SPECIFICATIONS

DEMOLITION

Carefully remove existing coservatory and make good to receive proposed work taking care not to unnecessarily disturb any existing structures

Carefully remove existing patio doors from lounge and cart away taking care not to unnecessarily disturb any existing structures

Carefully remove existing external kitchen door and internal understair cupboard and cart away taking care not to unnecessarily disturb any existing structures

Carefully remove existing internal dividing wall between kitchen and lounge taking care not to unnecessarily disturb any existing structures

Carefully remove part of existing wall between bedroom and understair cupboard to form new opening to access electricity meter taking care not to unnecessarily disturb any existing structures

Existing electricity meter to be repositioned by Electricity Board .refer to proposed plans

CONSTRUCTION

FOUNDATION

Foundations to be 1500mm minimum depth , 600mm wide to external walls , below ground level but all subject to ground conditions ,vegetation, Building Control requirement and if appropriate Structural Eng. requirements. Install DPC to both leaves 150mm above surrounding ground level. Blockwork to be joined to existing structure using suitable stainless steel fur-fix channel and ties or brickwork to be keyed into existing

100mm 3.5n blockwork to be built off thickening slab and to be laid on 100mm pvc DPC material tie into existing/new external walls using stainless steel ties @450mm vertical crs.

FLOOR CONSTRUCTION

New floor construction to be : 75mm sand/cement screed on 100mm concrete slab on 1200g DPM on 110mm Celotex Extra -R XR3000 flooring grade insulation with 25mm EPS placed vertically at external perimeters on 1200g DPM on 25mm soft sand on 150mm well compacted clean stone hardcore.

EXTERNAL WALLS

New external cavity wall to be 102mm matching brickwork, 90mm cavity with stainless steel wall ties at 450 mm crs vertically and 750mm crs horizontally fully filled with 90mm Dritherm up to abutment with the roof insulation including cutting and fitting around roof joists as necessary , 100mm Celcon Standard blockwork laid in thin joint (2mm) mortar system ,blockwork plastered internally. Cavity to be closed with 75 "RMC" thermabate. Form external window/door openings using IGL1 / S75 galvanised steel lintels with integral insulation. Wall below ground level to be 7N / mm2 blockwork cavity filled to within 150 of DPC.

All new and existing walls becoming internal to be finished internally with 2/no coats plaster 13mm thick incorporating a waterproof additive and finished with 5mm gypsum skimming including stop and angle beads as required.

At junctions between existing wall and new cavity wall construction Catnic Stronghold or equivalent wall profiles to be used and wall to be sealed at abutments with mastic externally.

Existing 225mm external wall incorporated within proposed extension to be insulated with 50mm Celotex and 12.5 mm plasterboard and 5mm skim finish

STUD WALL

140mm x 50mm softwood treated studs @450mm max vertical centers.Sole plate with DPC material below mechanically fixed to floor screed with stainless steel screws and rawplug (not to penetrate DPM).

Head plate either fixed directly to ceiling joists or if running parallel noggings fixed between 2/no. joists at 600mm crs. Allow for all necessary noggins between vertical studs. 12.5mm plasterboard and skim to both sides of studs. Void between studs to be filled with 100mm mineral fibre batts

Stud wall to be constructed to accomodate "The Hideaway Pocket Door Kit " for doors 35mm to 44mm thick , 838mm wide.

INTERNAL DOOR and SKIRTING

Skirting to be s/w 150mm x 19mm torous .

Supply an fit 1/no internal doors 926mm wide to shower room and 1/no 838mm door for the understairs cupboard , include for architrave door lining and all irongmongery.

EXTERNAL DOOR and WINDOWS.

Trickle vents to be fitted in the heads of all windows to give 4000mm2 to toilet and 8000mm2 to Lobby areaand lounge/dining room area

External door to be Composite type with low level threshold . Door and windows, to be double glazed low 4-16-4 (En=0.05) E Argon filled units and sealed at abutments with walls using polyurethane foam and pointed externally with sealant. Shower room window to be fitted with obscure glazing

All critical areas of glazing to incorporate safety glass to BS 6262: part 4

Installer to be FENSA registered, and Certificate to be produced to Building Control Officer after installation.

