

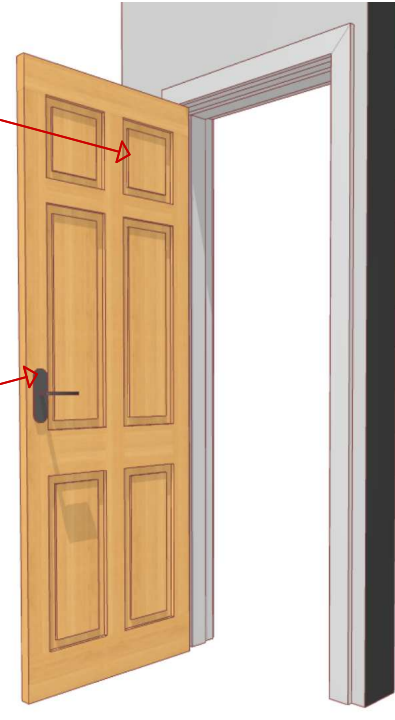
Typical Oak Door

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



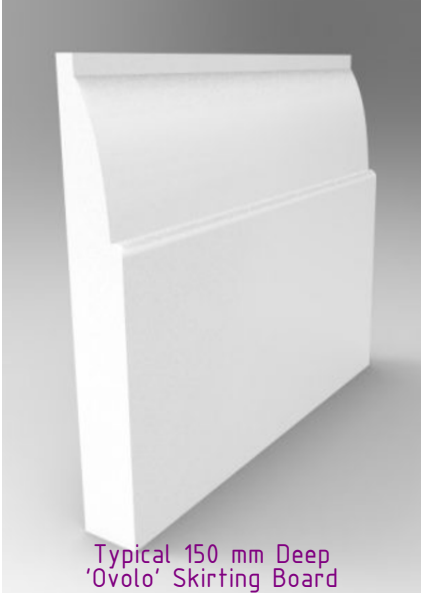
All new doors to be hung with 100mm Brushed Stainless Steel Ball Bearing Hinges. 3 Per Door.

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.

- Wired Heat detector
- Wired Smoke detector
- Light switch as agreed with the client.
- Fused Socket
- Double Socket as agreed with the client.
- Light fitting as agreed with the client.
- Light fitting as agreed with the client.
- External Light fitting as agreed with the client.
- New Radiator fitting as agreed with the client.
- Extract fan ducted through vent tile on the roof covering.
- Extract fan ducted through external wall.

Electrical Legend



320mm Inspection Chamber - Complete (2 risers and round cover)



External Tap

Kinetic 20mm Polished Brass Garden Tap

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.

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.

