

CLIENT :
TOM SENEVIRATNE
10 SANDHURST AVENUE,
DIDSBURY, MANCHESTER,
M20 1ED.
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + GABLE END-
PICK UP + INTERNAL
ALTERATIONS

Flat Box Latch For All New
Doors Except Bathrooms.



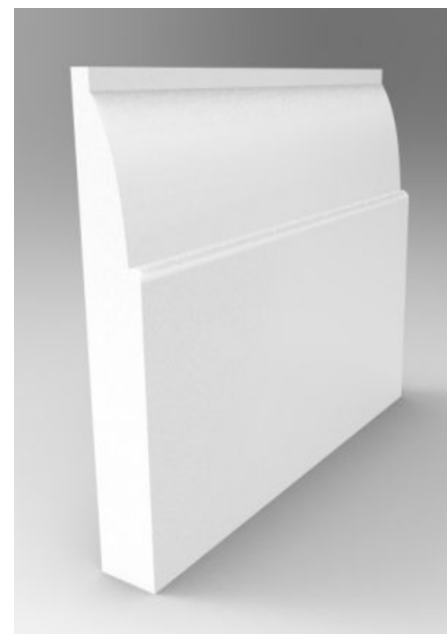
64mm Eurospec
contract box type
latch mechanism.
Used for latching
internal and other
non locking doors.
Solid quality
mechanism and
spring action
superior to a
standard tubular
alternative.
manufacturers
warranty.

Door Hinges



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

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



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



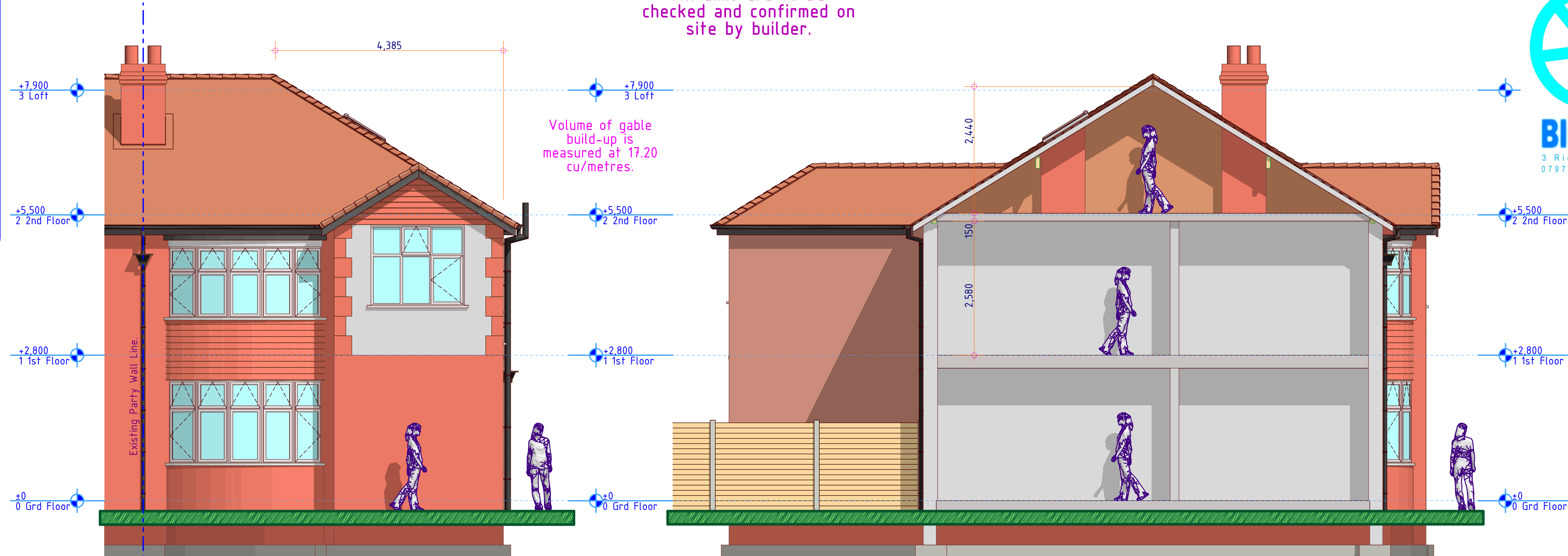
TYPICAL SKIRTING
BOARD AND
ARCHITRAVE WHICH
IS TO BE USED
THROUGHOUT THE
WHOLE OF THE NEW
BUILDING WORK.

