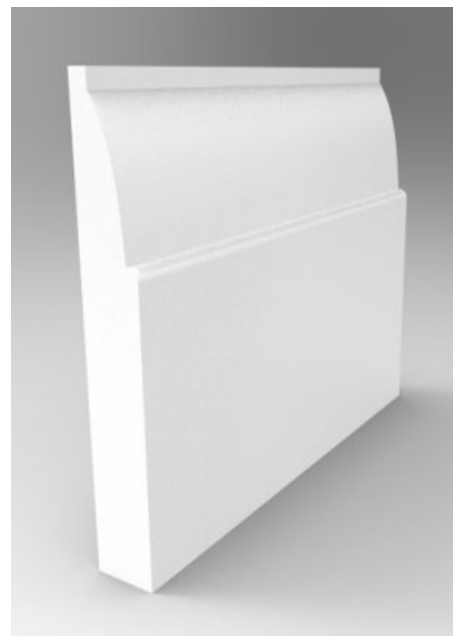


CLIENT:
MR ANTHONY MAHON
305 HOLLINS LANE,
BURY, LANCASHIRE,
BL9 8BD.
TEL : +7701 7400 100
THE CONSTRUCTION OF A
FLAT ROOFED DORMER LOFT
CONVERSION AT THE REAR
OF THE EXISTING DWELLING
HOUSE + 2No VELUX
ROOFLIGHTS. HEIGHT TO BE
KEPT BELOW THE EXISTING
RIDGE LINE + INTERNAL
ALTERATIONS.

TYPICAL SKIRTING
BOARD AND
ARCHITRAVE WHICH
IS TO BE USED
THROUGHOUT THE
WHOLE OF THE NEW
BUILDING WORK.
Typical 69 mm Wide
'Dvolo' Architrave
Or
As Agreed With Client.



Typical Sockets/Switches.

'Click Infinity' Flat Plate Or
Similar Approved light
Switches, Sockets, etc
Throughout Whole Of
New Building Work As Agreed
With The Client.



Typical Internal New Door Detail

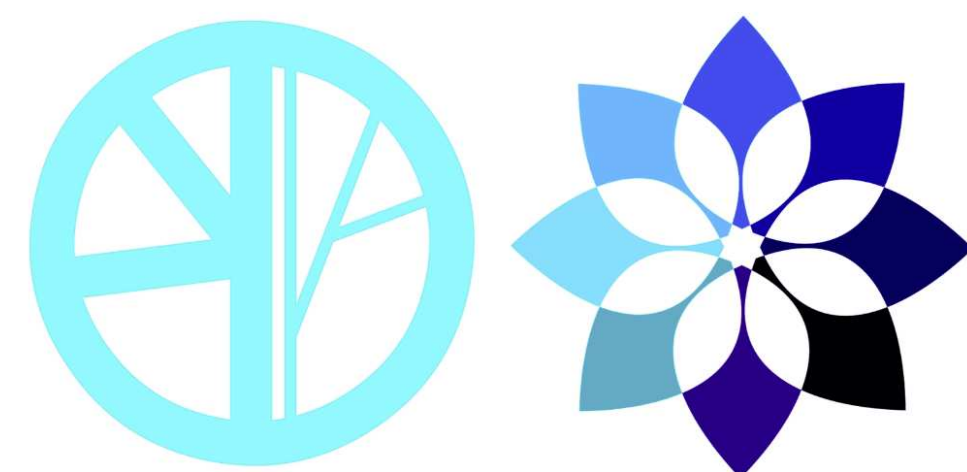
All new doors in the dwelling are to be
min 40mm thick solid hardwood doors
as agreed with the client. Builder to
allow for £100 for unit cost of door
before cost of hanging and furniture etc....

Each door to be hung
with 3No 100mm ball
bearing brushed
steel hinges

Agree type of door handle with the
client prior to order, assume handle to
match the existing used in the dwelling
unless client instructs otherwise.

