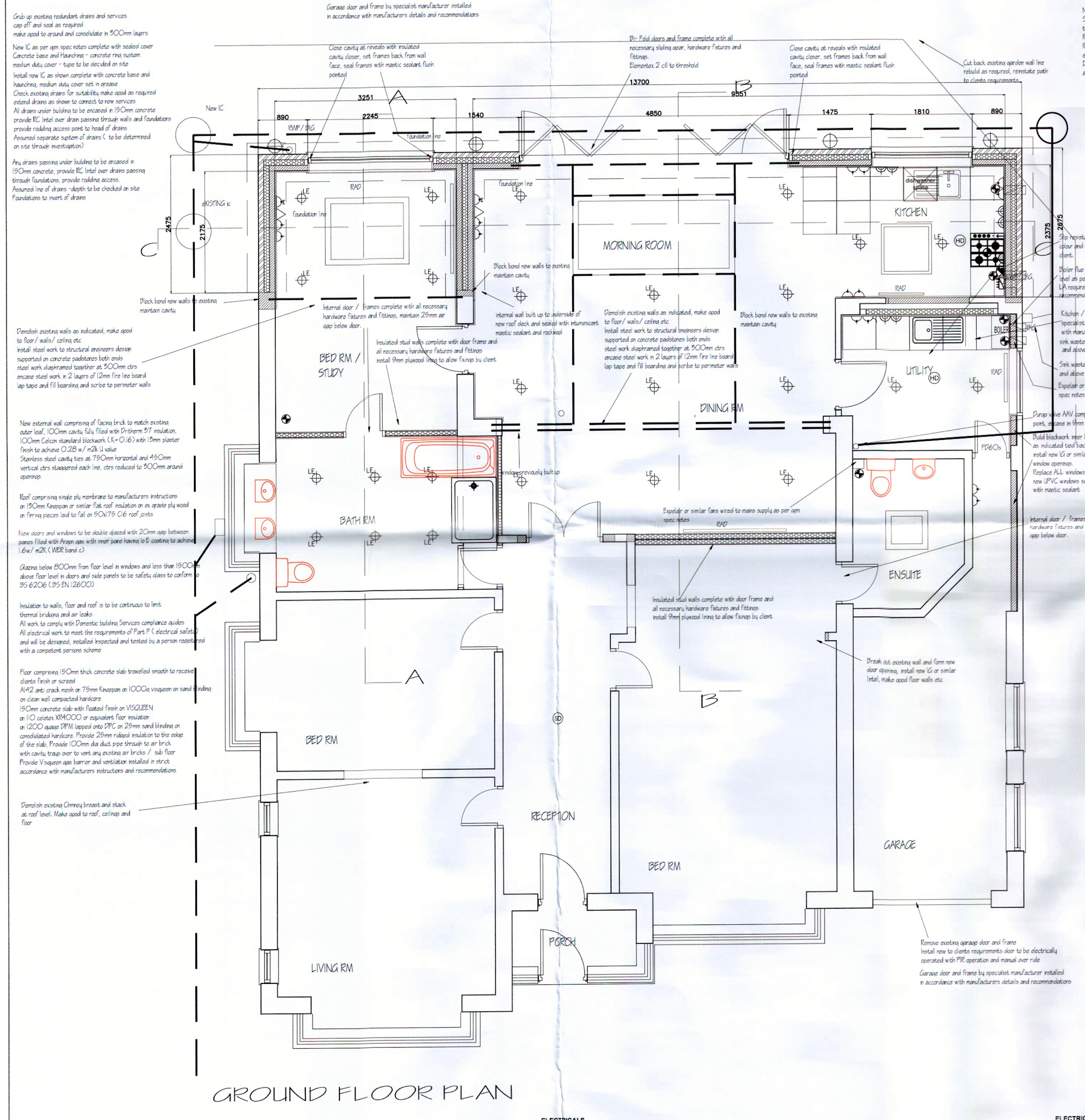
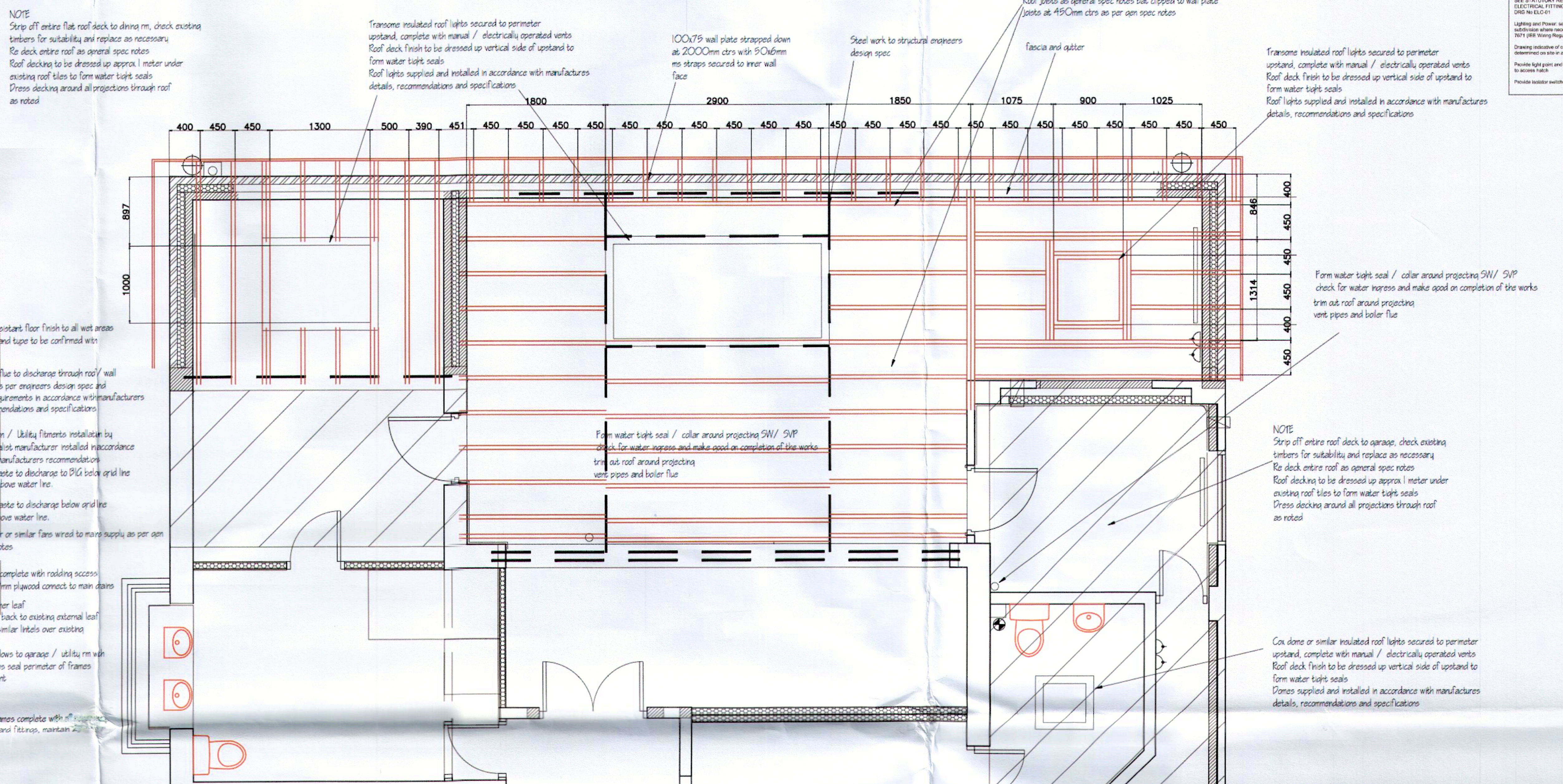
FRONT ELEVATION
GABLE ELEVATION
REAR ELEVATION
GABLE ELEVATION
ELECTRICAL LEGEND
Demolish existing Chimney breast and stack at roof level. Make good to roof, ceilings and floor
Facing brick to match existing as near as possible
Remove existing garage door and frame
Install new to clients requirements door to be electrically operated with PIR operation and manual over ride
Garage door and frame by specialist manufacturer installed in accordance with manufacturers details and recommendations
Block bond new walls to existing maintain cavity
Bi- Fold doors and frame complete with all necessary sliding gear, hardware fixtures and fittings. Elements 2 cill to threshold
RWP to match existing, discharge to RWP fascia / gutters to line with existing
Replace ALL windows to garage / utility rm with new UPVC windows seal perimeter of frames with mastic sealant.
Transome insulated roof lights secured to perimeter upstand, complete with manual / electrically operated vents
Roof deck finish to be dressed up vertical side of upstand to form water tight seals
Domes supplied and installed in accordance with manufactures details, recommendations and specifications
Window fenestration to match existing
Escape window as per spec notes