All dims are to be
checked and confirmed on
site by builder.

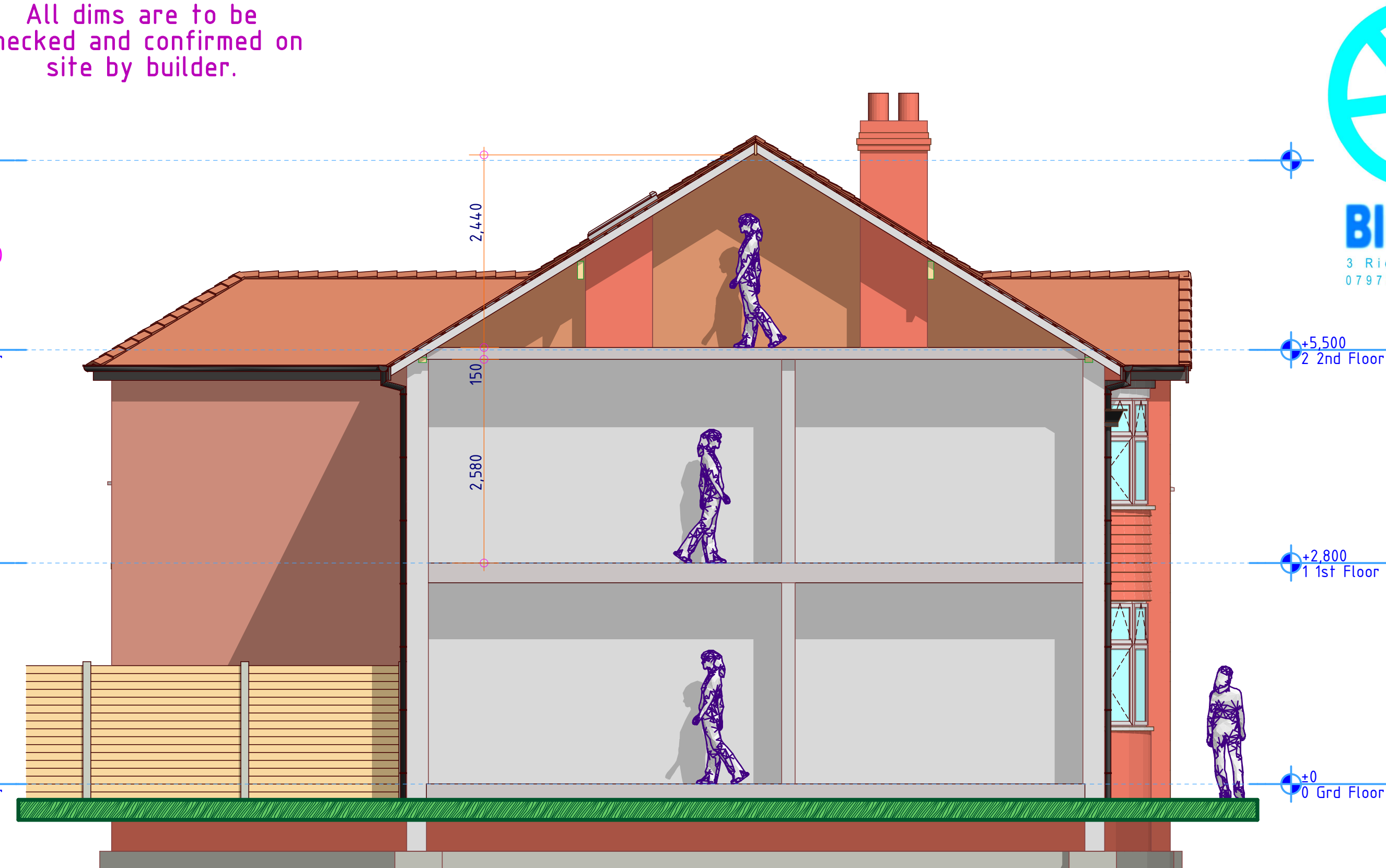
- 1.00 GENERAL ITEMS:
1.01 Every endeavor has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender. It will be deemed that any Tender submitted will include 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.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood floorboards (as agreed with the builder in the quotation) screwed to softwood floor joists as detailed on the floor joist layout as the manufacturers instructions. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool Sound Slab' insulation. This is to be applied to the whole of the 1st floor ceiling area as App. Doc. B. to achieve a modified 30 minutes fire resistance for the existing first floor ceiling construction as agreed with the Approved Inspector. And