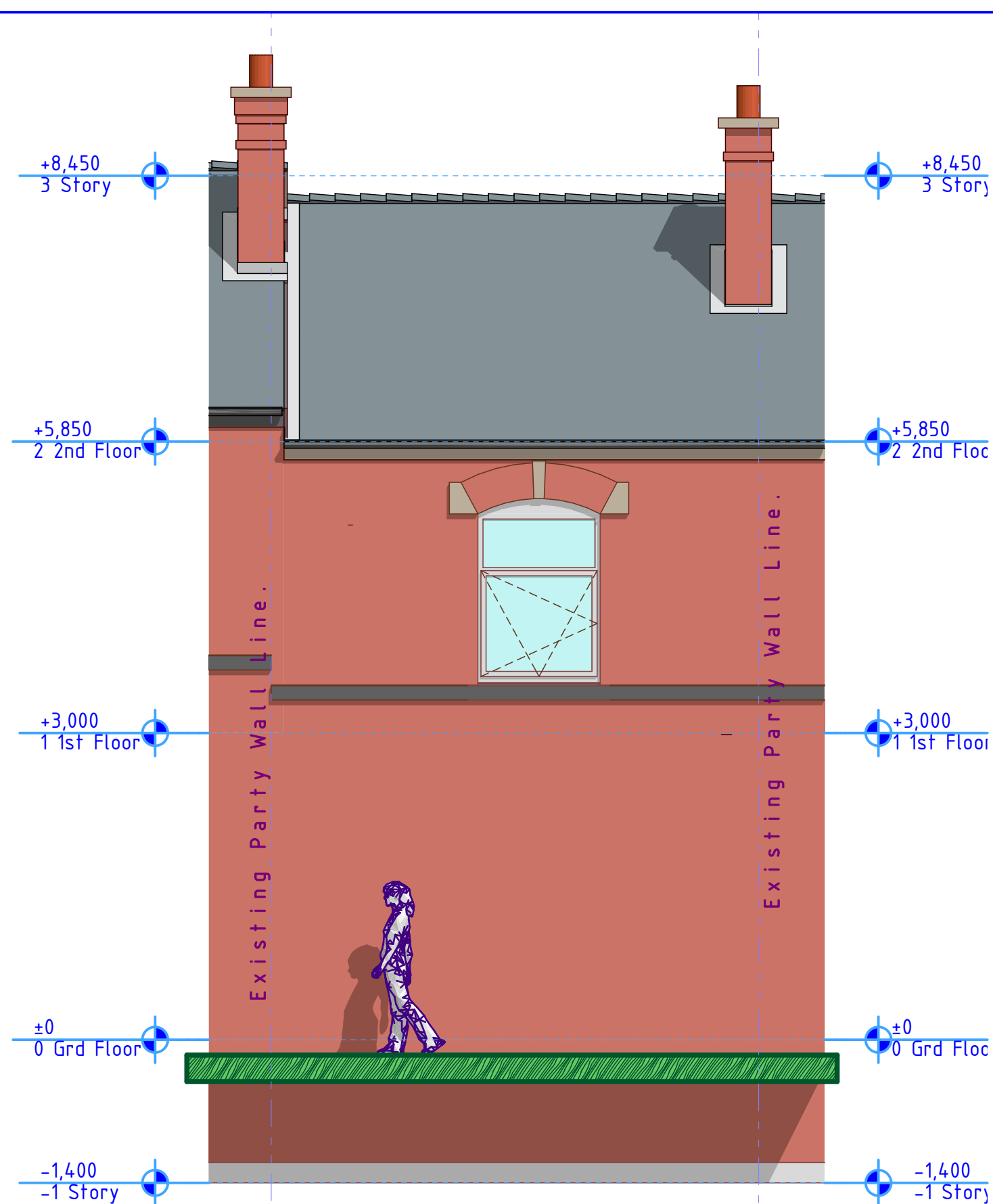
All Skirting boards are to be softwood
150mm deep x 20mm wide.
Confirm type with owner prior
to final quotation.

All skirting boards and architraves are to
match the existing at 1st floor level and be
agreed with the client.