Grub up existing redundant drains and services cap off and seal as required make good to ground and consolidate in 300mm layers
New IC as per gen spec notes complete with sealed cover Concrete base and Haunching - concrete ring system medium duty cover - type to be decided on site
Install new IC as shown complete with concrete base and haunching, medium duty cover set in grease
Check existing drains for suitability make good as required extend drains as shown to connect to new services
All drains under building to be encased in 150mm concrete provide RC lintel over drain passing through walls and fondations provide rodding access point to head of drains
Assumed separate system of drains (to be determined on site through investigation)
Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access.
Assumed line of drains -depth to be checked on site
Foundations to invert of drains
New IC
EXISTING IC
2475
2175
Block bond new walls to existing maintain cavity
Demolish existing walls as indicated, make good to floor/ walls/ ceiling etc
Install steel work to structural engineers design supported on concrete padstones both ends steel work diaphramed together at 300mm ctrs encase steel work in 2 layers of 12mm fire line board lap tape and fill boarding and scribe to perimeter walls
New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dritherm 37 insulation, 100mm Celcon standard blockwork (K=0.16) with 13mm plaster finish to achieve 0.28 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings
Roof comprising single ply membrane to manufacturers instructions on 130mm Kingspan or similar flat roof insulation on ex grade ply wood on firring pieces laid to fall on 50x175 C16 roof joists
New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having lo E coating to achieve 1.6w/ m2K (WER band c)
Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)
Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
All work to comply with Domestic building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed Inspected and tested by a person registered with a competent persons scheme
Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
A142 anti crack mesh on 75mm Kingspan on 1000g visqueen on sand blinding on clean well compacted hardcore
150mm concrete slab with floated finish on VISQUEEN on 110 celotex XR4000 or equivalent floor insulation on 1200 guage DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of the slab. Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any existing air bricks / sub floor
Provide Visqueen gas barrier and ventilation installed in strict accordance with manufacturers instructions and recommendations
Demolish existing Chimney breast and stack at roof level. Make good to roof, ceilings and floor
3251
2245
890
1540
4850
1475
1810
890
13700
9551
A
B
C
BED RM / STUDY
MORNING ROOM
KITCHEN
UTILITY
DINING RM
BATH RM
ENSUITE
BED RM
RECEPTION
BED RM
GARAGE
LIVING RM
PORCH
A
B
Remove existing garage door and frame
Install new to clients requirements door to be electrically operated with PIR operation and manual over ride
Garage door and frame by specialist manufacturer installed in accordance with manufacturers details and recommendations