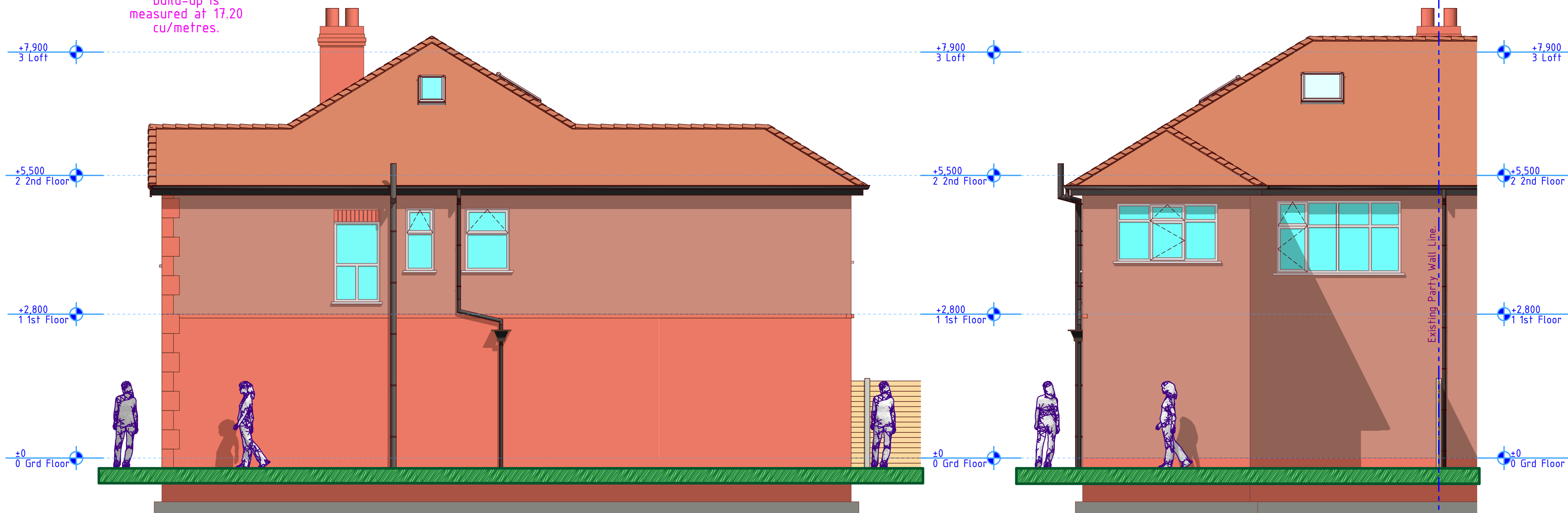
HEATING:
Suitable heating and provision of hot water to be provided to the proposed new building work/ extension/conversion. 'Gas Safe' registered plumber to design, install, inspect and test to all appropriate 'gas safe' regulations the new/extended system and ensure full satisfactory working performance to the owners requirements. Plumber to liaise completely with owner at all times and submit all required documentation to Approved Inspector upon completion of work.
All radiators to be fitted with thermostatic radiator valves.
All work to be carried out by a 'Gas-Safe' approved installer, to Gas Board Regulations and provisions and Approved Dourment J.
Installing plumber to notify the Approved Inspector, not later than 30 days after completion, that the building services have been commissioned in accordance with a procedure approved by the Secretary of State.
All qualified boilers to have an 'SEDBUK' value/band of of '90%', band a'.
All pipework, incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40 mm of insulating material (min conductivity 0.045 w/mk.)
All work to be carried out by a 'Gas Safe' certified engineer/plumber.



