

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

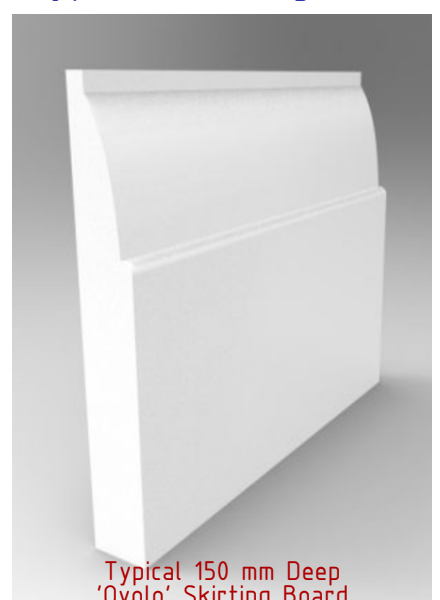
Typical Kitchen Fan



Vent Axia 454059
Silhouette 150v6 Inch
Kitchen Extractor Fan

Very Powerful - 241m3/hr
Low Wattage
Extracts steam & odours
Slim, discreet profile
Wall or ceiling mounted
2 year guarantee

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.

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).

Ref No: 6331/003

The Sandtoft Wienerberger 20/20 file is a new generation clay tile, designed to make a clay plain tile roof more affordable through a cutting edge design, which reduces labour, material costs and completion times. The innovative interlocking design allows this tile to be used on roof pitches as low as 15°.



Sandtoft 20/20
Interlocking Clay Roof
Tile - Antique Slate

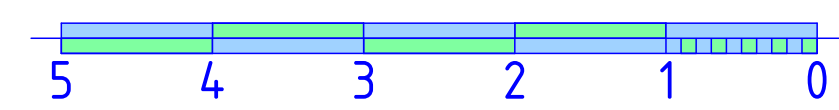
Indicates self contained Smoke Detector/Alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked - when one is activated all & Heat detector are to sound.

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.

Builder to provide new external tap + external power socket to the extension wall.

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 2000mm Grade D1 Category L01 throughout.

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

Existing Grd Floor Layout

1:50

Proposed Grd Floor Layout

1:50

1

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.



Universal Roddable Gully 110mm Square



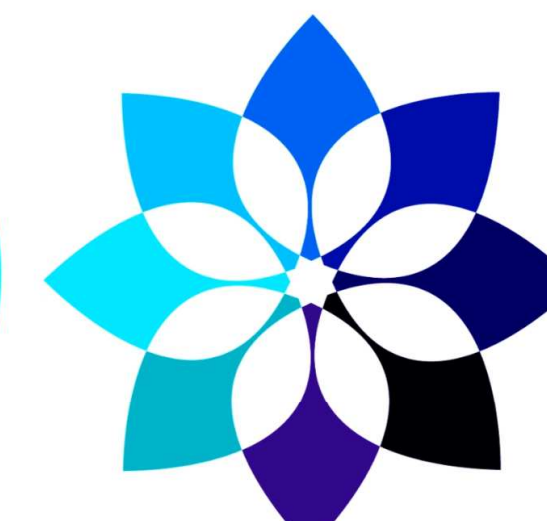
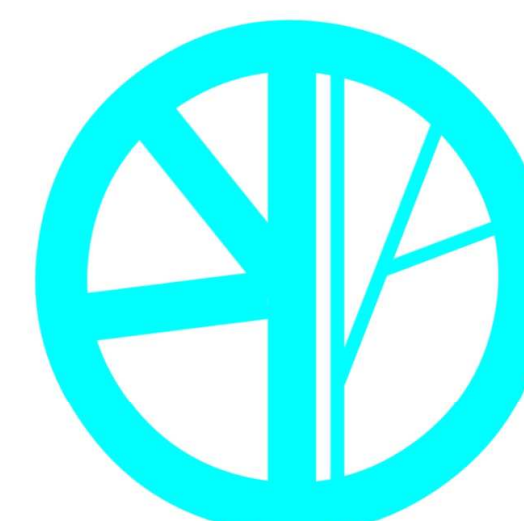
Inspection Chamber Set With Polypropylene Cover - 450mm Diameter For 110mm Drainage



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



Kinetic 20mm Polished Brass Garden Tap



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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 Safinless 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.

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

HD
SD
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 Sounder 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.

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 FINISHES/ASTER 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.

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.

3 Electric Legend