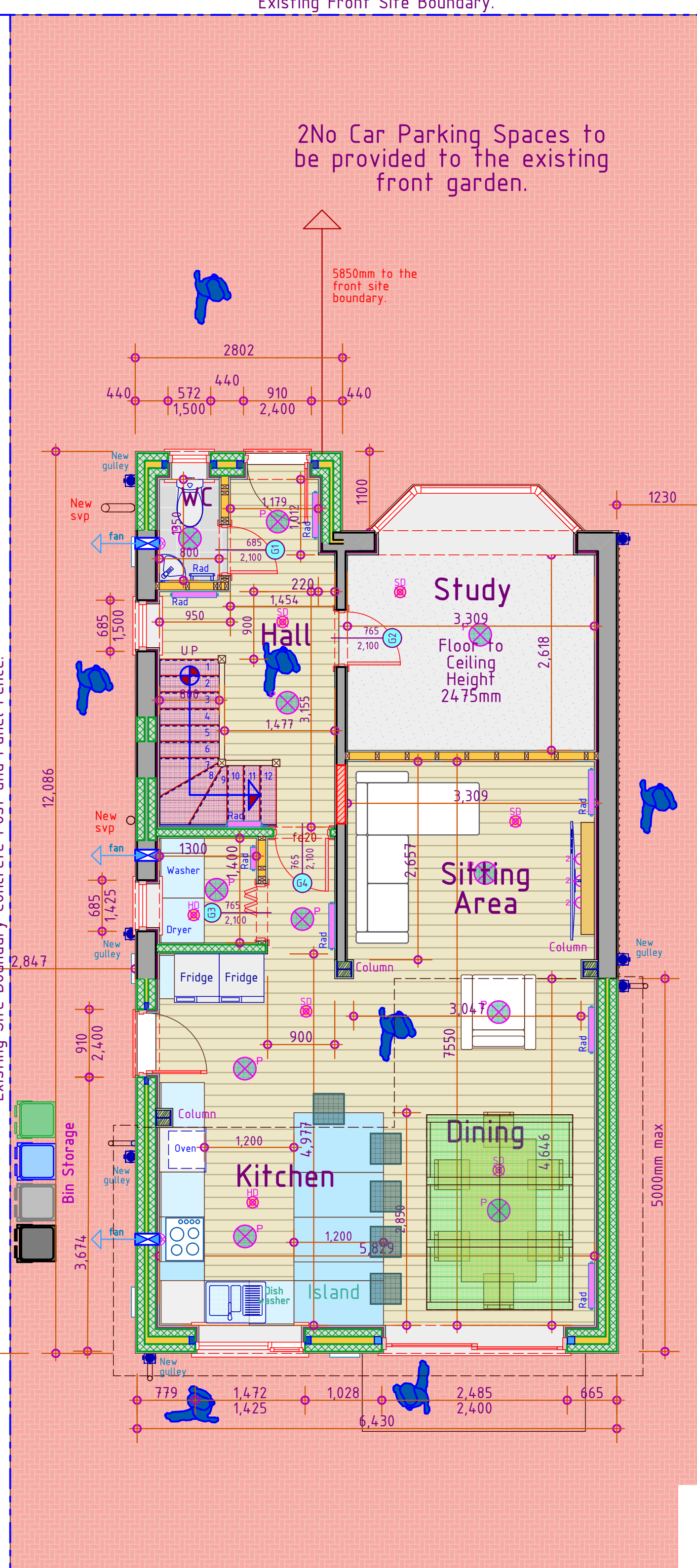
NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE WITHOUT OWNERS WRITTEN PERMISSION.

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

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.

Existing Front Site Boundary.

2No Car Parking Spaces to be provided to the existing front garden.