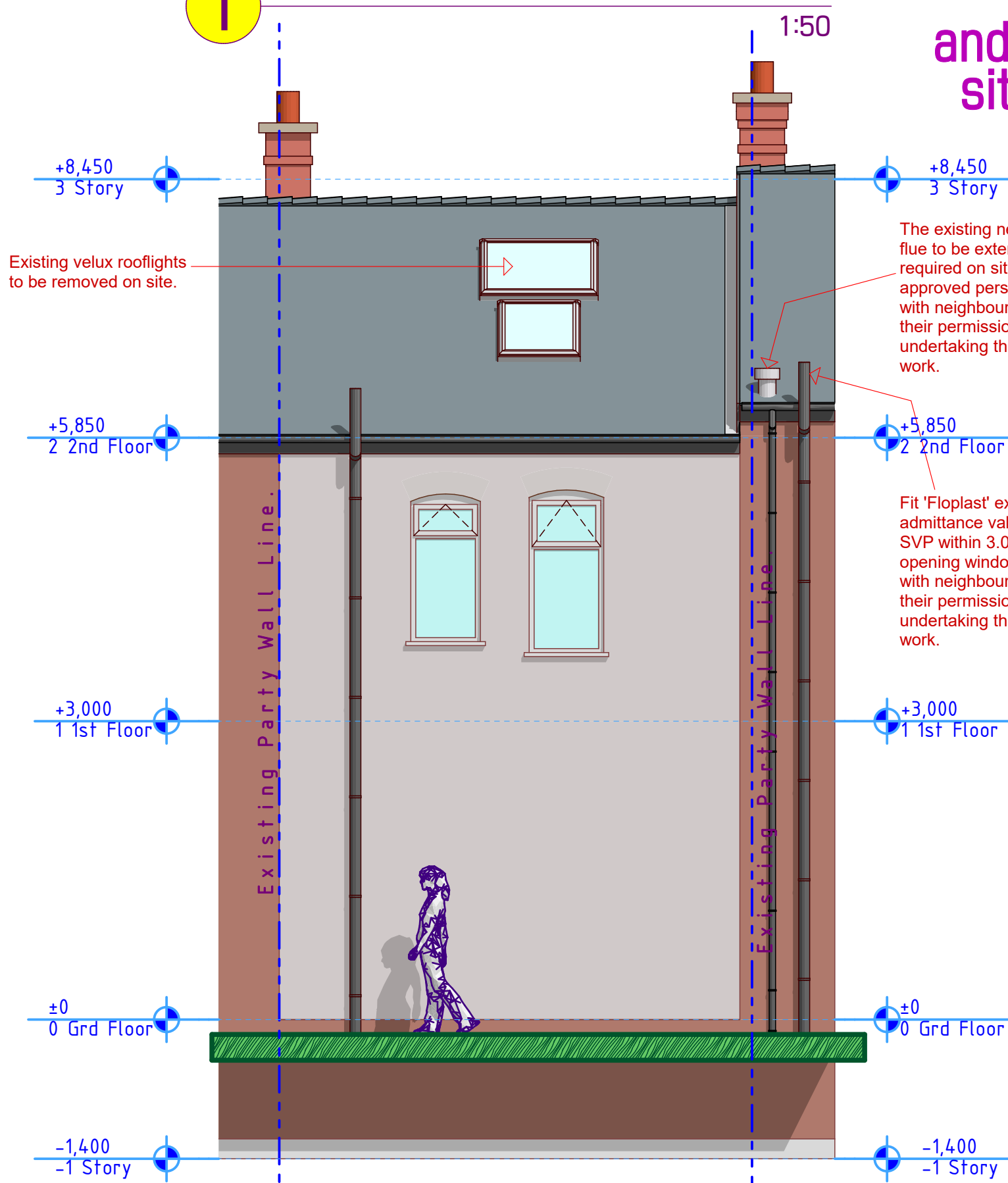
Blueprint CAD Ltd

3 Ridgeway Lowton Warrington WA3 2qL
07973 420 114 bpc12@blueyonder.co.uk