Windows on side elevations first floor to be fire escape and to comply with Building Regs for opening for escape route

RADON MEASURES

New Visqueen Radon sump 430mm L x 430mm W x 220mm H to be installed . Sump to be connected to a 110mm dia PVC-U pipe to one outlet of the sump, extend the pipe horizontally so that passes through the external wall, ensure that all joints and couplings are airtight. Terminate the pipe just above ground level at about 100mm from face of external wall and cap it ready for extension to form a vent if necessary. Provide a plate on wall to indicate the presence of the radon sump. All to be installed to manufacturers details.

DPM membrane to be taken over cavity and cavity tray weep holes to be provided above.

DEVELOPMENT SERVICES
14 OCT 2009
RECEIVED

Rev: A July 09

1) Door opening into shower area amended and door to be 926mm

2) Ramps amended to be 1200mm wide

Client :

O.T. :

Date :

Copyright - All drawings and specifications remain the property of Care & Repair West Leicestershire . No unauthorized copying or use will be permitted.

care&repair west leicestershire

2 Mantle Lane
Coalville
Leicestershire LE67 3DW

Tel : 01530 510031
Fax : 01530 833031

Client Mr. Hubbard

Address: 57 Thirlmere Road
Hinckley
Leicestershire LE10 0PE

Drwg. Title: Proposed Side Extension to provide Washing Facilities

Drwg. No: DFG/MH/100387/07A Specification

Scale:

Date: July 2009

Drawn by: M.V.

Rev: A July 09

FLAT ROOF CONSTRUCTION

New flat roof to be Anderson high performance flat roof system installed in accordance with manufacturers instructions or similar approved roofing system to provide 20 years written garantee on type 3G bitumen felt and chipping stones to BS747 as vapour diffusion first layer on 18WBP plywood on 120 KINGSPAN THERMAROOF TR21 on SW firings with 50 x50 cross support noggins @ each joint location on 147 x 50SW SC3 (C16) preservative treated joists @ 450crs to be built into new wall and airtight . Include for 50 x50mm sw support noggins at insulation joint locations include for sw firring strips to give a min fall of 1:60. Include for all necessary kerbs,drips,angles and seal at all junctions with suitable sealant. Fit 30x5 galvinized ms restraint straps at 2000 crs to the following ; vertically ,turned 100 over wall plate and mechanically fixed to wall.upvc fascia boards ,corners,trims etc. Ceiling to be 12.5mm vapoursheild plasterboard with 5mm skim finish.
Fire roof finish -fire tested to BS476 (part 3)designed
EXT.FAA ` U ` value 0.18 W/m2 K
Flat roof felt to comply with BR Part B Table 5 (limitation on roof covering to the relevant boundary) or install loose chipping stone on bitumen felt to a depth of at least 12.5mm

DRAINAGE

New shower to have 50 dia waste and to be accessible from top and to discharge into new back inlet gully to existing IC , whb to have 40 dia waste with 75mm anti-syphon trap to discharge into new back inlet gully and to existing IC , new w.c to have 100 dia waste and to discharge into new soil vent pipe with air admittance valve to existing I.C. and to existing foul system. Drain 1: 40 min fall.
Provide adequate rodding access at all changes of direction of above ground drains ,seal any disused drains to satisfaction of Building Control Officer . All disused drains should be disconnected from the sewer system as near as possible to the point of connection.Any existing drain exposed during work shall be protected to satisfaction of BCO. and against rodent as per B.Reg H1 . Pipes laid at shallow depth to be protected from damage by a reinforced concrete cover slab with a flexible filler and at least 75mm granular material between the top of the pipe and the underside of the flexible filler below the slab. Fit overlapping non corroding sheet material blanking plates around pipes or services where passing through walls to prevent entry of vermin or fill material,and it is important that void is filled with a compressible sealant to prevent ingress of gas.
Fit suitable pre-stressed lintels where pipes or services pass through walls . Any pea gravel encased drains below building to have trenches back filled up to underside of floor hardcore.