Proposed Ground Floor Layout

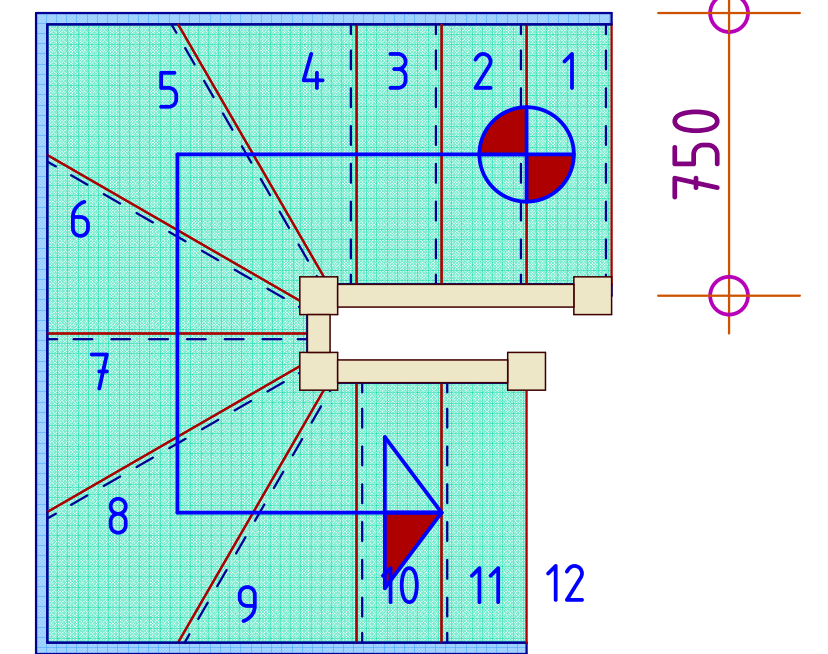
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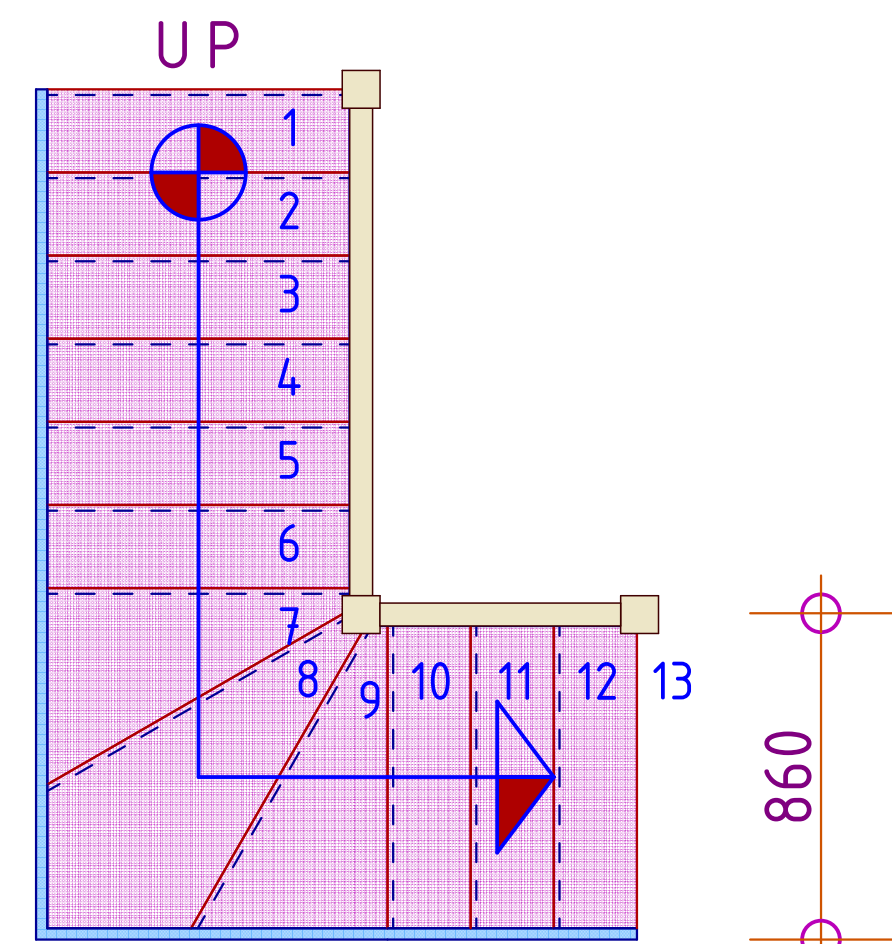
Drainage:
Assumed combined system. All drainage to be confirmed on site with the Approved Inspector once the existing drainage and direction of flow has been exposed - Provide Inspection Chambers at changes of direction - All gullies to be roddable back inlet type. Confirm internal diameter on site with the Approved Inspector.

All dims are to be checked on site by builder.

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.



Proposed Stair 1st to 2nd Floor



Proposed Stair Grd to 1st Floor

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

SITE ADDRESS
174 HEYS ROAD, PRESTWICH, MANCHESTER, M25 1QL.
THE CONSTRUCTION OF A PART SINGLE STOREY PART TWO STOREY EXTENSION AT THE FRONT AND REAR OF THE EXISTING DWELLING HOUSE + DORMER LOFT CONVERSION TO REAR WITH GABLE BUILD-UP TO BOTH SIDES + RAISING RIDGE BY 790mm + RENDERING ALL EXTERNAL WALLS + EXTERNAL & INTERNAL ALTERATIONS.

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.



Revision A 24/01/23



Universal Roddable Gully 110mm Square



Inspection Chamber Set With Polypropylene Cover - 450mm Diameter For 110mm Drainage