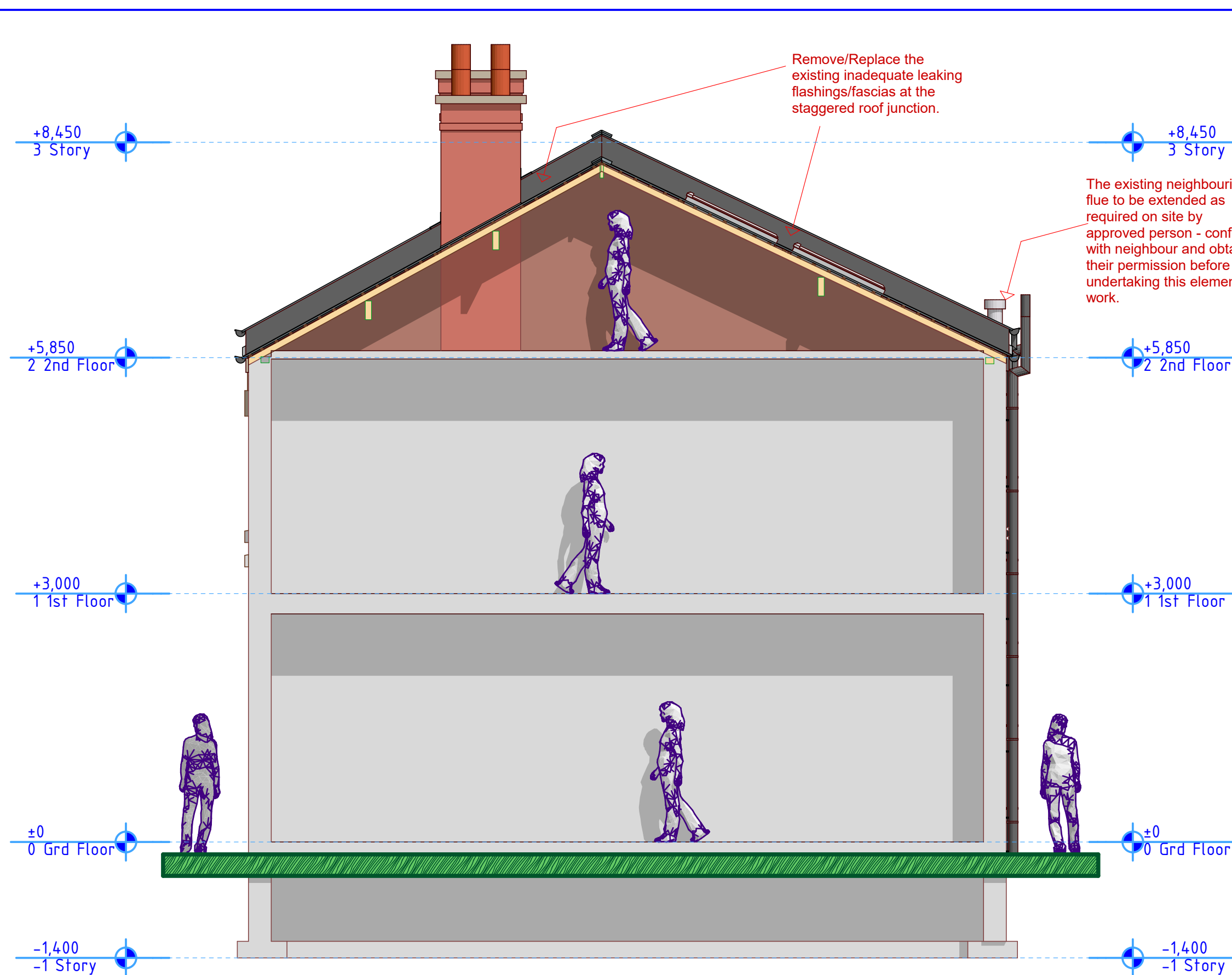


1 Existing Front Elevation

All dims are to be
checked
and confirmed on
site by builder.



