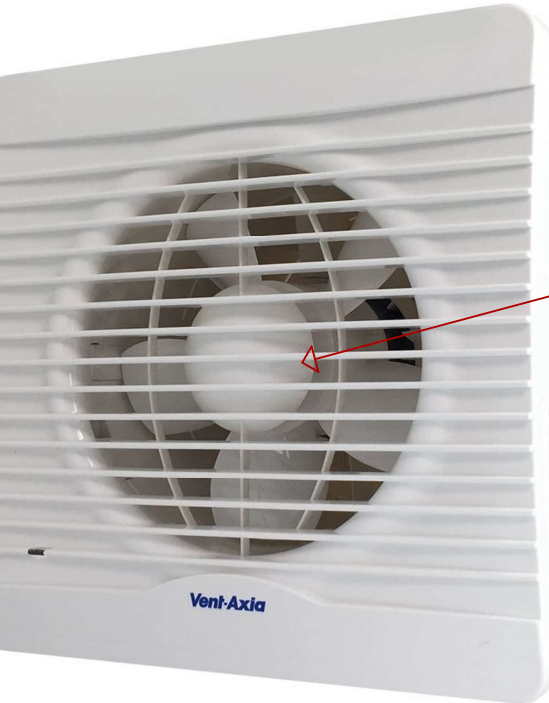


Typical Kitchen Fan



Vent Axia 454059
Silhouette 150X 6
Inch Kitchen
Extractor Fan

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

Typical Bathroom Fan



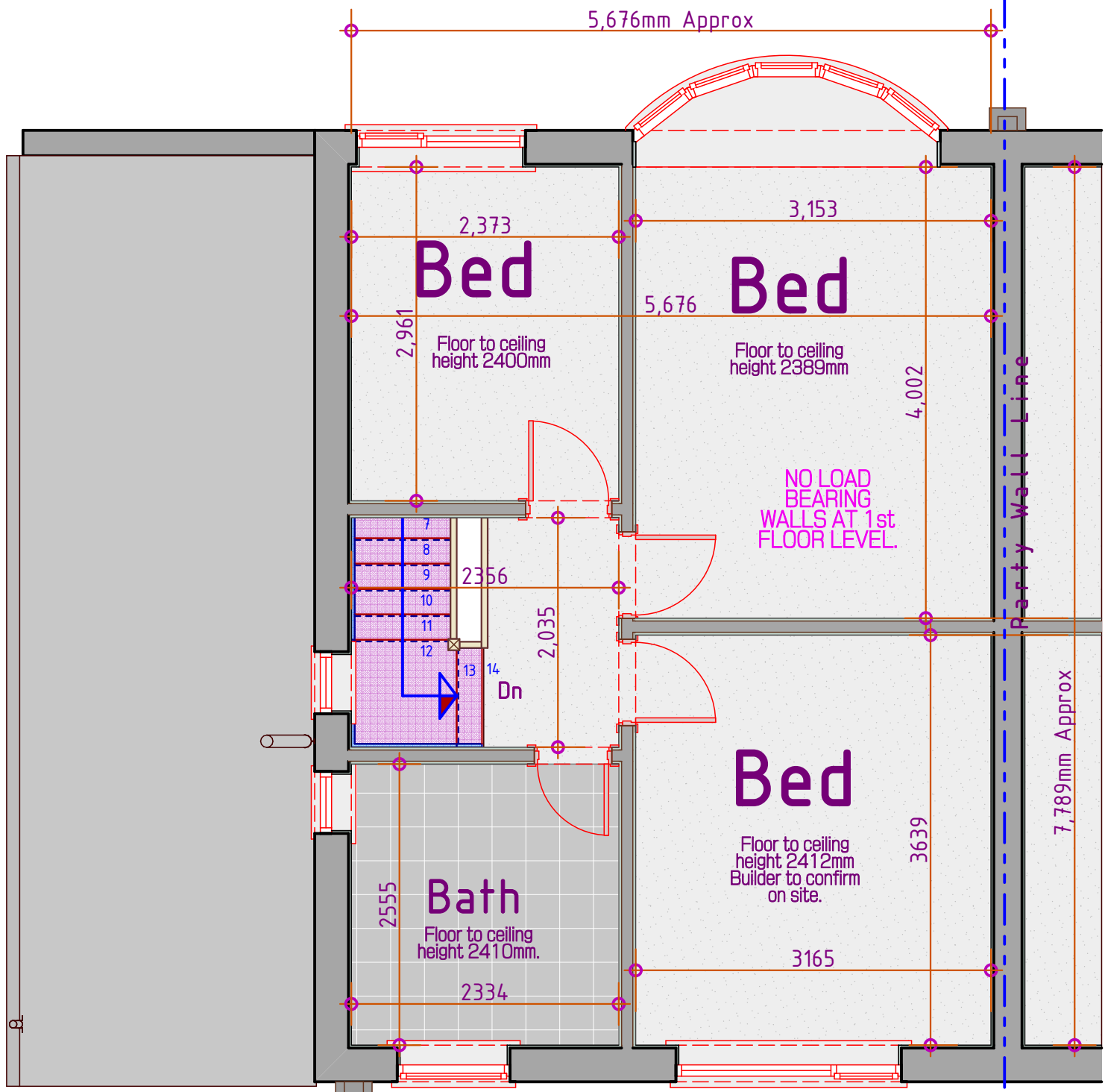
ST100PC Silent
Tornado Hi-Power
Bathroom Fan
OR, similar as
agreed with the
client.

