

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 - 07939127634

All dims are to be checked on site by builder.

Notes:

- (1) the builder is to familiarise himself and fully understand the plans and any appropriate structural details before any work commences on site.
- (2) the plans relating to the proposed project to be read in conjunction with all appropriate structural engineers details.
- (3) do not scale from plans. Use figured and on-site dimensions only. If queries arise on site contact engineer immediately.
- (4) the contractor is to check all dimensions on site prior to commencement of work on site and any discrepancies be brought to the attention of the site agent.
- (5) all site work to be carried out to the building regulations 1991. Current british standards and codes of practice.
- (6) all statutory site inspections are to be seen and approved by the approved inspector prior to any covering up of work.
- (7) any existing beams/lintels at ground floor level carrying additional load are to be exposed and be checked on site for suitability and if necessary replaced.
- (8) all drainage and foundation work is provisional and is subject to the conditions encountered on site.
- (9) all concrete work to be carried out to b.s. 5328 : 1981, and b.s. 1282 : 1985.
- (10) all brickwork to be carried out to b.s. 5328 : pt3 1985.
- (11) all timber to be treated with a suitable preservative to bs.1282:197

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.

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.

ALL BUILDING WORK TO BE CONFIRMED WITH UNITED UTILITIES PRIOR TO ANY COMMENCEMENT OF BUILDING WORK ON SITE.

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.

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

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 50mm 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.

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

CLIENT:
Mr Schwarz
72a Albert Avenue,
Prestwich, M25 0LX
THE CONSTRUCTION
OF A SINGLE
STOREY AT THE SIDE
AND REAR OF THE
EXISTING BUNGALOW
+ INTERNAL AND
EXTERNAL
ALTERATIONS.

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.

- 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 to vent tile on the roof covering.
- Extract fan ducted through external wall.

Electrical Legend

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Typical Hinge



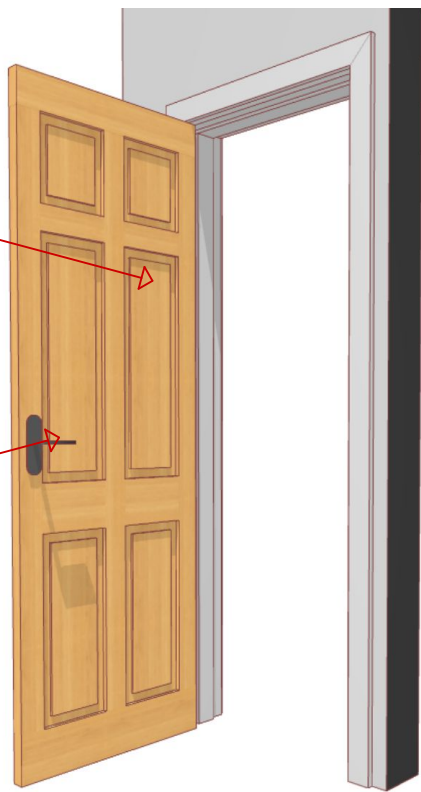
All new doors to be hung with 100mm Brushed Satinless Steel Ball Bearing Hinges. 3 Per Door.

All new doors in the dwelling are to be min 40mm thick solid hardwood doors as agreed with the client. Builder to allow for £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.



Existing 1st Floor Layout

1

1:50

Proposed 1st Floor Layout

1

1:50

Bathroom/En-Suite/WC Locking mechanism.



Brushed Satinless Steel thumbturn and release, one set per bathroom door. As agreed with the client.

Typical Door Handle.



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

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

Typical Sockets/Switches.



CLICK DEFINE BRUSHED STEEL TWIN USB DOUBLE SOCKET OR SIMILAR AS APPROVED BY CLIENT.



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



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ALL NEW SKIRTING BOARDS AND ARCHITRAVES ARE TO MATCH THE EXISTING - ALL DISTURBED/DAMAGED SKIRTING BOARDS ARE TO BE REPLACED AS NEW - NEW SKIRTING BOARDS ARE TO FOLLOW THE PERIMETER OF ALL NEW ROOMS AND ALL NEW OPENINGS.