2 Existing Rear Elevation



3 Existing Side Elevation

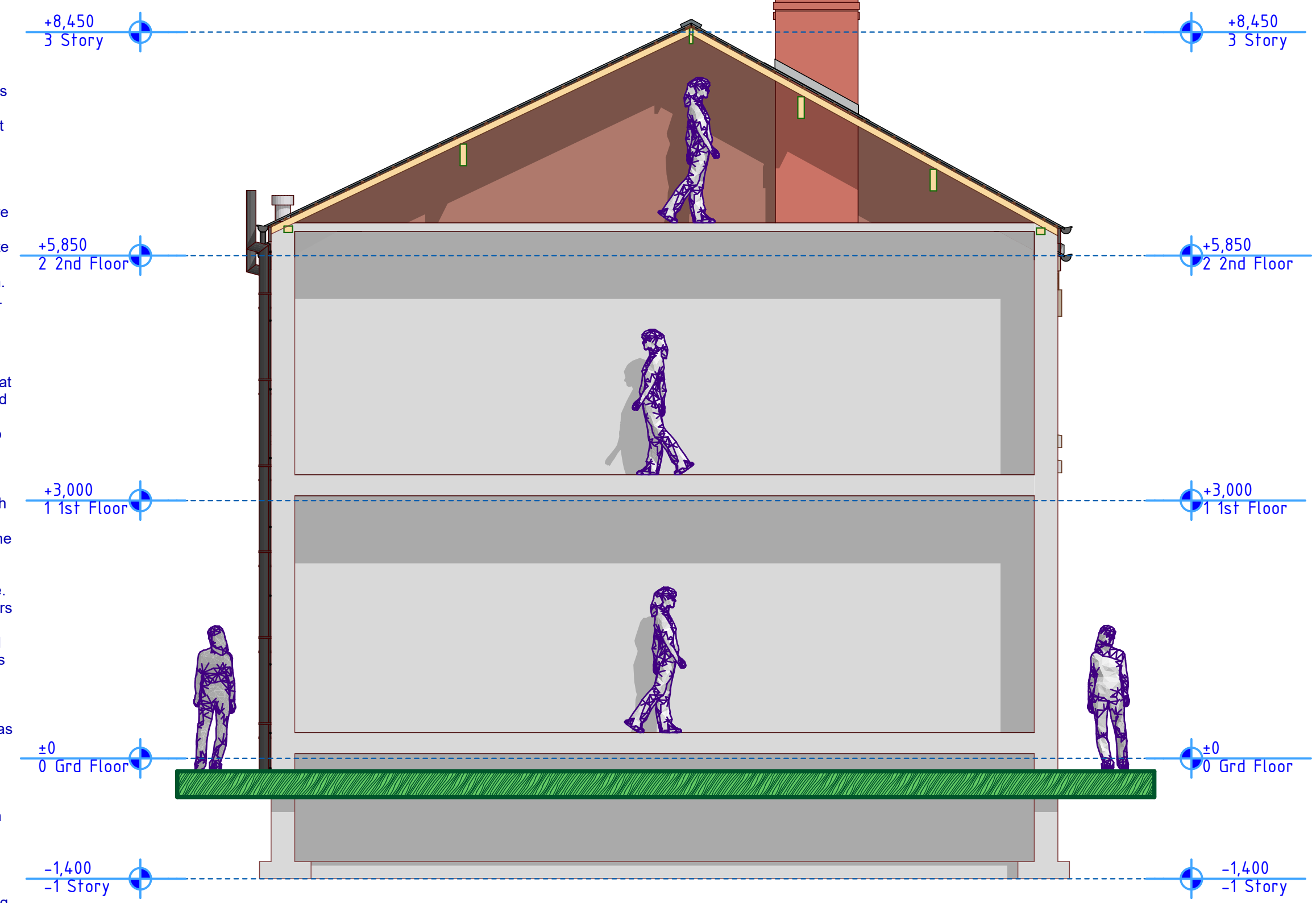
INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs
at 400mm c/c with 50 x 100mm head and sole
plates and solid intermediate horizontal noggins at
1/3 height or 450mm. Provide min 10kg/m²
debackersy acoustic soundproof quilt tightly
packed (eg. 100mm Rockwool or Isowool mineral
fibre sound insulation) in all voids the full depth of
the stud. Partitions built off doubled up joists where
partitions run parallel or provide noggins where at
right angles, or built off DPC on thickened concrete
slab if solid ground floor. Walls faced throughout
with 12.5mm plaster board with skim plaster finish.
Taped and jointed complete with beads and stops.

MEANS OF ESCAPE - SDs in all rooms and
retaining existing doors (LABC guidance note Ref
07/02)

a) Provide smoke detectors at every storey level, at
half landing levels adjacent to habitable rooms and
in all habitable rooms. An additional heat detector
is also required in the kitchen. Smoke detection to
be mains operated linked smoke alarm detection
system to BS 5446 - 1:2000 mains powered with
battery back up.

b) Provide an egress window at first floor level with
an unobstructed openable area of 450mm high x
450mm wide, minimum 0.33m sq, the bottom of the
openable area should be not more than 1100mm
above the floor. The window should enable the
person to reach a place free from danger from fire.
c) Provide a protected escape route requiring doors
to be min standard of traditional timber panel type
at least 32mm thick, with steel hinges, not warped
and fitting well into its frame with no visible defects
particularly in the panels, (hardboard or other
lightweight flush doors are not acceptable). Walls
throughout stair enclosure and frames around
doors must be checked and be free from defects as
required by the Building Control Officer. Any
glazing in doors to be half hour fire resisting and
glazing in the walls forming the escape route
enclosure to have 30 minutes fire resistance and
be at least 1.1m above the floor level or stair pitch
line.

OR
A protected lobby at Grd floor level at the base of
the existing dwelling staircase giving means of
escape egress to 2 separate exits - i.e. the existing
front and back doors of the dwelling - all as above -
all as in accordance with Approved Document B1.



4 Existing Side Elevation
When looking from the neighbouring property.

- GENERAL:
- The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
 - This drawing must be read with and checked against any structural or specialist drawings provided.
 - The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
 - No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
 - Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
 - All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
 - Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
- CONTINUITY OF INSULATION AND AIRTIGHTNESS.
- All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:
 - Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).
 - Use joist hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.
 - Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.
 - Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p. boxings.
 - For drying ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

Heating:
Suitable heating and provision of hot water to be provided to the proposed new building work/extension/conversion. '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 requirements. Plumber to liaise completely with owner at all times and submit all required documentation to approved inspector upon completion of work.
All radiators to be fitted with thermostatic radiator valves. All work to be carried out by a 'gas-safe' approved installer, to gas board regulations and provisions and approved dourment 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 approved by the secretary of state.
All qualified boilers to have an 'sedbuk' value/band 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.