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

STEEL BEAMS:
The method of carrying out the safe and secure temporary support of the existing building structure whilst building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process. Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 15.0mm Gyproc fireline board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.

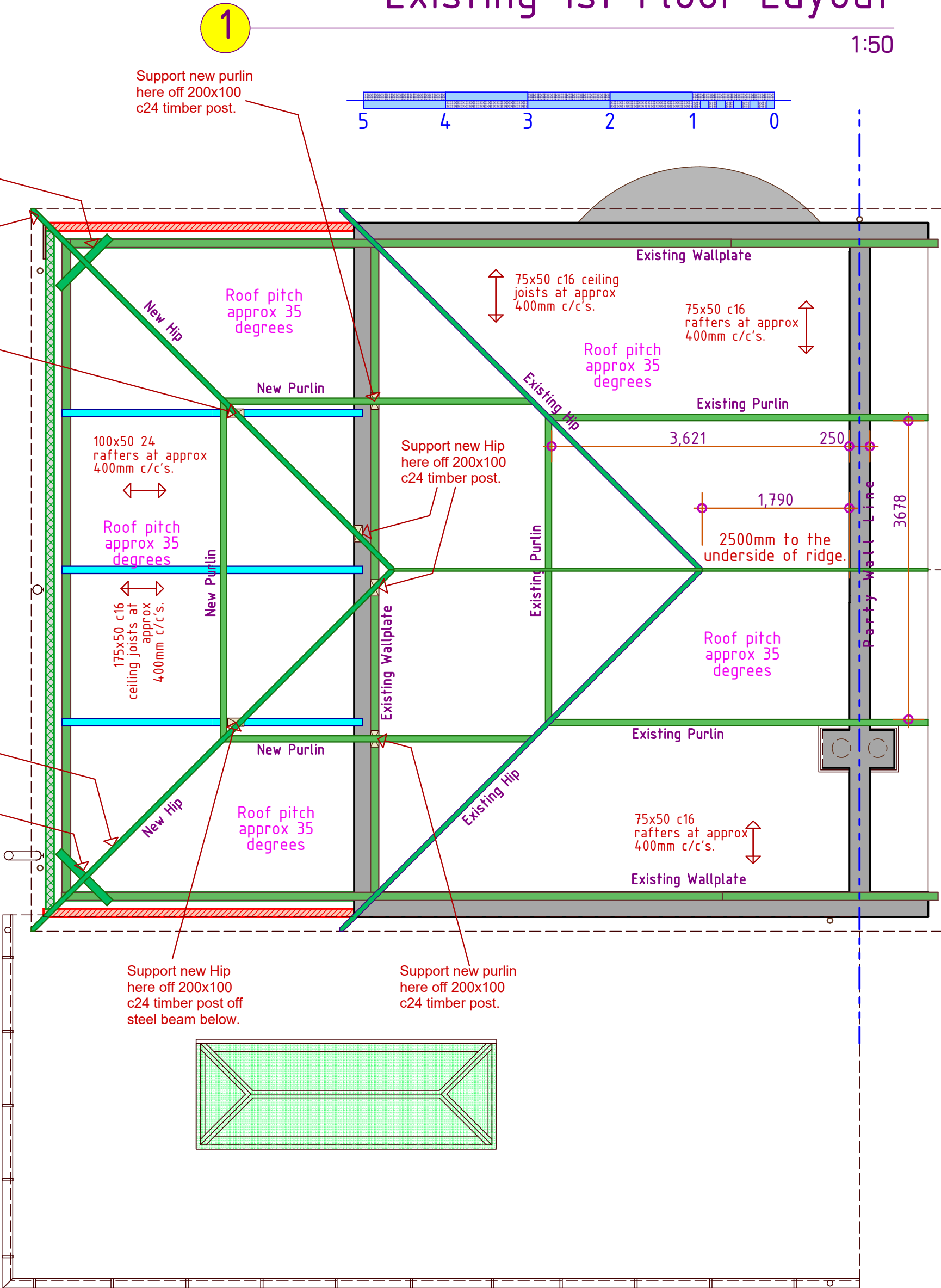
LINTELS:
For uniformly distributed loads and standard 2 storey domestic loadings only.
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end and be laid on a mortar bed. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide 'IG' proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. Provide 'catnic' lintels over all openings. Ref no over openings. All lintels are to be provided with 1 layer 12.5mm 'fireline' board and 5mm skim finish to provide 1/2hr's fire protection. All lintels to be insulated as App. Doc. L.

