

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 complete builders plans/drawings.
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.
1.15 THE BUILDER TO CONFIRM THE EXTENT OF FOR REDECORATION THAT THE CLIENT REQUIRES AT GROUND AND FIRST FLOOR LEVEL AND INCLUDE PRICE FOR THIS WORK IN THE QUOTATION IF REQUIRED FOR BY CLIENT.

DRAINAGE:
Provide 115mm dia p.v.c. Half round gutter connected to 63mm dia p.v.c. Downpipes (as indicated on plans). Downpipes to be taken below gulley grating level, (black white or brown to be fitted in all cases), this also applies to all sanitary pipework visible on elevations).
All below ground drainage runs to be 100mm dia vitrified clay type (i.e. 'Supersleve' or similar laid to manufacturer's instructions). All gullies indicated to be roddable b.i.g. Types. Drains to be laid to a min falls of 1:40 on a min 150mm bed of pea gravel. Where drains pass under building they are to be surrounded in min 150mm thick concrete with a 'flexcell' joint at every collar. Where drains pass through walls they are to be bridged over with 2 course reinforced concrete lintels (min end bearing 150mm) leaving a min 50mm gap around drain which is to be packed with polystyrene. All drainage work is subject to site conditions encountered and approved inspector approval.
No saddle connections are to be used, instead use swept junctions to suit site layout and approved inspector approval.
All building drainage to be carried out to B.S. 8301 :1985, and regulation H1 & H3 of Schedule 1 of the building regulations.

DRAIN TESTING:
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector. Any lengths, fittings or construction found to be faulty to be taken up, relayed and reconstructed and retested until satisfactory. Testing will be by water generally as laid down in B.S. 8301 :1985.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

