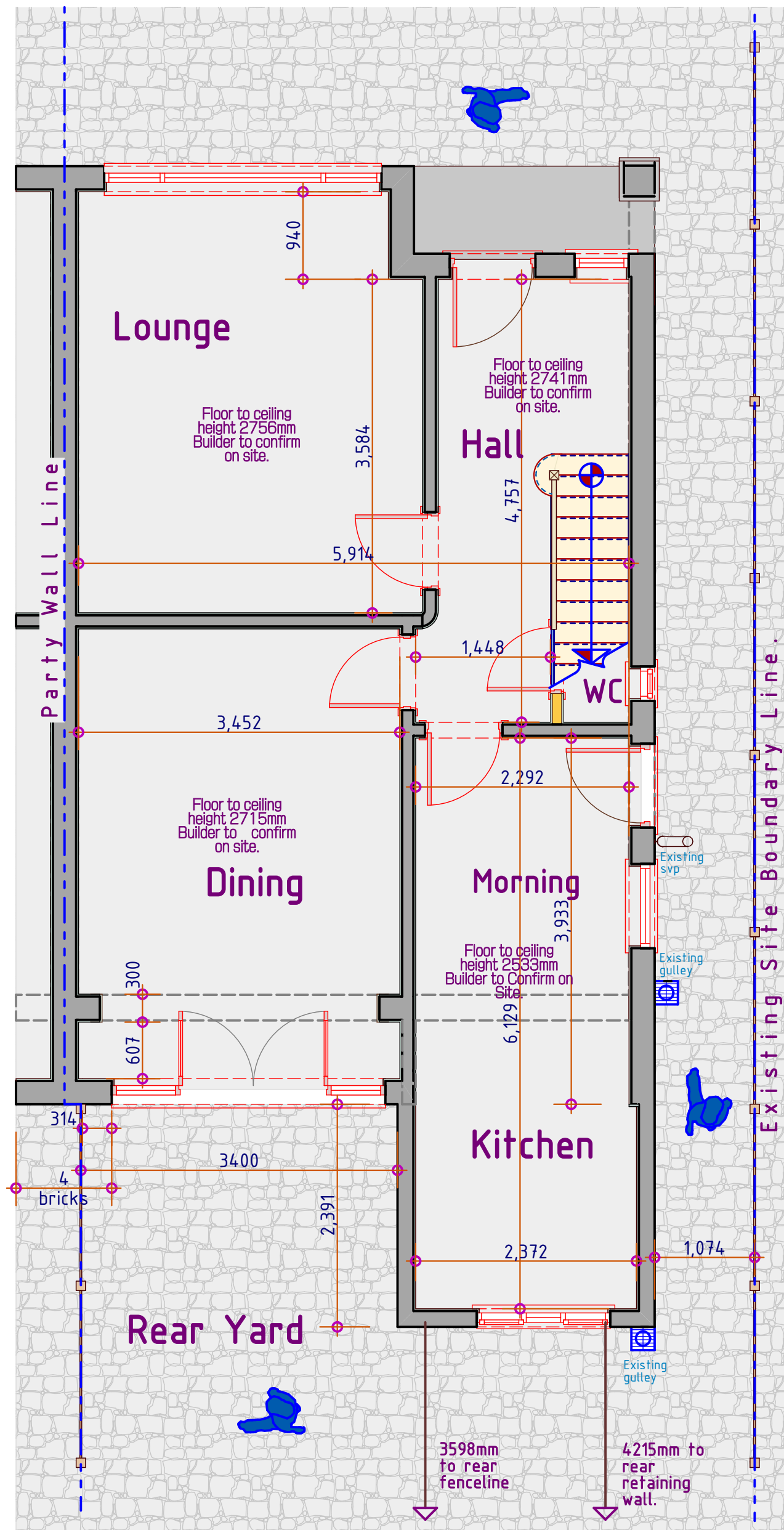


1.00 GENERAL ITEMS:
1.01 Every endeavor has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works. Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.
1.02 The Works are indicated upon the following drawings 330/001,2,3,4,5,6.
1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.
1.04 Any damage caused by the Contractor or his Sub Contractors shall be made good at his own cost, and to the full satisfaction of the Client.
1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.
1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.
1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.
1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.
1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.
1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.
1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.
1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.
1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.
1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

