

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.

8.Certification

Gas Safety (Installation and Use) Regulations 1998
As a landlord, you are responsible for the safety of your tenants. The Gas Safety (Installation and Use) Regulations 1998 specifically deal with the duties of landlords to ensure that gas appliances, fittings and flues provided for tenants' use are safe.
As a landlord, you have a duty to ensure:
- Gas fittings (appliances, pipework) and flues are maintained in a safe condition;
- All installation, maintenance and safety checks are carried out by a Gas Safe registered installer;
- An annual safety check is carried out on each gas appliance/flue by a Gas Safe registered installer. Checks need to have taken place within one year of the start of the tenancy/lease date, unless the appliances have been installed for less than 12 months, in which case they should be checked within 12 months of their installation date;
- A record of each safety check is kept for two years;
- A copy of the current safety check record is issued to each existing tenant within 28 days of the check being completed, or to any new tenant before they move in (in certain cases the record can be displayed).

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.

External Tap



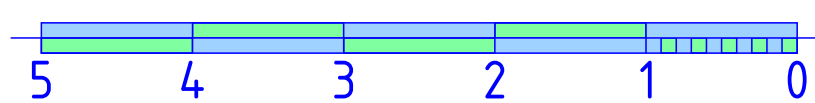
Kinetic 20mm Polished Brass Garden Tap

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.



Builder is to make good all disturbed surfaces to the existing neighbouring storage structure - If necessary the exposed existing Party Wall outer face is to be finished in Silicon Render for weather proofing. New fascia board and weatherproofing to the existing roof detail - builder to confirm on site with client and neighbour.



Scale Bar

3

New Gully

Universal Roddable Gully 110mm Square



All floor finishes to be agreed with the client.

Proposed Grd Floor Layout

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.

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 LDI throughout.

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

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

The existing heating system is to be removed and replaced with a new heating system designed and installed by an appropriately qualified gas-safe to satisfy the owners performance requirements AND current re. All work to be carried out in accordance with approved documents J of the building regulations and all appropriate gas safety regulations:

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.

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 - when one is activated all & Heat detector are to sound.

Indicates self contained Heat Detector/Alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked - when one is activated all smoke & Heat detector are to sound.

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.

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 BE 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 + external power socket to the extension wall.

The amount/type of light fittings/sockets/switches etc. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

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.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. BLUEPRINT CAD Ltd cannot be held liable in any eventuality for failure to do so.

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.

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



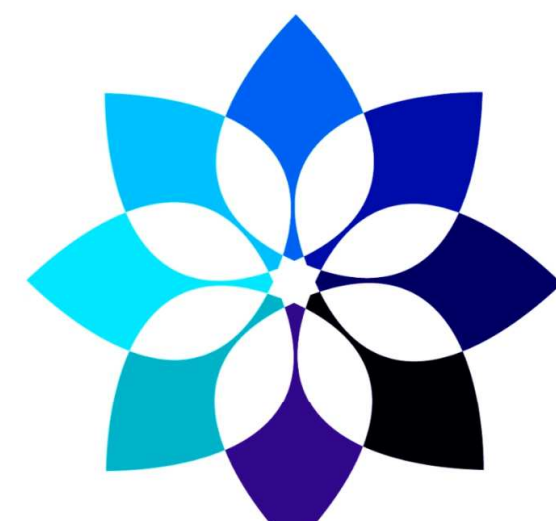
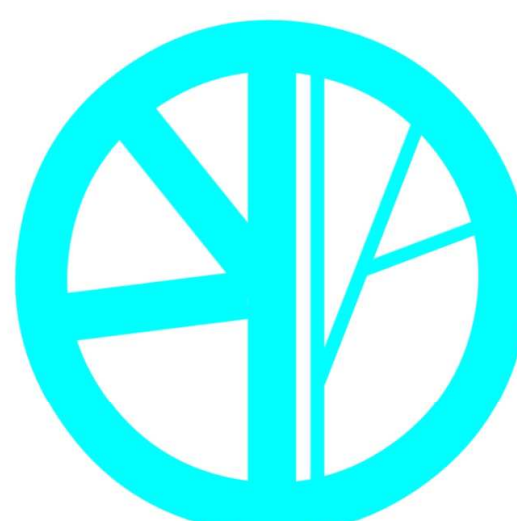
Bathroom/En-Suite/WC Locking mechanism.

Drainage:
Assumed combined 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.

All dims are to be checked on site by builder.