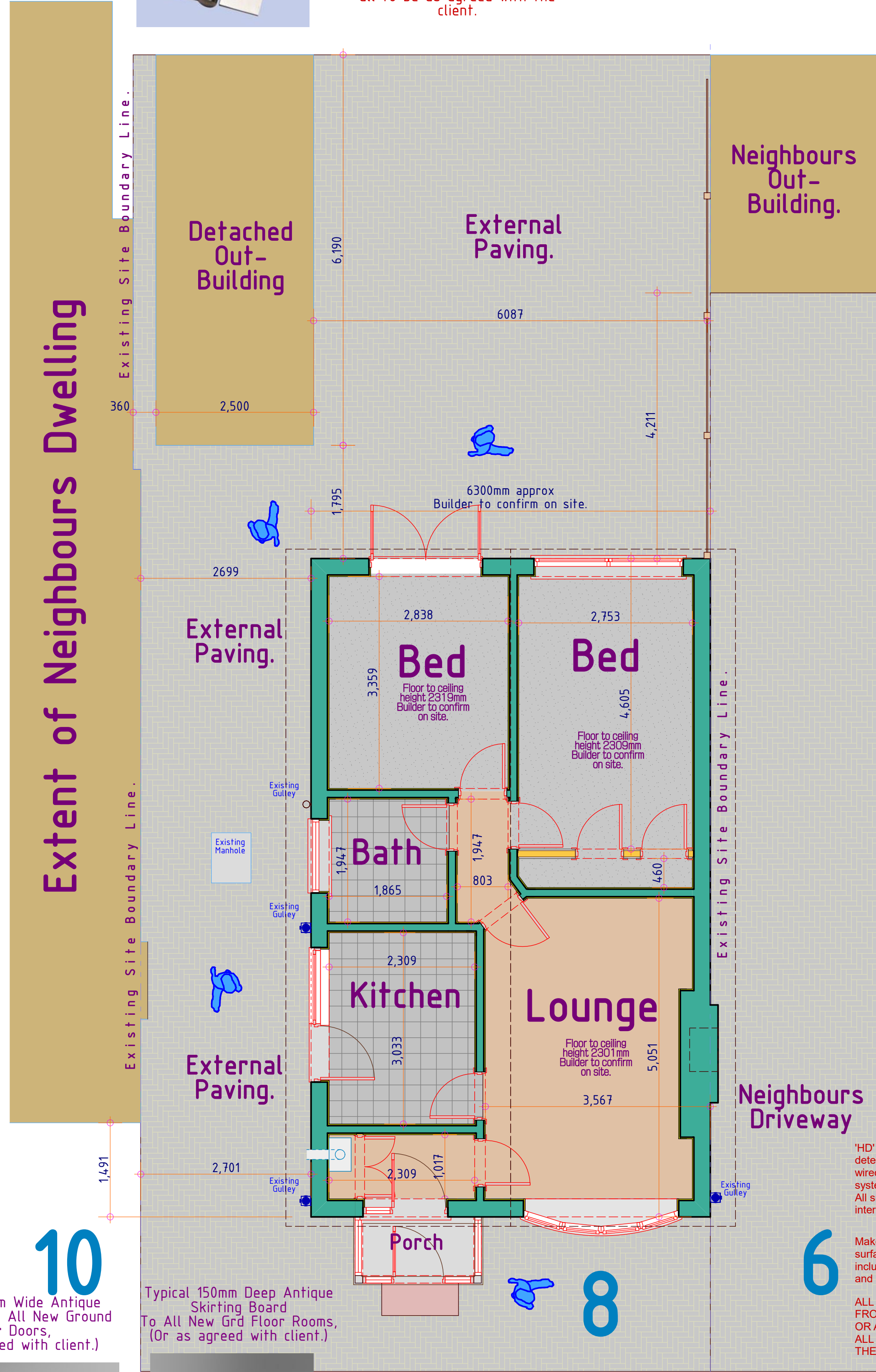


SITE ADDRESS:
8 WOODSTOCK DRIVE,
TOTTINGTON, BURY
BL8 4BW
THE CONSTRUCTION OF
SINGLE STOREY EXTENSION
AT THE SIDE/REAR OF THE
DWELLING HOUSE + PORCH
TO FRONT ELEVATION +
INTERNAL/EXTERNAL
ALTERATIONS.

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

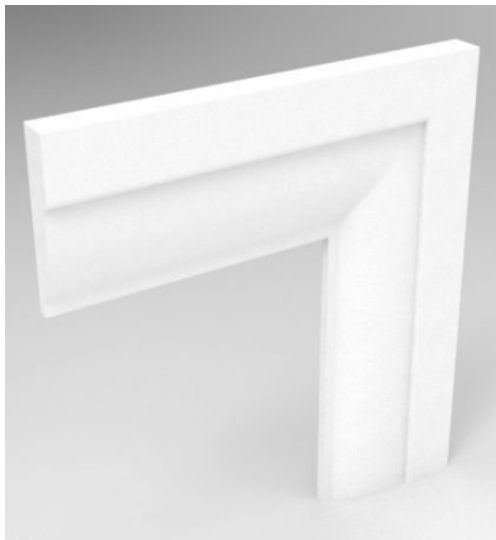


Brushed Stainless Steel Handles and bathroom locks all to be as agreed with the client.

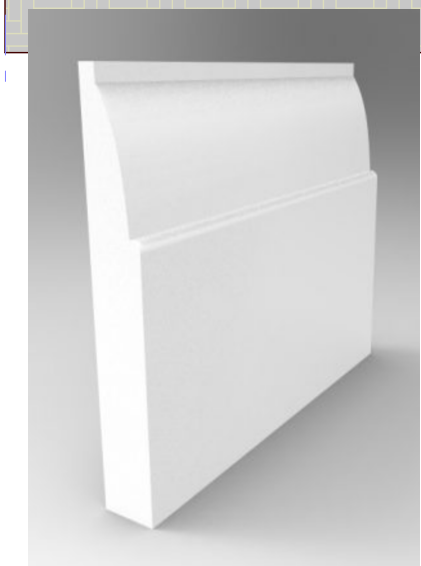


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Typical 69mm Wide Antique Architrave To All New Ground Floor Doors, (Or as agreed with client.)



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



1

Existing Ground Floor Layout

1:50

'HD' 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.

