

SPECIFICATION FOR REAR EXTENSION

FOR CLIENT: MR & MRS D HEWITT

62 SOUTHVIEW AVENUE

CAVERSHAM

READING

BERKS

RG4 5AJ

HEWITT-TD-18/265-SP

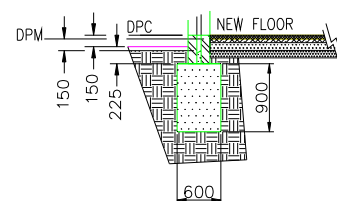
16 October 2018 (Rev 1)

DEMOLITION

- 1.0 The areas to be demolished/altered are as follows: rear kitchen and dining room walls to create openings to new ground floor rear extension.
- 1.1 Secure remaining doors to prevent ingress to the housework area.
- 1.2 All rubbish to be carried out through the side gate unless an alternative route has been agreed with the client.
- 1.3 All works shall be carried out in a manner so as to cause as little inconvenience as possible to adjoining properties and users or to occupants of all such buildings or premises, and to the public, and the contractor will be held responsible for any claims, which may arise from this clause. The rubbish is to be sprinkled with water to prevent dust arising and all proper screening and protection provided to the satisfaction of the Architect or his Agent.
- 1.4 The contractor will provide all necessary Safety-Lights and or covers over any skips placed on the public road and/or footpath and is to pay all charges in connection therewith.
- 1.5 Temporary supports to be provided where necessary to avoid the movement of the existing structure. All pulling down as hereafter described is to be carried out without damage to the remaining parts of the structure or adjoining property and if any damage shall occur in carrying out the demolition, the contractor shall reinstate and make good the same at his own expense.
- 1.6 The contractor will ensure that before commencing the demolition/alterations of any part of the structure, all electrical, heating, drainage and other services which come within the areas to be demolished/altered shall be disconnected, capped off or diverted so that they may be entirely self-contained within any portion of the premises which are to remain.
- 1.7 The demolition is to include removal of part of the rear walls as marked on the drawings and to strip off all the facings and framing to doors, take down all unnecessary timber framed cupboards, closets, partitions, doors, windows, facings and their surrounds, Dados and architraves mouldings and all other extraneous fittings or fixtures as directed; Clear the area of all rubbish and debris and cart away from site.
- 1.8 Break out walls to form openings trim back to leave fair edge and/or leave ready to allow key for any new work.

FOUNDATIONS

- 2.0 Generally the work will be carried out in accordance with the drawings and current building regulations. All substructure work will be taken to the floor level as determined at the setting out, and all necessary connections for any and all services, or construction joints are to be as conveniently provided for the continuation of the work on the substructure. (To be read in-conjunction with calculation sheets)
- 2.1 All Vegetable/Organic and other deleterious matter to be removed prior to work commencing and area treated with an approved weed killer.
- 2.2 Excavate to reduce levels as necessary over the site, add surface concrete and/or hard core as appropriate, and dig out where required to the under side i.e. or at an approved depth to the invert of any roots or pipes, run to spoil heap as is convenient on site, store for use, or cart away. Ground level to be taken down to achieve required depth for 150 to DPC and height required to accommodate required ceiling to basement area under patio area above. To be agreed with builder and owner. Excavation for patio area when required to be taken down to appropriate levels to maintain min 150mm below DPC.
- 2.3 Drainage channels with galvanised steel grating may be used as specified by the manufacturers and when necessary to be agreed with the owner and builder.
- 2.4 Bottoms of all trenches, pier holes, etc; are to be inspected and approved by the Local Authority before concrete is laid or any reinstatement works are carried out in the excavation.
- 2.5 Level and well compact and consolidate surface of ground and base of all excavations, to receive concrete foundations, beds, etc. minimum to be at least to the bottom of existing foundation or to minimum 1 metre of foundation or taken down to firm strata as per L.A. approval.
- 2.6 Should any excavation be made below the level shown or be required to obtain a solid base, the contractor must back-fill excavation to a reduced depth with concrete as hereafter described for use in foundations.
- 2.7 Mass Concrete: Deep narrow strip footings 600mm wide on firm natural subsoil (to the approval of the Local Authority) with a minimum depth to the underside of 1000mm below ground level or to the invert of sewer, whichever is the greater. Concrete Mix to be



Foundation details

1:2:4. or (Concrete mix 50kg cement to not more than 0.1cu/m fine aggregate and 0.2 cu/m coarse aggregate).