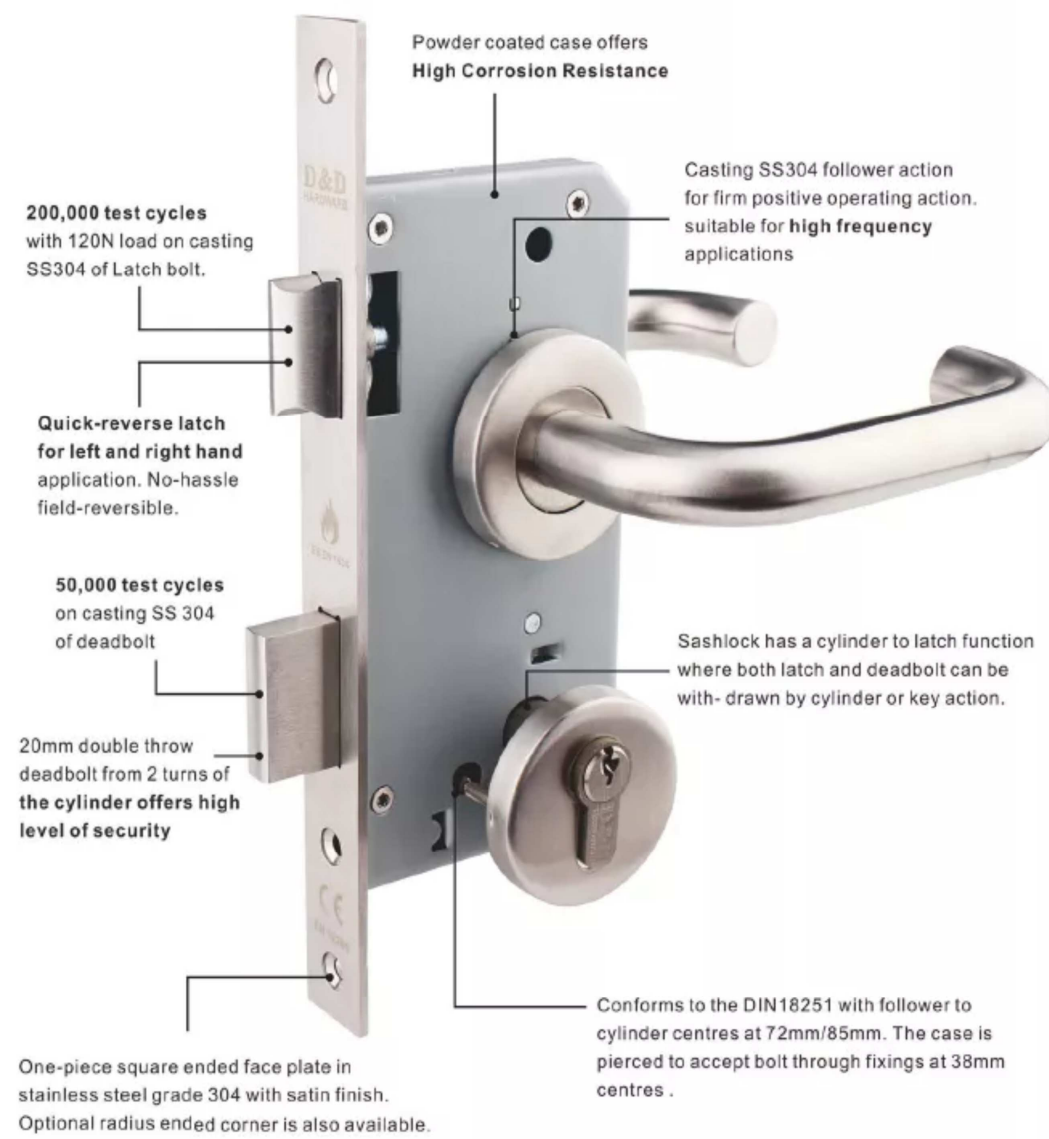
Electric Legend

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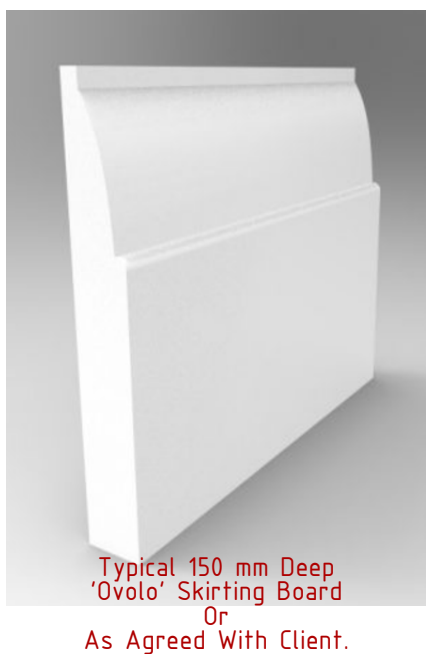
Blueprint CAD Ltd

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Typical Fire door Furniture.

Typical Skirting Board



Typical Architrave Board



Ref No: 6331/003

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.

New IC

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



1

Existing Grd Floor Layout

Electrical wiring: When using competent person

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the 18th edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the secretary of state, And, The competent person is to send to the approved inspector a 'self-certification certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.