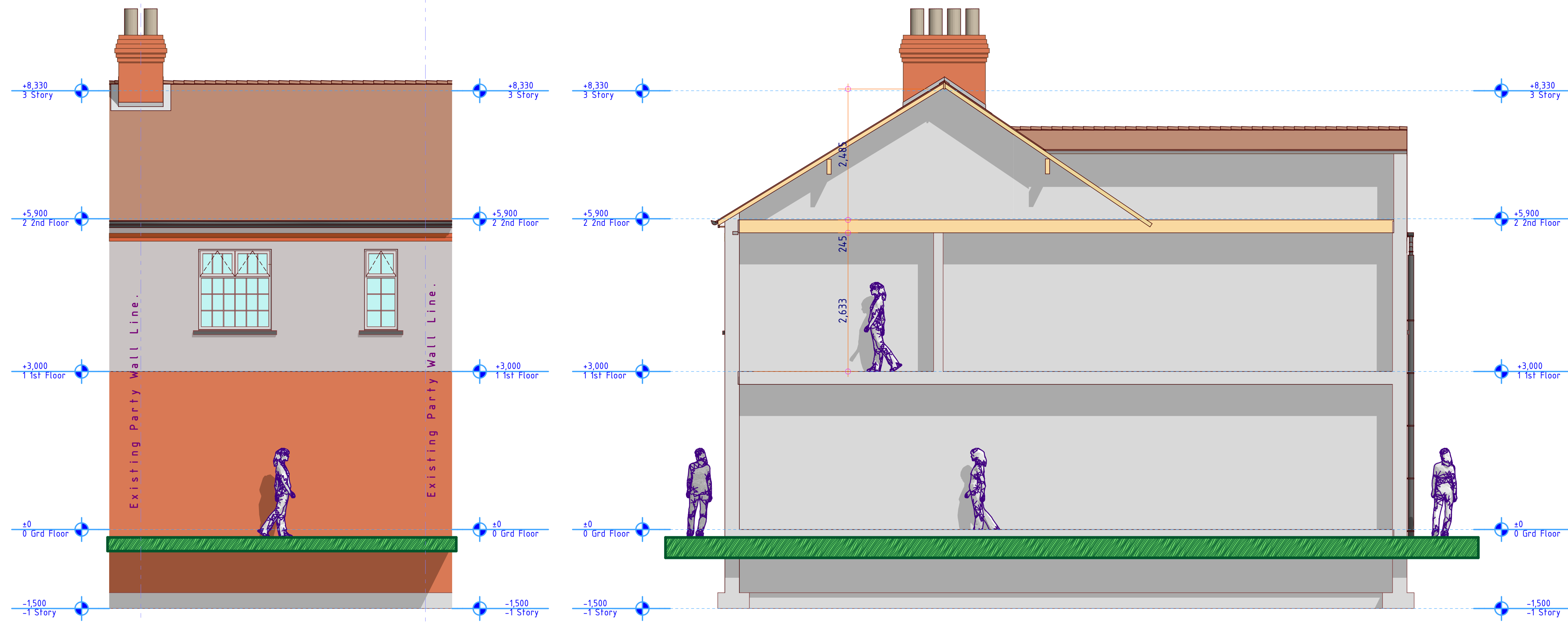


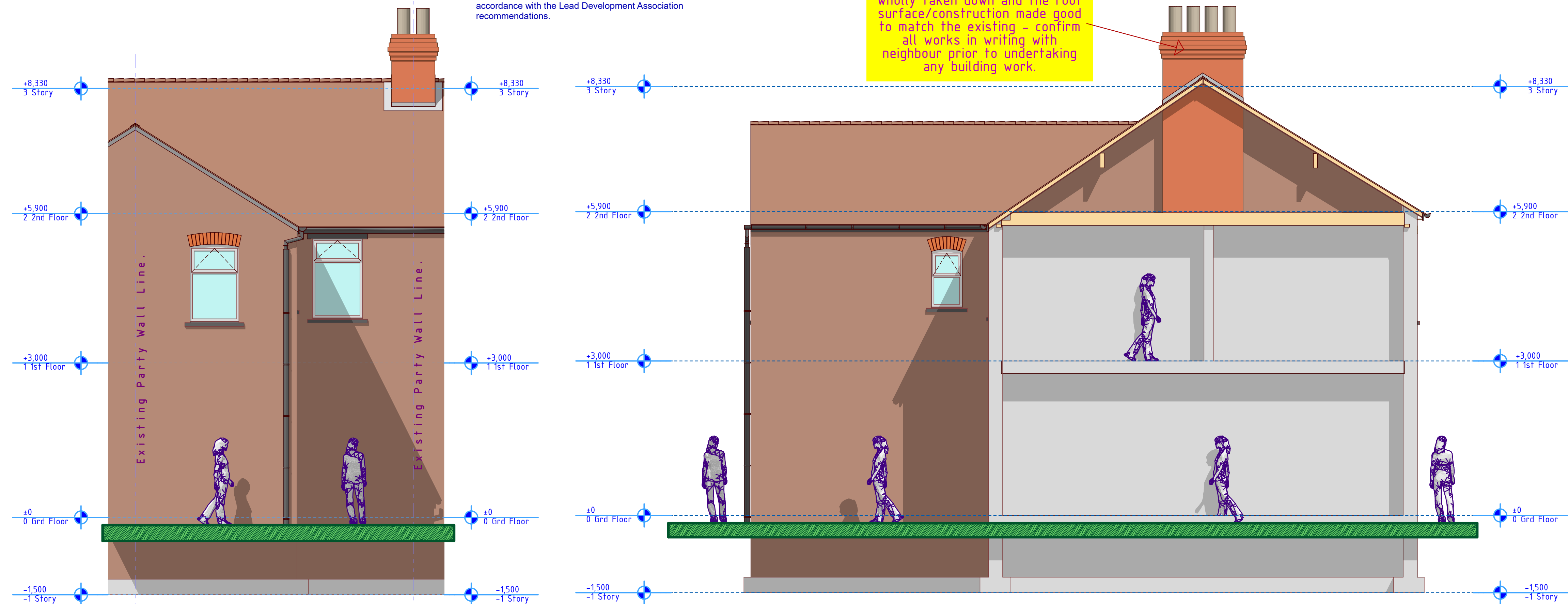


1 Existing Front Elevation
1:50

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

3 Existing Side Elevation
When looking from the neighbouring property. 1:50

The existing chimney is to be wholly taken down and the roof surface/construction made good to match the existing - confirm all works in writing with neighbour prior to undertaking any building work.



2 Existing Rear Elevation
1:50

4 Existing Side Elevation
When looking from the neighbouring property. 1:50

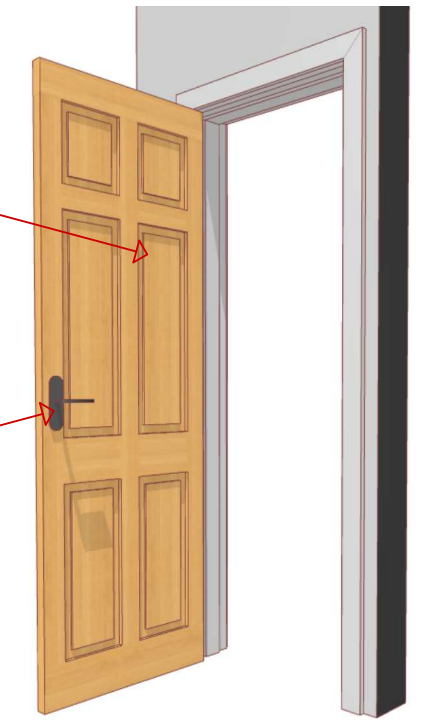
MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)
a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection 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.