GROUND FLOOR PLAN


NOTE
Strip off entire roof deck to garage, check existing timbers for suitability and replace as necessary
Re deck entire roof as general spec notes
Roof decking to be dressed up approx 1 meter under existing roof tiles to form water tight seals
Dress decking around all projections through roof as noted
Transome insulated roof lights secured to perimeter upstand, complete with manual / electrically operated vents
Roof deck finish to be dressed up vertical side of upstand to form water tight seals
Roof lights supplied and installed in accordance with manufactures details, recommendations and specifications
100x75 wall plate strapped down at 2000mm ctrs with 5x36mm ms straps secured to inner wall face
Steel work to structural engineers design spec
Fascia and gutter
Roof joists as general spec notes but clipped to wall plate joists at 400mm ctrs as per spec notes
400
450
450
1300
500
390
451
1800
2900
1850
1075
900
1025
897
1000
846
1314
Form water tight seal / collar around projecting SVP / SVP check for water ingress and make good on completion of the works
trim out roof around projecting vent pipes and boiler flue

ROOF TIMBERING PLAN

Roof deck finish to be dressed up vertical side of upstand to form water tight seals
Domes supplied and installed in accordance with manufactures details, recommendations and specifications

Kitchen
6 Double sockets with indicating lights
2 Single Sockets with switched spur above WT
2 One way light switch
1 Cooker Point with one electrical socket outlet
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood.

Utility
3 Double sockets with indicating lights
12 One way light switch
1 Switched spur for heating boiler (if one installed)
1 Extract fan with switched fused spur (60 litres/second) connected to light switch
1 Heat detector linked to smoke detectors
Consult Client for requirement of feature lighting to kitchen units and extractor hood.

Lounge
4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
2 no. BT tel. sockets

Dining
4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
1 no. BT tel. sockets

Study Area
4 Double sockets
1 One way light switch
1 Security Timer for room light
1 Carbon Monoxide Detector
1 no. BT tel. sockets

Bedrooms
3 Double Sockets
1 Two way light switch (lazy betty over bed)
TV. point (high level)
BT tel.socket.

Security Rear of Dwelling
1 2D low energy bulkhead light fitting adjacent door with night sensor and switch internally.

New Consumer Unit
1 Consumer unit controlled by RCD and MCB's

Electrical Earth Bonding
Kitchen, Bathroom, Airing Cupboard.

Dwelling Earth
Earth Rod and cabling.

SAFETY OF STRUCTURES

Provide props, struts, scaffolding and shores etc as necessary to ensure the stability of the existing structure. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the works and existing structures unless expressly made the responsibility of others.

SERVICES

Disconnect, divert, seal off or remove existing services before commencing site operations, personnel within the working area mark and protect existing services, which are to remain.
Report any benchmarks and other survey information found on structures to be demolished. Do not remove or destroy unless instructed by the architect.
An electrical installer's completion certificate and a competent person's electrical test certificate to comply with Part P of the current building regulations will be supplied on completion of the works

SERVICES

All work and installation to comply with regulations and recommendations of the relevant board or authority to the satisfaction of their inspection. Water main to be 750 below ground level and riser to slab to be fitted with an insulation sleeve. Gas main to have a minimum 375mm ground cover, electricity main to have 460mm ground cover and electrical installation to comply with IEE Regulations. Any pipe work running outside insulated shell of building to be insulated. All hot water pipes in roof space and hot water cylinder should be adequately insulated if central hearing system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.

SITE CLEARANCE

The site is to be cleared of all buildings, rubble debris and vegetation to a reasonable sub-soil level agreed with Building Inspector. Any underground chambers to be demolished, filled and compacted as Structural Engineers Specification

ELECTRICALS

Check all electrical wiring and replace as necessary by registered electrical engineers. Install new sockets located as directed by client or architect.

Provide efficiency light fittings which will only accept lamps with aluminous efficiency greater than 45 lumens per circuit. Watt locations of proposed fittings as indicated on service drawings switches and sockets are to be positioned between 450mm and 1200mm from finished floor levels. Lighting to all external and vulnerable areas to be operated by photo electric cell time switch or PIR detectors. Power provision for installation for intruder alarms to comply with BS4737 or BS6799.All electrical works are required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that

a. An electrical installation Certificate issued under the competent person scheme has been issued, or
b. Appropriate Certificates and Forms defined in BS7671 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Smoke and heat detectors to be wired to mains supply complete with battery backup and to be located as indicated on drawings within kitchens, hallways and landings.

4) TV distribution system / Cat5/ Data / Voice / Alarm / CCTV etc, by specialist contractor appointed by client.