CLIENT :
MR GARETH SMITH
75 HOLLINCH ROAD,
WYTHENSHAW,
MANCHESTER, M22 5JJ.
TEL : 07747 016 763
THE CONSTRUCTION OF A
PART SINGLE STOREY, PART
TWO STOREY EXTENSION AT
THE SIDE AND REAR OF THE
EXISTING DWELLING HOUSE +
EXTERNAL & INTERNAL
ALTERATIONS.



Existing 1st Floor Layout

1:50



Proposed Roof Member

3

Cavity wall constructed as specification.

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

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.

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.

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.

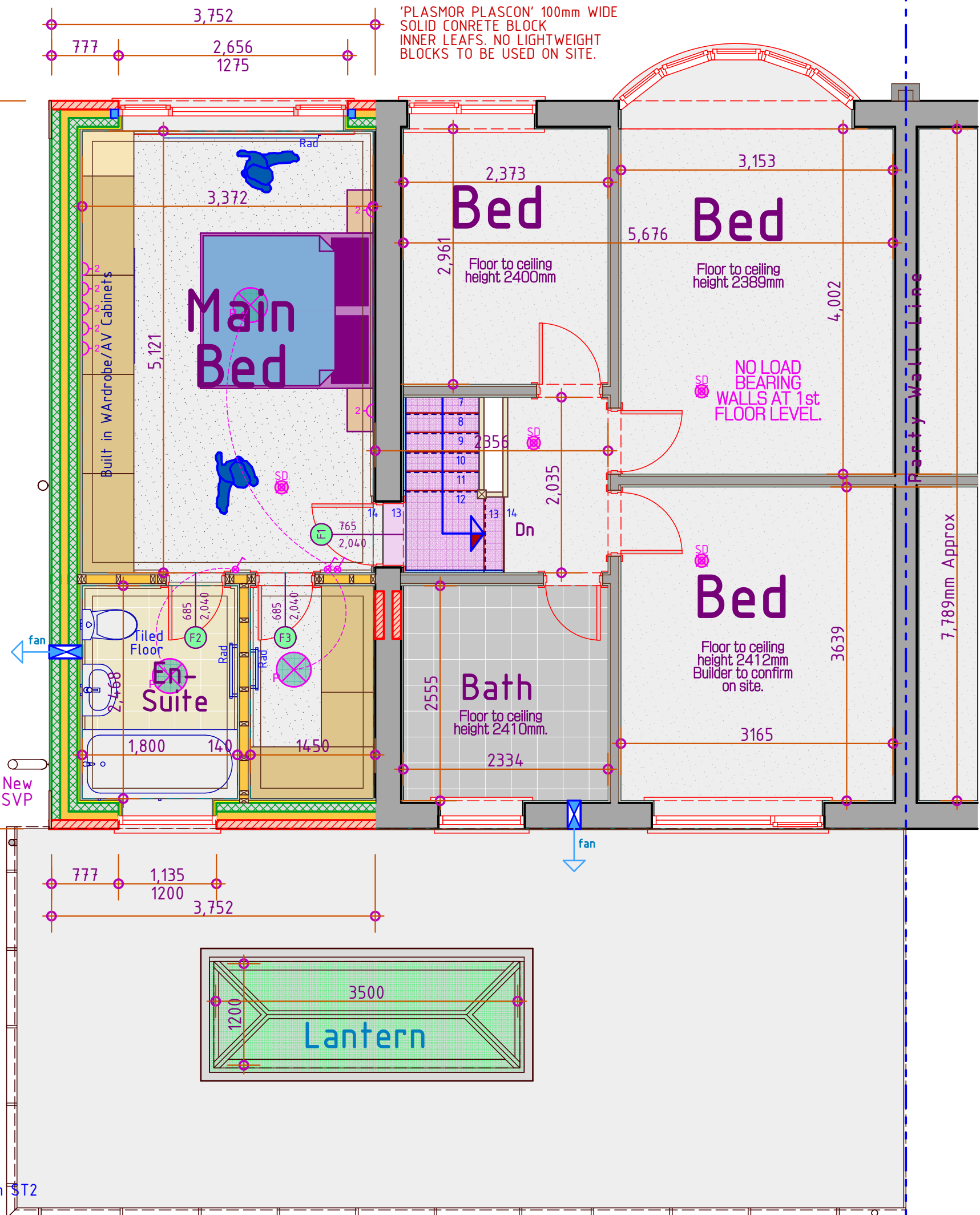
SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm S12 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 100mm thick Celotex GA4000.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on 200x75 C24 joists at 400mm ctrs. Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS EN 312. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mid steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.



Proposed 1st Floor Layout

1:50

All dims are to be checked on site by the builder.

PLAIN

The authentic single camber design of the Marley concrete plain tile gives it a look to match its outstanding versatility.

COLOUR AVAILABILITY