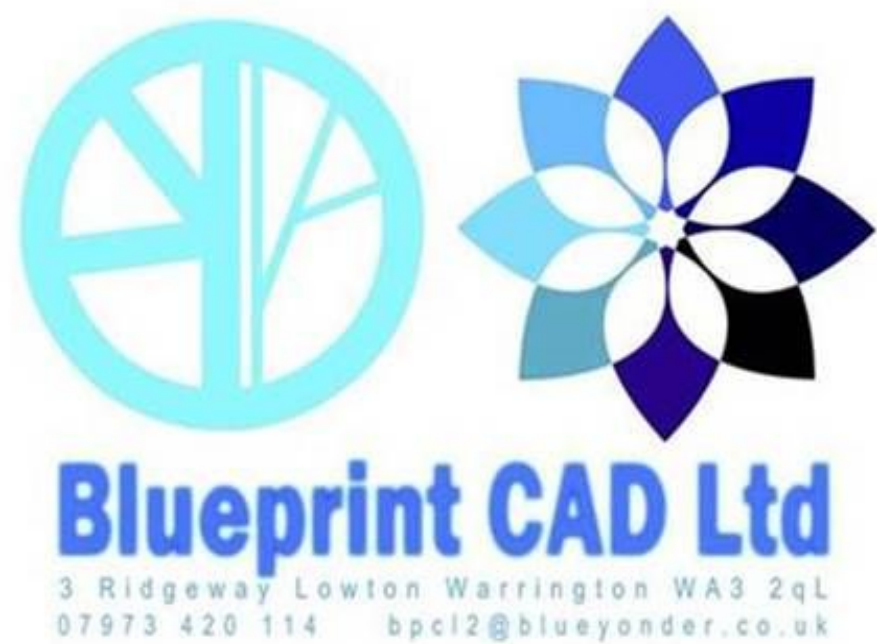
THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

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 - 07939127834



Existing Ground Floor

1:50



CLIENT:
MR S HAMMOND
4 LICHFIELD DRIVE,
PRESTWICH, MANCHESTER,
M25 0HX
THE CONSTRUCTION OF A
SINGLE STOREY EXTENSION
AT GRD FLOOR LEVEL AT
THE REAR OF THE
DWELLING +
ALTERATIONS.

New UPVC Soffit boards



Typical Hinge.



New UPVC facias boards



New internal door handles.



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

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.

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.

Cavity wall constructed as specification.

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.

