External Double Socket



BG Nexus WP22 Twin DP Switched Double Socket Outdoor Weatherproof13Amp IP66

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



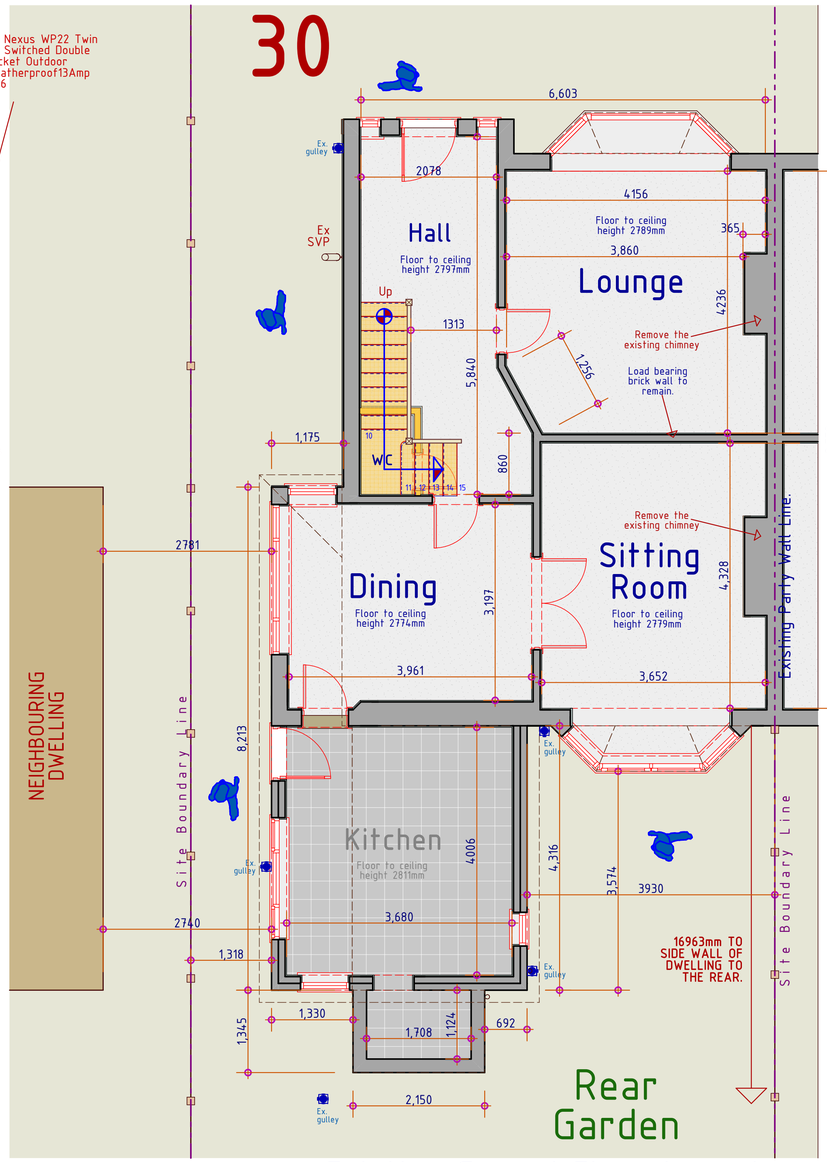
Typical 150 mm Deep 'Ovolo' Skirting Board
Or
As Agreed With Client.

Typical Architrave Board



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

SITE ADDRESS:
30 PARK ROAD, CRUMPSALL, MANCHESTER, M8 4HU.
THE CONSTRUCTION OF A PART SINGLE STOREY, PART TWO STOREY EXTENSION AT THE SIDE/ REAR AND REAR OF THE EXISTING DWELLING HOUSE + EXTERNAL & INTERNAL ALTERATIONS.



1 Existing Ground Floor Layout

1:50

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.

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.





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.