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

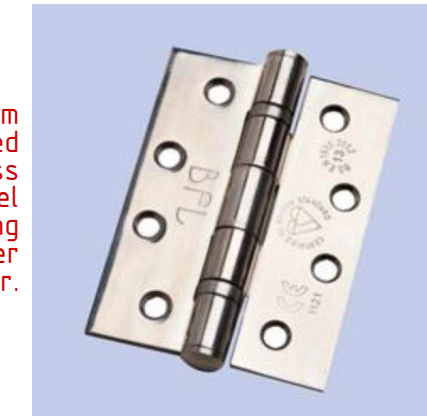
Agree type of door handle with the client prior to order, assume handle to match the existing used in the dwelling unless client instructs otherwise.

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.



Typical New Internal Doors

New internal door hinges.



100mm Brushed Stainless Steel Ball Bearing Hinges. 3 Per Door.

New internal door handles.



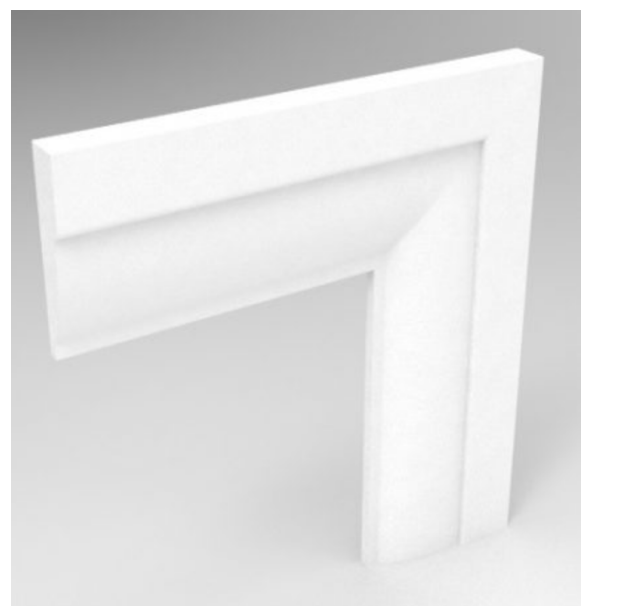
Brushed Stainless Steel Handles and bathroom locks all to be as agreed with the client.

Bathroom/En-Suite/WC Locking mechanism.

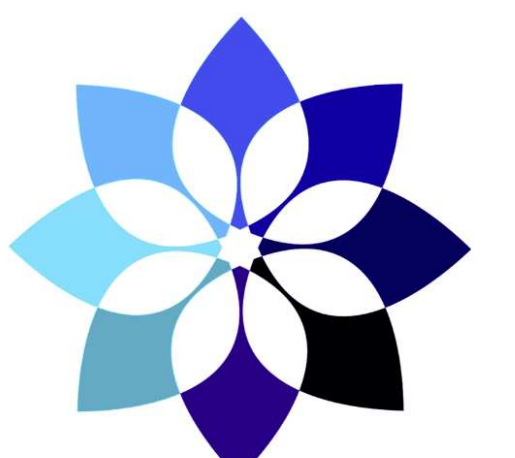
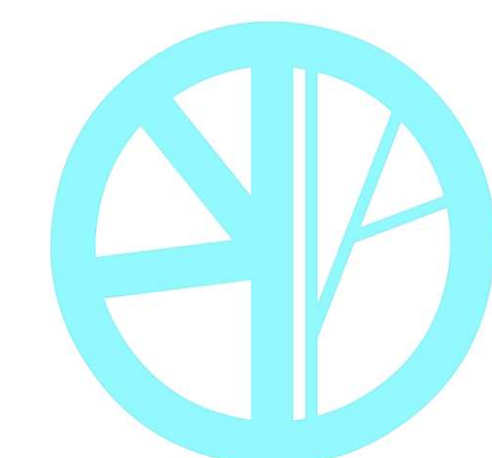


New Bathroom fitted with Brushed Stainless Steel thumbturn and release, one set per bathroom door.

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



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



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