- 2.8 Return and back-fill with selected excavated material around foundations, brick footing, backs of walls, trenches, etc., in layers not exceeding 230mm thick and compact and consolidate with the addition of water if required.
- 2.9 Existing foundation when required will be exposed to check their adequacy to take additional load. L.A. approval.
- 2.10 When required, shuttering should be used to prevent soil movement that is likely to compromise the integrity of existing foundation. Special care should be taken to prevent movement. Where movement is likely to occur, steps must be taken to provide additional support such as underpinning or reinforcement.

WALLS

- 3.0 Matching facing brickwork to new walls in lower elevations and blockwork rendered an sandtex white to upper elevations, all bonded to the existing as necessary to match existing in style, colour and bond.
Cavity fill: Provide lean mix concrete up to ground level.
Piers providing support for upper walls and beams to be of dense blockwork or brickwork to match existing when piers are required.
- 3.1 At the junction of the existing wall to new block/brickwork, provide 'fur fix' or similar approved proprietary product to provide profile and lateral support to masonry panels.
- 3.2 Cavity: Matching facing brickwork bonded to match existing. 112mm bricks/blocks, 100mm cavity filled. 115mm 'Tarmac' Toplite GTI BLOCKS or similar approved. Brickwork below D.P.C: D.P.C to be a minimum of 150 mm above finished ground level. Wall ties to be galvanised and placed at 750mm centres horizontally, 450mm centres vertically and staggered.
Provide 12.7mm plasterboard on dabs – 5mm skimmed and set for 1/2hr f/r, or alternatively provide 13mm plaster to walls.
Insulation to be Dritherm Hi-Cav 32 slabs insulation (or similar approved) extended to meet with roof insulation (U' Value 0.28W/m sq/K).
- 3.3 All openings to be fitted with 'Thermobate' cavity closers.
- 3.4 Internal: Block work 100mm Thermolite blocks on foundation thickened for extra support. Check floor slab for adequacy on site. Or use braced stud work. L.A. Approval.

- 3.5 Internal: Stud walls to be 100mm x 50mm studs at 400mm centres onto 100mm x 50mm plates with noggins staggered at 1000mm centres covered with 12.7 mm plaster board and 3mm skim coat finish. Install 75mm fibreglass quilt insulation to cavity, to reduce sound transmittance between rooms. New walls off stairwell to be 2 layers 9.5 mm with staggered joints set for 1/2 hr F/R.
- 3.6 Infill: Use blocks or brick to infill openings. Plaster finish to internal walls or stud infill. External walls where rendered, to be rendered as existing. Carry out decorations to client's requirements.
- 3.7 Existing load bearing walls may be required to be exposed to prove adequacy. L.A. Approval.
- 3.8 Provide Cavity fill: Provide lean mix concrete to walls to leave a clear cavity wall of 225mm below D.P.C. level.
- 3.9 Provide Type J DPC Support and Closer, see appendix.
- 3.10 Cavity trays provided where new roofs abut existing cavity walls. Provide lead flashing to seal.

FLOORS

- 4.0 Ground Floor: New concrete floor in proposed rooms to be built up to coincide with existing rooms, to be 75mm screed on 150mm concrete on 150mm hardcore with blinding for DPM protection. DPM to be 1200 gauge polythene protective sheets ~~(see 4.4 and appendices 4 below)~~. DPM and DPC to be joined together to provide a continuous seal. (Reinforced floor when required to be 142 mesh incorporated into the floor slab design. Reinforced screed with chicken wire if placed above insulation). Insulation to floor: To be 100mm 'Celotex' as 'R' insulation to floor min. Min U Value 0.22W/m sq/K. Insulation to have 40mm upstand to floor. Insulation in walls to be 150mm below perimeter insulation. Perimeter insulation at the junction of the new concrete floor to the existing wall, provide 25mm cork pack to the perimeter before concreting Min R Value 0.75m/sq K/W. For reinforced concrete suspended floor slab, use steel mesh B785 to provide support at new and existing walls. Chase mesh into wall at 2/3 bricks interval or use 16 diameter starter bars to existing walls.

Alternatively block and 150 beam design may be used with beams spanning the shortest distance. Install in accordance with manufacturer instructions

Attention must be given to the requirements for under floor heating as height

allowance must be addressed during construction to be agreed with the owner.

