

All new doors in the dwelling are to be min 40mm thick solid hardwood doors as agreed with the client. Builder to allow for £150 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 and architraves are to be 30mm redwood chosen to match the existing at ground and first floor level. Confirm type with owner prior to final quotation.

Typical Internal New Door Hinge



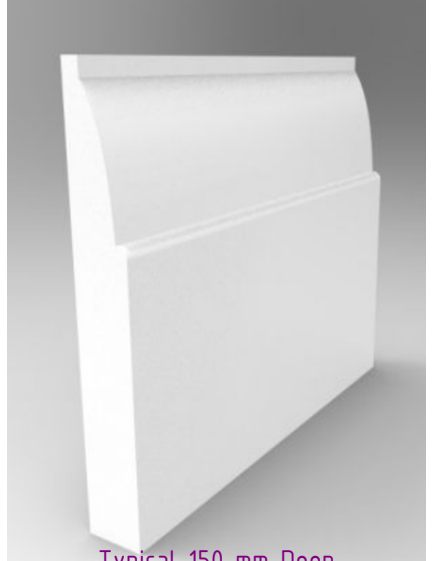
All new doors to be hung with 100mm Brushed Stainless Steel Ball Bearing Hinges. 3 Per Door.

Typical Internal New Door Lever



All new doors to be fitted with Brushed Stainless Steel Handles as agreed with the client.

Typical Skirting Board



Typical 150 mm Deep 'Ovolo' Skirting Board Or As Agreed With Client.

Typical Architrave Board



Typical 69 mm Wide 'Ovolo' Architrave Or As Agreed With Client.

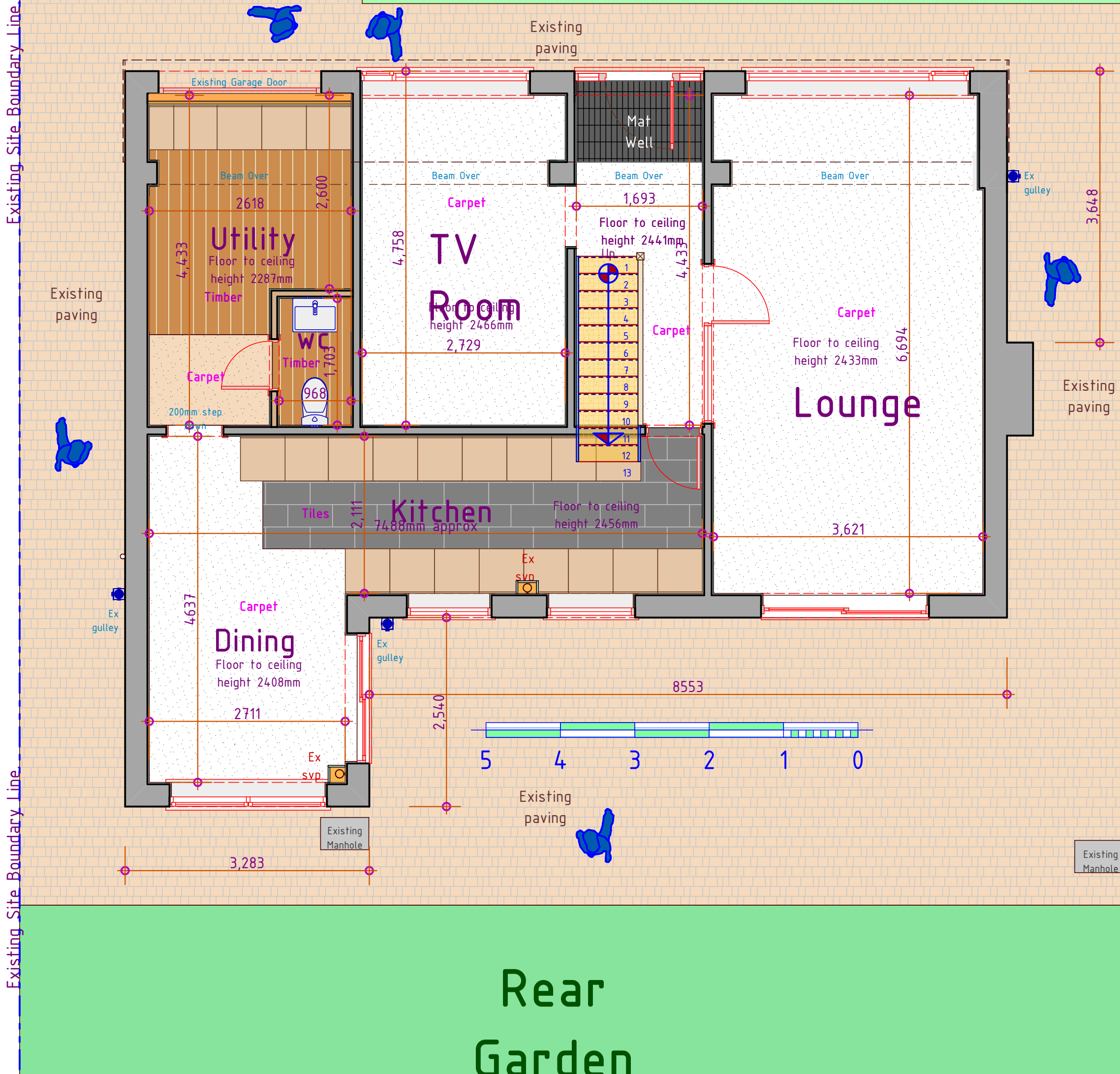
CLIENT :
MR URI STEINBERG
6 BLUNDELL CLOSE,
UNSWORTH, BURY,
BL9 8LH.
TEL : 07875 842 932
THE CONSTRUCTION OF A
PART SINGLE STOREY, PART
TWO STOREY EXTENSION AT
THE REAR OF THE EXISTING
DWELLING HOUSE + 1st FLOOR
BALCONY TO REAR +
EXTERNAL & INTERNAL
ALTERATIONS.