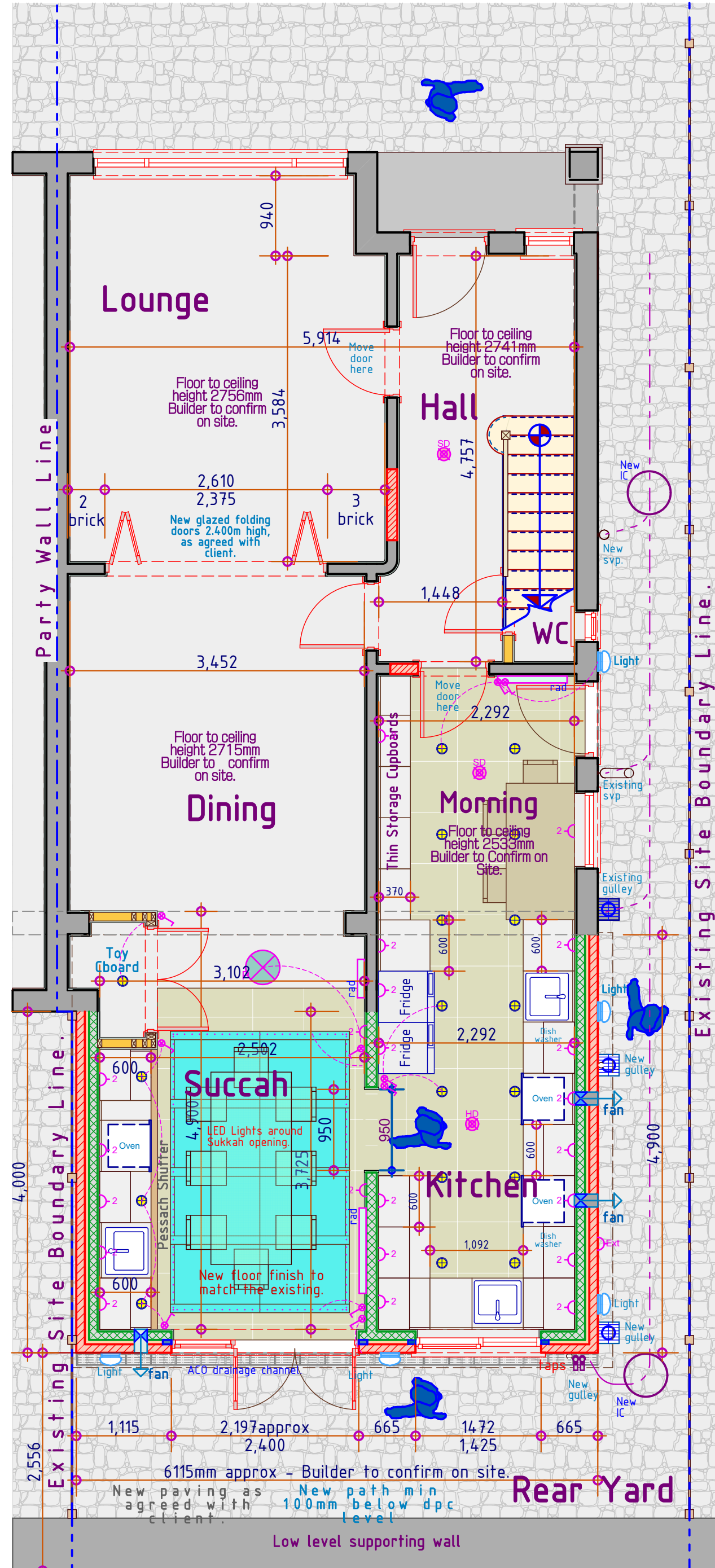
ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

ALL INTERNAL DIMENSIONS ARE TO THE INTERNAL FINISHED PLASTER DIMENSIONS. BUILDER TO CONFIRM ON SITE.

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 dwelling.

Builder to fit new heating/hot water system as designed and installed by an appropriately qualified gas-safe plumber to satisfy the clients performance requirements. All work to be carried out in accordance with approved document J of the building regulations and all appropriate gas safety regulations.



Proposed Ground Floor

1:50

Flat Box Latch For All Internal Doors Except Bathrooms.

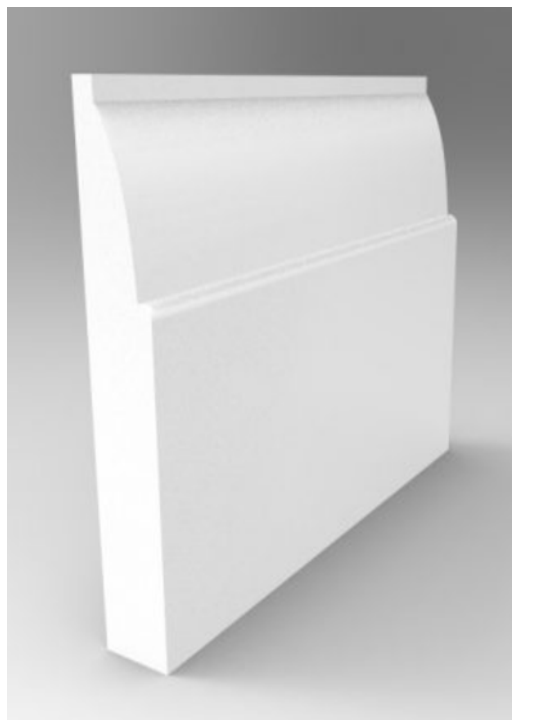


64mm Eurospec contract box type latch mechanism. Used for latching internal and other non locking doors. Solid quality mechanism and spring action superior to a standard tubular alternative. manufacturers warranty.

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.



Typical 150mm Deep Antique Skirting Board To All New Grd Floor Rooms, (Or as agreed with client.)



Typical 69mm Wide Antique Architrave To All New Ground Floor Doors, (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.

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 Internal Door Detail