~~4.1 Suspended timber: 19mm soft wood floor boards or 19mm water resistant grade 3 chipboard to BS 5669 on 175 x 63mm SW wall plates on DPC (to BS 743) on brick sleeper walls (staggered) on 100mm over site concrete on 150mm well compacted hardcore. Provide 110mm 'Celotex' XR3110 insulation between joist and install in-accordance with manufacturer instructions.~~

4.2 Ventilation to existing timber floors to be maintained. Provide airbricks below D.P.C at maximum of 2000 centres. Connect new clay pipes to all existing air brick in existing wall. Secure in new floor and fit grill at outer end where necessary.

4.3 The contractor will provide all materials and labour, including necessary formwork, shuttering, strutting, staying, gangways, expansion boards, fillets etc; and shall ease and remove same and to do all that is necessary in executing the concrete construction work to satisfactorily complete the work.

~~4.4 Gas Proof Membrane to Floor: GPM to be 2000 gauge protective gas proof membrane sheets (see appendices 4)~~

~~4.5 1st Floor: New Floor to coincide with existing at new floor landing. To be 19mm T&G decking on 50 x 175 SW joists spaced at 400mm centres. Joists to be built into new walls or joist hangers may be used. Double joists under partition walls above and triple joists trimmers to new stair, bolted together at 600 centres. Solid noggings/herinbone at 1/3 span to floor joists. Where joists are running parallel to walls, they are to be strapped to the walls to provide lateral support. 30 X 5 ms bay straps, overlapping at least 3 joists. Insulation quilt 100mm min. 10kg/m³ Rockwool between joists supported on chicken wire mesh cradle to reduce sound transmittance between floors.~~

~~4.6 Floor above exposed area at garage to be fire protected and to be 2 layers 8mm chipboard spot bonded on resilient layer on new 19mm T&G floor boards with 25mm mineral wool 60/100 kg/m/sq on 50 x 100 joists spaced at 400 ctrs. 100mm mineral wool (sound insulation) 120mm celotex (heat insulation). 2 layers 6mm Masterboard (class O) with staggered joints screwed to underside of joists. All gaps sealed against smoke penetration and fire stop between open area and any adjacent rooms. (set to 1 hr f/r)~~

4.6 Add new opening for 850mm wide staircase to 1st floor.

~~4.7 2ND Floor in Loft: New floor to be 19mm T&G decking on 50 x 195 SW joists spaced at 400mm centres alongside existing joists. Joists to be supported onto existing internal supporting wall, wall plate or joist hangers from RSJ's may be used. Double joists under partition walls above, bolted together at 600 centres. Solid noggings/heringbone at 1/3 span to floor joists. Where joists are running parallel to walls, they are to be strapped to the walls to provide lateral support. Double trimmers for opening to stairwell to be 50 x 175. Insulation in floor to be 175 mineral wool, supported in chicken wire mesh cradle.~~

CEILINGS - Porch

5.0 Joists to be 178mm x 50mm grade SC3. Joists to be placed at 400mm cts.

5.1 Provide 12.5mm foil backed plasterboard with 3mm-skim coat finish to all areas.

STAIRS

~~6.0 Remove existing stair and necessary area of wall to create access for new staircase. Fit new 100x100 Newel post and carry up to new 1000mm handrail and secure. Going 220mm. Riser 190mm. Width 850mm. 50mm internal dimn. around winder. Balustrades and guarding to the stairs are to be constructed so that a 100mm sphere cannot pass through and is not readily climbable at 1000mm rail ht. Fit 2 layers 12.7 mm plaster board with staggered joints and 3mm skim coat finish. Install 100mm mineral wool quilt insulation to cavity, to reduce sound transmittance between rooms. Note: All dimensions to be checked to ensure staircase accuracy.~~

6.1 *Risers to stairs to be between 150mm and 220mm and the going to be minimum 220mm with a maximum 42° pitch.*

ROOFS - Pitched

7.0 Pitched: Tiles to match existing in style, design and colour (where possible) or use 'Marley' Tiles, (suitable for a pitch of 15° min.) on 38mm x 25mm soft wood battens nailed over breathable roofing felt onto 100mm x 50mm

rafters at 400mm centres. (C24 timber)