5 4 3 2 1 0

Scale Bar

1:50

5

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



HD Wired Heat detector
SD Wired Smoke detector
Light switch as agreed with the client.
Fused Socket
2 Double Socket as agreed with the client.
Light fitting as agreed with the client.
Light fitting as agreed with the client.
Light External Light fitting as agreed with the client.
Rad New Radiator fitting as agreed with the client.
Fan Extract fan ducted through external wall.

Legend

6

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



Drainage:
Assumed comined 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.
Universal Roddable Gully 110mm Square



External Tap



Kinetic 20mm Polished Brass Garden Tap

Typical Bathroom Lock and catch.



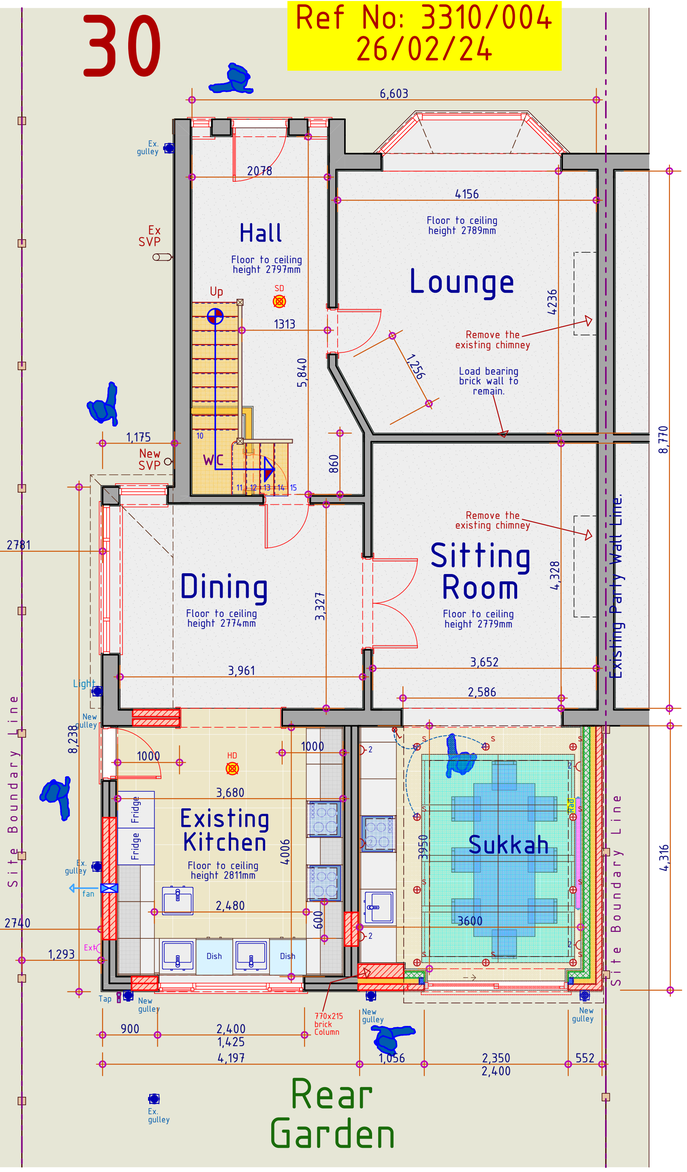
57mm GRIDLOCK bathroom lock. 57mm. It uses an independent latch and deadbolt for use with bathroom furniture. It has been tested to EN12209:2003 and can be used on fire doors.

Bathroom/En-Suite/WC Locking mechanism.



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

Ref No: 3310/004
26/02/24



2 Proposed Ground Floor Layout

1:50

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.

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.

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.

Builder to provide new external tap to the rear corner of the new extension + external double power socket.

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.

Connect new drainage to the existing with the required adaptors.

'PLASMOR PLASCON' 100mm WIDE SOLID CONRETE BLOCK INNER LEAFS. 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 100mm cavity.

BUILDING PRECAUTIONS:
The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.
The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations.
The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

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