TECHNICAL DATA

Size of tile	267mm x 168mm	
Minimum pitch*	35°	
Maximum pitch	90°	
Minimum headlap	65mm (roof)	37.5mm (vertical)
Maximum gauge	100mm (roof)	115mm (vertical)
Tile thickness	12mm (nominal)	
Cover width	168mm (nominal)	
Covering capacity (net)	60 tiles/m² at 100mm gauge (roof)	53 tiles/m² at 115mm gauge (vertical)
Weight of tiling (approx.)	73.8kg/m² (0.72 kN/m²) at 100mm gauge (roof)	58kg/m² (0.57 kN/m²) at 115mm gauge (vertical)
Battens required (net)	10.0 lin.m/m² at 100mm gauge (roof)	8.7 lin.m/m² at 115mm gauge (vertical)
Batten size recommended	38mm x 25mm for rafters/supports not exceeding 600mm centres (fixed to BS 5534)	
Tile nails	38mm x 2.65mm	
Authority	BS EN 490	

* The minimum recommended pitch and lap may be influenced by special circumstances, please contact the Technical Advisory Service.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
· Support of beam
· Insertion of DPC through wall
· Raising a wall or cutting of projections
· Demolition and rebuilding
· Underpinning
· Insertion of lead flashings
· Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

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.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc, on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

