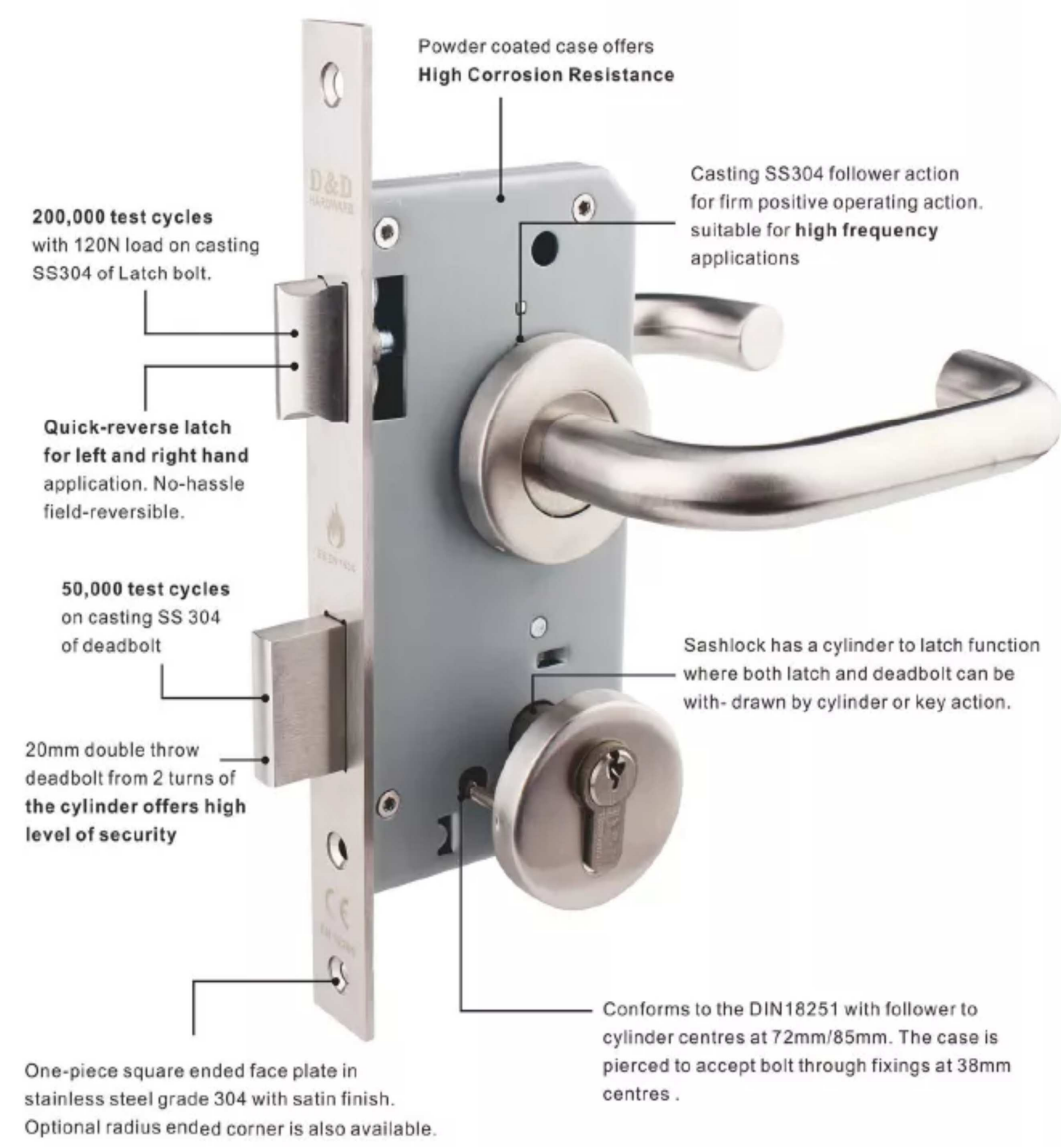
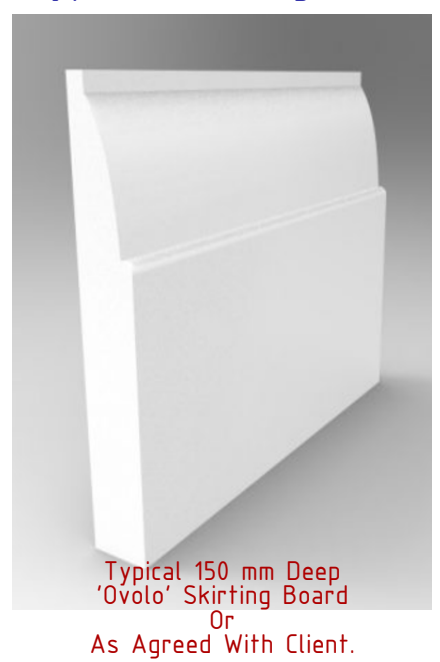