SOAKAWAY

New 1 cubic metre soakaway ,depth to be agreed with Building Control Ofiicer , fill in to 450mm below finished ground level with approved broken bricks hardcore , lay sheet of 1200g polythene over and fill in over with top soil up to finished ground level , soakaway to be positioned minimun 5m away from any buildings.

GUTTERS

112 dia PVCu gutters to match existing to 68 dia downpipe to discarge into existing system or to new soakaway as per Building Contrl approval. Include for all necessary brackets ,fixings outlets stopends etc. (Colour to match existing)

LINTELS

All existing lintels where proposed work is carried out to be exposed to ascertain their suitability. New lintels to be IC L1/S75 steel lintel Lintels to have 150mm end bearing on both sides and to be installed to manufacturers instructions and details.Lintel to be finished in 15mm thick lightweight plaster. Cavity wall lintels to have cavity tray damp course over with weep holes in brickwork

SMOKE ALARM

Provide and install smoke alarm in proposed rear lobby area. The smoke alarm shall be manufactured in accordance with British Standard BS5446 Part 1 and be of a type which does not require a replacement battery for the duration of its specified life (eg the First Alert 10 year Lithium Smoke Alarm. The detector shall be fitted in accordance with the manufacturers instructions.

NEW RADIATORS

Provide 2/no new radiators to be installed as per proposed layout to provide 21 degrees C at an outside temperature of -3 degrees C including Honeywell TRV4 thermostatic valves . When new radiators are connected inhibitor to be added into system. Proposed work to be carried out by a Corgi registered installerand certificate to be forwarded to client and Building Control . Sebuck ` A ` rating

Rev: A July 09
1) **Door opening into shower area amended and door to be 926mm**
2) **Ramps amended to be 1200mm wide**

NEW BEAMS

New beams to have rust coated paint and to be encased with 12.5mm plasterboard and 5mm skim finish.

EXTRACTOR FAN IN TOILET

Toilet to be fitted with wall mounted Vent Axia extractor fan providing min flow rate of 15 litres/sec with 15 minutes timer delay and automatic shutter terminating with an external grill

EXTRACTOR FAN IN KITCHEN

Supply and fit new wall mounted Vent Axia extractor fan with automatic shutter extracting 60 litres/second with a duct and external cowls to suit

ELECTRICAL INSTALLATION

All work to be carried out in accordance with the latest 17 edition of the Regulations of the Electrical Equipment of Building and the latest Part P of the Building regulations, must be designed ,installed and tested by a competent person All electrics are to be chased in and made good.
Provide " Electrical Installation Completion Certificate " as issued be an approved contractor upon completion of the electrical installation. Certificate to be provided to Local Authority.

Existing electric meter to be re-positioned by Electricity board supply . Contractor to liaise with Electricity Board for proposed work.

Supply and fit 2/no new enclosed sealed light fittings into new toilet area and lobby to be fitted with Energy Efficient Light fittings in accordance with approved Document L1 1:54 .with one way wall mounted switch

DEVELOPMENT SERVICES
14 OCT 2009
RECEIVED

O.T. :

Client :

Date :

Copyright - All drawings and specifications remain the property of Care & Repair West Leicestershire . No unauthorized copying or use will be permitted.

care&repair west leicestershire

2 Mantle Lane
Coalville
Leicestershire LE67 3DW

Tel : 01530 510031
Fax : 01530 833031

Client Mr. Hubbard

Address: 57 Thirlmere Road
Hinckley
Leicestershire LE10 0PE

Drwg. Title: Proposed Side Extension to provide Washing Facilities

Drwg. No: DFG/MH/100387/08A
Specification

Scale:

Date: July 2009

Drawn by: M.V.