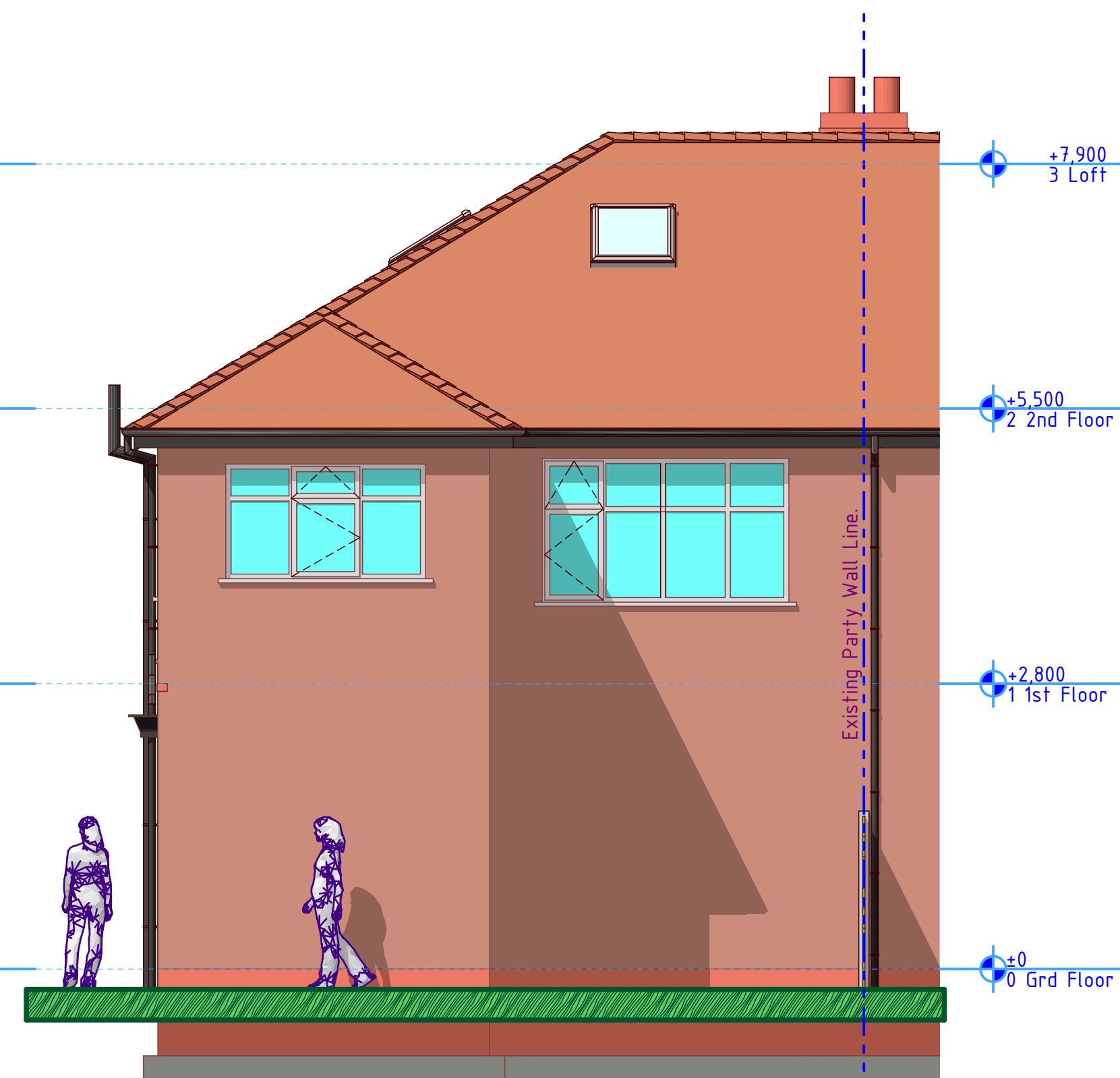
1 Existing Front Elevation
1:50



2 Existing Side 2 Elevation
1:50



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



4 Existing Rear Elevation
1:50