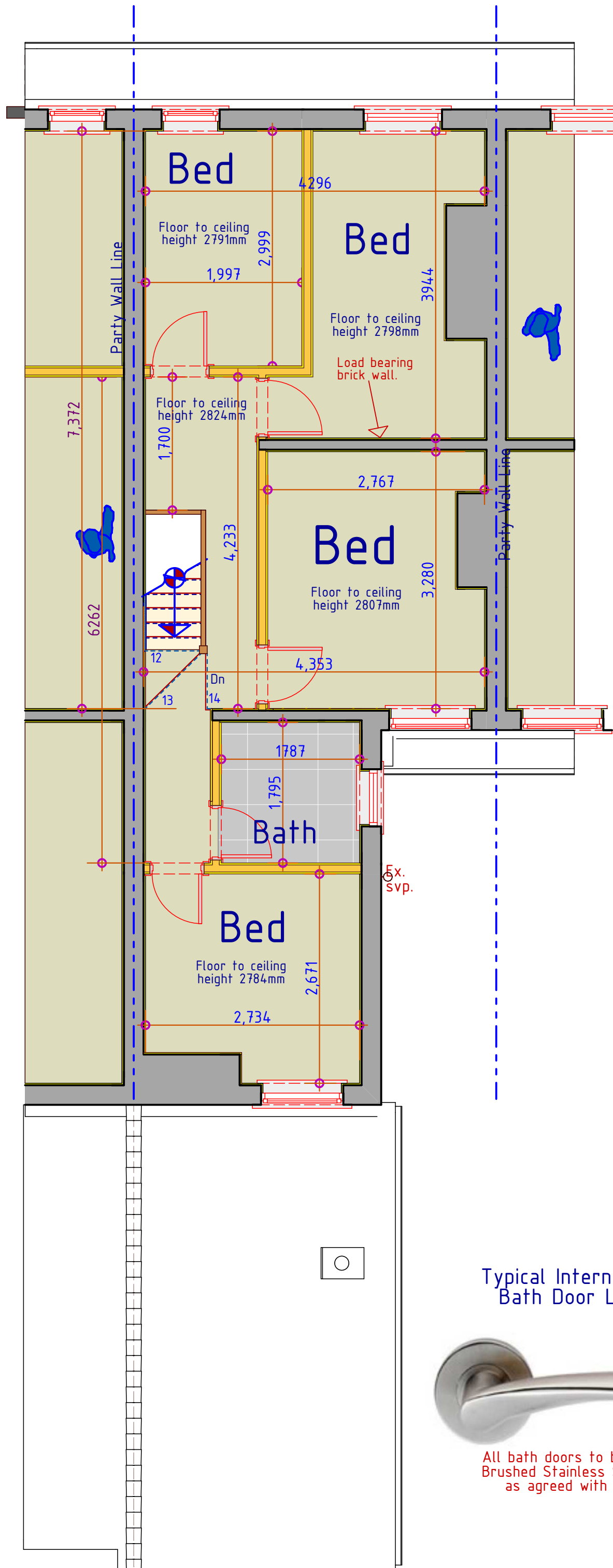


Typical Fire door Furniture.

Typical Skirting Board



Typical Architrave Board



3

Existing 1st Floor Layout

4

Proposed 1st Floor Layout

1:50

1:50

New Gully

Universal Roddable Gully 110mm Square



Typical Internal New Door Hinge



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

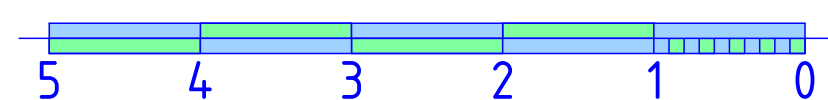
New IC



External Tap



Kinetic 20mm Polished Brass Garden Tap



Scale Bar

5

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.



Ref No: 6331/004

CLIENT:
Alam Investment Ltd
22 Banff Road Rusholme
Manchester M14 5TA
THE CHANGE OF USE OF
A DELAPIDATED
EXISTING C3 DWELLING
HOUSE TO A
5 BED C4 HMO WITH
MINOR INTERNAL &
EXTERNAL ALTERATIONS.