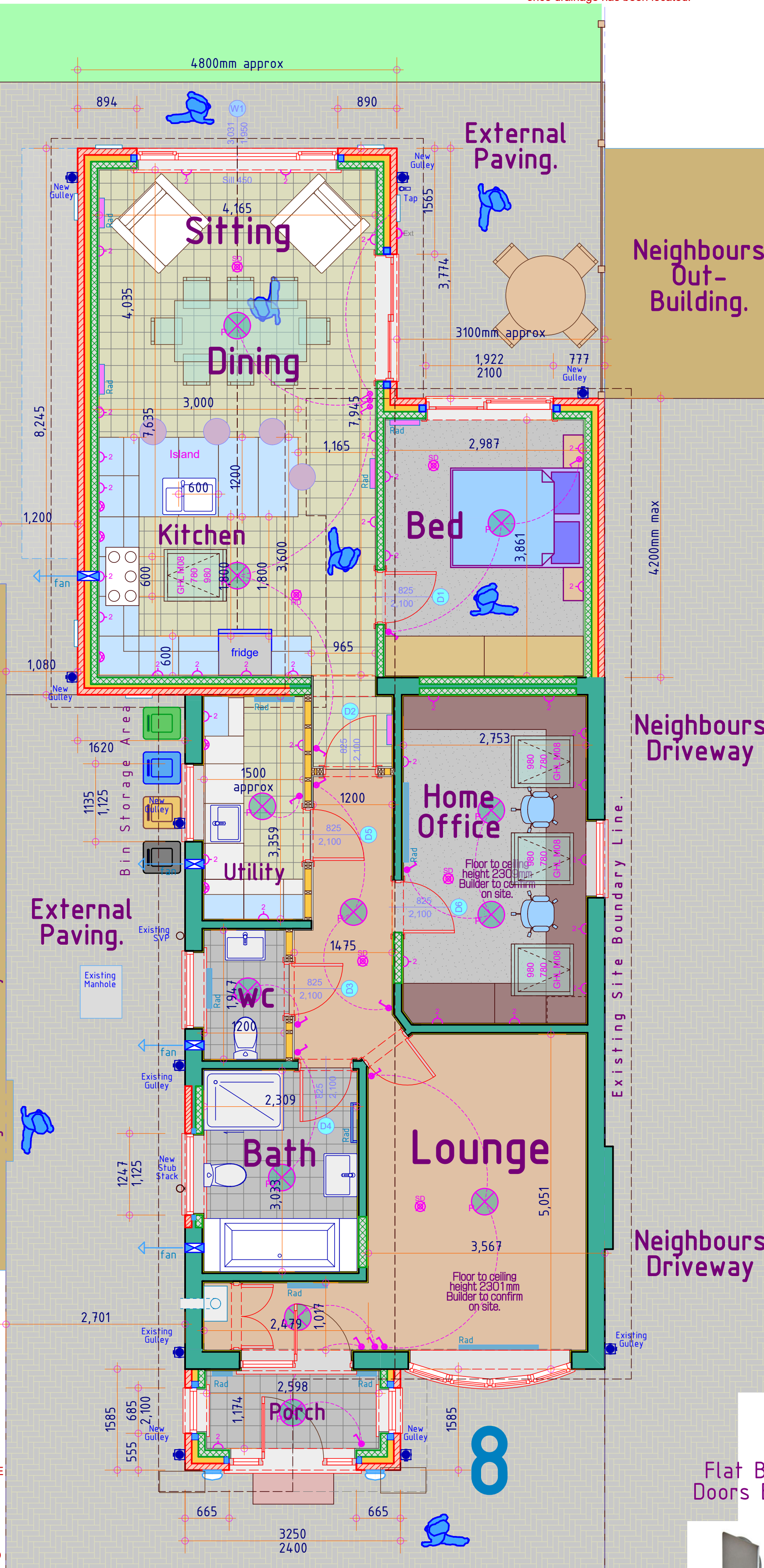
ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

ALL INTERNAL DIMENSIONS ARE APPROXIMATE AN THE BUILDER TO CONFIRM ON SITE WITH THE CLIENT.

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.

All dims are to be checked on site by builder.

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.



2

Proposed Ground Floor Layout

1:50

New kitchen to be designed, supplied and installed by the manufacturer as agreed with the client.

Fit heat detector in kitchen as shown on proposed plan view.

Cavity wall constructed as specification.

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

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.



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.

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 extend/modify the existing 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.

Infill the existing window and door openings with new cavity wall as specification to match the existing as agreed with the builder. All brickwork to be toothed in at every course in a neat and tidy fashion with full bricks laid in 4:1 sand/cement mortar.

Fit new appliances in accordance with BS 5572:1978 and to be connected to the ex gulley/drainage Provide rodding access at all changes of direction. Fit anti-syphon trap to appliances All pipework runs to be confirmed on site by the builder.

Provide 60 litres/sec mechanical extract fan to kitchen with 15 minute overrun facility ducted to vent tile on roof covering OR as agreed on site with the client dependent on the extract appliance conditions.

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 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.

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.