DRAWING No 3

REVISION D
03/03/23

All dims are to be
checked on
site by builder.

NO EXTRA BEDROOMS BEING
FORMED - EXISTING CAR
PARKING IS UNAFFECTED BY
THE PROPOSED BUILDING
WORK.



1 Existing Ground Floor Layout
1:50

New Sockets/Switches.

Brushed stainless steel 'Click Infinity' Flat Plate Or Similar Approved light Switches, Sockets, etc Throughout Whole Of The Property As Agreed With The Client.



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.

Bathroom/En-Suite/WC
Locking mechanism.



New Bathroom fitted with Brushed Stainless Steel thumbturn and release, one set per bathroom door.

External Double Socket



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

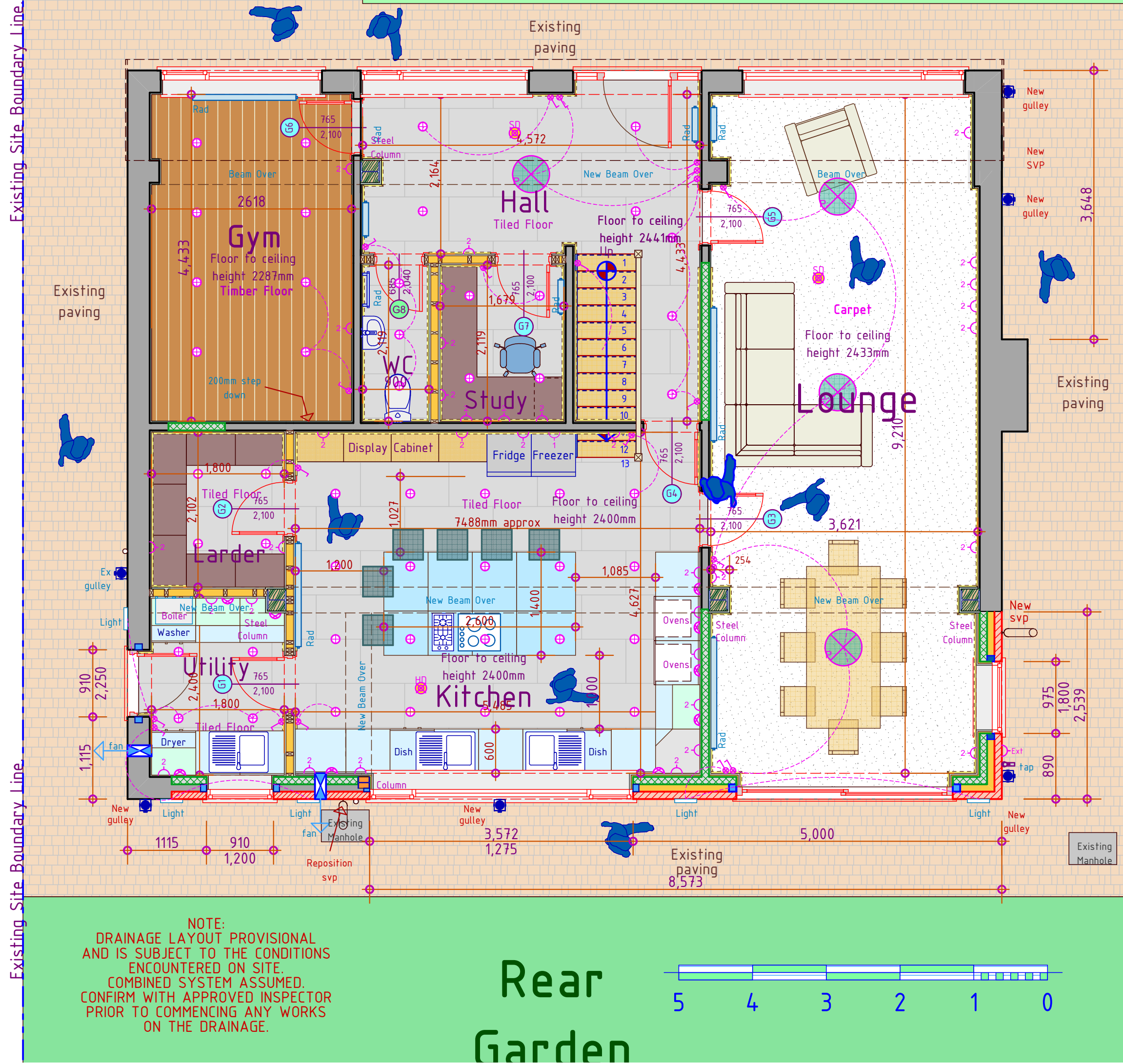
External Tap



Kinetic 20mm Polished Brass Garden Tap

Existing Lawn.

NO EXTRA BEDROOMS BEING
FORMED - EXISTING CAR
PARKING IS UNAFFECTED BY
THE PROPOSED BUILDING
WORK.



2 Proposed Ground Floor Layout
1:50

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.

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. 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.

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.

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

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.

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.

'PLASMOR 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.

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.