NOTE:
OWNER TO CONFIRM THE DISTANCE
TO THEIR SITE BOUNDARY BEFORE
COMMENCING ANY WORK ON SITE
CONFIRM WITH NEIGHBOUR. THERE IS
TO BE NO TRSPASS OVER ANY SITE
BOUNDARY LINE.

ALL WATER CONNECTIONS ARE
TO FITTED WITH ISOLATION VALVES.

ALL light fittings to
be as agreed with the
client.

The amount/type of light
fittings and electrical wall
sockets is to be agreed with
the owner before work
commences on site.
(As agreed in quotation.)

New Soil Vent Pipe connected to the
existing drainage system. Fit 'Floplast'
air admittance valve at the head of
the SVP approx 1500mm above 1st f.f.l.

New 30 minute fire resisting SVP
duct fitted with access panel at the
base at each floor level giving direct
access to 100mm dia rodding point
positioned in the new sanitary
pipework point for easy cleaning of
potential future blockages.

Provide 900mm high guarding to
the staircase/well. Balusters
to be unclimbable and vertical
spaced so NOT to allow a 100mm
dia sphere to pass through at
any point.

General recommendations for fire
detection:
Always conduct a fire risk
assessment to determine risks
specific to your property. The
following is general advice.
HMO up to two storeys with no
floor greater than 200m2.
Grade D1 Category LD1 throughout.

Fit Grade D1 Fire detection
System to the whole of the
new 5 Bed HMO.
Fit wired in smoke detectors
at all floor levels as shown.
Fit heat detector in kitchen.
Fit Alarm Panel, and break
glass and soulder at each
floor level.

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

Underboard ALL NEW ceilings to
30 minutes fire resistance with
12.5mm fireline board and 5mm
skim finish.

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

Where the existing internal
plaster finish has been
removed line the internal
face of the external walls
with 62.5mm celotex
plasterboard laminate (50mm
celotex insulation). 20mm
insulation at window reveals.

Provide 15 litres/sec
mechanical extract fan to
bath room and shower
room with 15 minute
overrun facility ducted
through the existing wall to
external air.

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

Fit/fix 75mm 'Rockwool'
Safe & Sound Insulation
batts above the
suspended ceiling to
achieve the minimum
Sound Performance
requirement.

HD
Wired Heat detector

SD
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 external
wall.

Emergency Lighting
to BS 5266 Pt 9 -
60mins non
maintained.

Fire Alarm Soulder
to BS 5839 Pt 6.

Break Glass Point
to BS 5839 Pt 6.

Non-asbestos Fire
Blanket.

Fire Extinguisher to
BS 5306.

30 minute fire
resisting door and
frame as spec.

Electric Legend

3

Typical Bathroom Fan



ST100PC Silent
Tornado Hi-Power
Bathroom Fan
OR, similar as
agreed with the
client.

Achieved Extractor Fan World Five Star Rating
Most powerful 4 inch axial fan available - 97m3/hr
Quietest bathroom fan on the market - 25db(A)
IPX5 waterproof rated - install in any bathroom zone
7.5w - Less energy than any equivalent axial fan
Integral back draught shutters

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.

All new doors in the dwelling are to be
min 40mm thick solid hardwood fd30S
Fire Doors as agreed with the client.
Builder to allow for £150 for unit cost of
door before cost of hanging and
furniture etc... Doors to be fitted with
cold smoke seal, intumescent strip and
overhead self closing device.

Each door to be hung
with 3No 100mm ball
bearing brushed
steel hinges

Door handles to be agreed
with the client - doors to be
openable from the INSIDE
without the use of a key.
Door to only be lockable from
the outside WITH the use of a key.

All Skirting boards are to be
softwood 150mm deep x 20mm
wide. Confirm type with owner
prior to final quotation.

Typical fd30s
Door Detail

- Fire Doors Note:
- 1) All doors Denoted 'fd30s' are to be self closing 30 minute fire resisting doors and frames.
 - 2) All doors to be hung with 3No 100 brushed steel ball bearing hinges.
 - 3) Doors to be fitted with Overhead self closing device.
 - 4) Doors to be fitted with intumescent strip and cold smoke seal.
 - 5) Doors to be openable from the inside WITHOUT the use of a key i.e. thumbturn.
 - 6) All doors fitted in accordance with Appendix B of Approved Document B of the Building Regulations.

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All dims are to be checked
on site by builder.