Rev: A July 09

Shower Room Formation

RAMP and PLATFORM
Excavate to reduce level to allow for new construction of concrete ramp and platform
New ramp and platform to be 1200mm wide and to be 100mm concrete grade Gen 3 on minimum 100mm clean well compacted consolitated hardcore sub-base. Levels to marry with existing pathway and new internal lobby . Finish to be anti-slip brushed finish . Hedges of ramp and platform to be finished with 150 x 50mm pre cast concrete kerbs edgings secured with a concrete base and haunchings
Ramp to be 1 :15/1 : 20 gradient
Provide and fix handrail as Kee-Klamp or similar approved , Size 7. Rail to be 900mm and 450mm above platform and ramp to follow its profile and to be installed to manufacturers instructions.Allow for all other connectors and fittings as required. Rail coating finish to comply with part M of Building Regs. ACO channel or similar approved to be fitted at abutment with low level threshold door.

Within new floor screed accomodate new IMPEY LEVEL DECK 1 type tray 1300mm x 800mm with IMPEY GRAVITY WASTE WSF1 (H) Horizontal Outlet to discharge into new gully.
Allow to accomodate within new floor screed the waste pipe. Cut out concrete slab and exposed edges to be painted with 3/no coats of Synthaprufe paint . When drainage pipework and all ancillaries have been installed the Tray can than be permanently fixed . The remaining floor must finish level with tray edges in preparation for the non slip Altro Flooring . Tray to be installed to manufacturers instructions and details

Supply and fit Mira Advance Flex Extra 9.0kW Electric Shower mounted @ 1000mm from finish floor level and 650 from corner of wall with extra length rail & hose mounted @ 950mm from bottom of bar to finish floor level .
Supply and fix Ballofix isolating valves to feed pipes to shower unit and new whb.

Supply and fit Altro Marine 20 safety flooring with coving and all necessary trims to all shower room area. Laid in accordance with manufacturers instructions.
Supply and fit door strip at junction of floor finishes between shower room and lobby

Supply and fit new glazed ceramic tiles to 2/no walls in shower area to be extended from corner of wall to propsed stud wall and 950mm and from finish floor level to 1800mm in height .
Supply and fit 2/no rows of tiles as splashback for new whb. Refer to Proposed Layout

Supply and fit 2 /no 600mm plastic coated grab rails, position to be agreed on site with O.T. and client

Supply and fit L shaped curtain rail with weighted curtain with anti-furigus and anti-bacterial protection to shower area .
Supply and fit new Armitage Shanks " Sandringham "type wc closed coupled and cistern.
w.c (refer to proposed layout) to be fitted with all associated fittings and traps .
Center of wc to be 500mm from wall.
Connect into new svp with air admittance valve , supply new cold water supply to suit.

Supply and fit new Ideal Standard " Studio 56" whb with 75mm deep trap with 2 tapholes and lever taps. Include for all plumbing work required to supply hot and cold water & 40mm dia waste to discharge into new gully . Center of whb to be 1325mm from wall.
Refer to proposed layout

DEVELOPMENT SERVICES
14 OCT 2009
RECEIVED

GENERAL KEY :

- **Mira Advance Flex Extra 9.0 kW**
- **New wall mounted Extractor Fan**
- **Smoke Alarm**
- **Light/ shower unit Cord Switch**
- **Light Fitting**
- **Fuse Spur/shaver point**

Rev: A July 09
1) Door opening into shower area amended and door to be 926mm
2) Ramps amended to be 1200mm wide

O . T. :

Client :

Date :

Copyright - All drawings and specifications remain the property of Care & Repair West Leicestershire . No unauthorized copying or use will be permitted.

care&repair west leicestershire
2 Mantle Lane
Coalville
Leicestershire LE67 3DW
Tel : 01530 510031
Fax : 01530 833031

Client Mr. Hubbard

Address: 57 Thirlmere Road
Hinckley
Leicestershire LE10 0PE

Drwg. Title: Proposed Side Extension to provide Washing Facilities

Drwg. No: DFG/MH/100387/09A
Specification

Scale:

Date: July 2009

Drawn by: M.V.

Rev: A July 09