

All wiring and electrical work will be
designed, installed, inspected and
tested in accordance with the
requirements of BS7671, the i.e. 18th
edition wiring guidance and building
regulation Part P (electrical safety)
by a competent person registered
with an electrical self certification
body authorised by the secretary of
state, And,
The competent person is to send to
the approved inspector a 'self-
certification certificate' within 30
days of the completion of the
electrical works. The client is to be
provided with a copy of the 'self-
certification certificate' and a BS
7671 electrical installation test
certificate.



Existing 1st Floor Layout

1:50

Vapour Barrier



'Tyvek' Breathable Roof Membrane.

External Double Socket



BG Nexus WP22 Twin
DP Switched Double
Socket Outdoor
Weatherproof 13Amp
IP66

Typical Brass Tap.



Kinetic 20mm
Polished Brass
Garden Tap

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.



Blueprint CAD Ltd

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



SITE ADDRESS:
36 CHURCH MEADOWS,
UNSWORTH,
BURY,
BL9 8JF.
THE CONSTRUCTION OF A
TWO STOREY EXTENSION
AT THE SIDE AND REAR
OF THE EXISTING
DWELLING HOUSE +
EXTERNAL & INTERNAL
ALTERATIONS.