ELECTRICAL WORKS

Electrical works by a competent person scheme member:
Full details of all notifiable electrical works to be carried out, including earthing provisions and wiring diagrams must be provided to building control - where an existing installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.
All wiring and electrical work will be designed, installed and inspected and tested by a person qualified to do so in accordance with the requirements of BS 7671, the IEE 17TH edition wiring guidance and building regs Part P electrical safety. On completion of the works a copy of installers electrical installation certificate compliant with BS 7671 is to be provided to the local authority and prior to covering of all wiring / cables the installation is to be inspected by building control. This could include a second check and testing of the installation by a competent person scheme member. Any defective works found will be corrected at the owner's experience.
Electrical works by a competent person scheme member:

Lighting (energy saving provisions)
To any new wiring system or when rewiring an existing lighting system - install light fittings as follows: - (note fluorescent or compact fluorescent light fittings must meet this standard. GLS tungsten lamps with bayonet caps or screw bases or tungsten halogen lamps are not acceptable)
Fixed internal lighting: install energy light fitings that only take lamps having a luminous efficiency greater than 45 lumens per circuit - watt (power consumed) as indicated below i.e. pin base fittings only, to ensure only energy efficient fittings can be replaced.
Provisions a) 1 per 25m2 of dwelling floor area (excluding garages) or part thereof of b) 1 per fixed lighting fittings.
Note a) a light fitting may contain more than 1 lamp; b) energy saving fittings provided to cupboards/ storage areas cannot be counted; c) Energy efficient lights can be installed in locations that are not part of the works, i.e. replace landing fittings when creating new bed room in a loft;.
Fixed external lighting: (Excludes flats common areas and other communal access-way lighting)
Provisions: a) Either lamp capacity not to exceed 150watts per light fitting and fittings to have automatically daylight and motions sensors fitted. Or
b) Fittings to have sockets capable of only using lamps with and efficiency greater than 40 lumens per circuit - watt.

ELECTRICAL INSTALLATION BRIEF / PERFORMANCE SPECIFICATION.

Rewire as per the electrical brief below - all fittings to be agreed
/located with the Architect and Client on site.
. ***Note that this is a performance specification for information only in the unlikely event that a full rewire will be required. Existing system to be extended wherever possible to include only the fixtures and fittings noted on the electrical legend within drawing number M2331.43***
All fittings to be located in strict accordance with the Lifetime Homes Living Standards.
SCHEMATIC LAYOUT supplied only for tender purposes.
Electrical installation to be completely rewired and to include new light fittings, switches, power sockets, etc. as indicated on drawings. Include also for 33% low voltage light fittings.
All works to be in accordance with the latest IEE regulations and Part P.B.REGS.
Light switches and power sockets to be set at heights to be agreed with OT and end user on site.
Provide and fix new consumer unit with RCD protection to power circuits located as indicated on the drawing.
Provide linked mains smoke and heat detectors with battery back up where indicated.
Provide new wall mounted extract fan in BATHROOM (15 l/sec) connected to light switch with 15 min over-r grille as shown on plan to manufacturers recommendations.
Any security lighting to be energy efficient and controlled and have a maximum voltage of 150w, i.e. fitted with movement detection, shut off device (PIR) and fitted with photo cell for dusk to dawn operation
Provide isolation switch with fused spur including neon indicator light over work top to the socket serving for washer/ fridge/freeze under work top
Provide isolation switch fused spur to extraction fans, new boiler and within lobby for intruder alarm.
Provide Low energy efficient light fitting in roof space with switch adjacent to loft access hatch.

Allow for builders works in connection with the above installations.

ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE.

PROPOSED LAYOUT

scale 1:100
1:50
01 02 03 04 05 06 07 08 09 10m
01 02 03 04 05m

J.KENDAL
9 SOUTH SQUARE
THORNTON-CLEVELEYS
FY5 1JP
Tel No. 01253 857962
Mob No. 07703 348857

Drawing Title
PROPOSED SINGLE STOREY REAR EXT.N

Project Title
Mr and Mrs M. CRAFT
41 WINGATE DRIVE, WHITEFIELD
MANCHESTER, M45 7GX

REV.	DRG.NO. JK / 2093_002
DATE JUNE 2022	SCALE 1:50,100, @ A1