- 7.1 Joists to be 100 x 50, Binders 150 x 50mm, Struts 100 x 50mm (1500mm ctrs), 100 x 50 Hangers (1500mm ctrs), Rafters to be 100mm x 50mm. Hip members, valley and hip to be 225 x 50. Purlins to be 150 x 50mm, built into flank wall or fixed to load bearing structure using galvanised hangers (restrained at eaves to prevent spread). Ceiling height to coincide where possible.
- 7.2 Lead flashings (code 4) to be used at all junctions of new roof to roof and to brick work (minimum upstand 150mm). Zinc valleys to be used at all junctions of new to existing roof. Lead flashing to be chased into existing brickwork and sealed.
- 7.3 Pitched roof to be insulated with 300mm 'Rockwool' between joists laid in two layers of 150 between joist and 150 across the first layer.
- 7.4 Pitched roof to be vented by the use of button roof ventilators.
- 7.5 To ensure vent above insulation, provide 50mm air gap using 50 x 50 battens to underside of rafters when required.
- 7.6 Provide 25mm air gap with plastic grill for cross ventilation at soffit.
- 7.7 Provide 'Cavity Tray Type E' at the junction of the existing external wall and the new roof.
- 7.8 Provide 12.7mm foil backed plasterboard with 3mm-skim coat finish to all areas.
- 7.9 Pitched roof to be insulated with 150mm 'Celotex' between joists. For skelting ceiling with 200 x 50 rafters. Use 150mm 'Celotex' between rafters and 45mm 'Celotex' to the underside of the rafters. Min U Value 0.16W/m sq/K. Maintain air flow of 50mm above rafters insulation.

8.0 ROOFS – Warm deck flat roof

Provide 3 layers of (high performance) HT 180 electronic build-up felt system. Bottom layer to be hot torch applied and fully bonded. Felt system to be bonded to Celotex Tempcheck TD4126 insulated deck and spiked down through sw treated firing pieces to 200 x 50 sw treated C16 flat roof joists spaced at 400 ctrs on 100 x 50 wall plates fixed to walls with twist galvanised metal straps 30 x 6mm x 1.2m. Straps to be fixed to wall plate at 1.8m ctrs and bent down the wall for secure fixing to blockwork. Noggings to be used where board edged meet. Insulated deck to be installed strictly in accordance with

manufacturers instructions.

Min U Value 0.18W/m sq/k. Slope to be min 1:40 approx. Felt to be continued up and chased into existing brickwork wall then secured and bonded with a minimum 150mm upstand. Install cavity trays (see appendix).

ROOFS – Cold deck flat roof

8.1 Provide 3 layers of (high performance) 'Armstrong' roofing felt. Bottom layers glass fibre based 13mm mineral chippings. Hot bitumen bonded to top layer on 19mm marine ply on 150mm firings on 50 x 50mm battens fitted across joists (to facilitate and achieve cross ventilation on two opposite sides). 150 x 50mm joists at 400cts to span 2730mm on 100 x 50mm wall plates fixed to walls with twist straps. Use 'Celotex XR3120' 120mm thickness insulation board or equivalent between joists and install as per manufactures instruction. Ensure there is a 50mm air gap above insulation for cross ventilation and a 25mm continuous ventilation strip (fitted with a plastic grill). See appendix. Min U Value 0.18W/m sq/k. Slope to be min 1:40 approx. Felt to be continued up and chased into existing brickwork wall then secured and bonded with a minimum 150mm upstand. Install cavity trays (see appendix).

8.2 Existing cold deck garage roof to be retained and upgraded from:

3 layers of (high performance) 'Armstrong' roofing felt. Bottom layers glass fibre based 13mm mineral chippings. Hot bitumen bonded to top layer on 19mm marine ply on 150mm firings on 150 x 50mm joists at 400cts. Fit Celotex FR5000 100mm thick insulation board or equivalent between joists and install as per manufactures instruction. Ensure there is a 50mm air gap above insulation for cross ventilation to fresh air via telescopic air vent through the roof at each ends. Also add Celotex GS5000 (50mm thick) insulation board or equivalent to the underside of joists with a 9.5mm plasterboard with 5mm skim and set to achieve Min U Value 0.18W/m sq/k

DORMERS - (see drawing)

9.0 To be fitted to both front and rear of the main roof.

Provide dormer cheek tiles to match existing street scene.

Provide triple rafters bolted together at 500 ctrs with M12 X 175 SS bolts to both side of dormer. Use lead flashing to seal.

Insulation to the loft space:

Cladding to existing walls and dormer cheek walls to be 100 x 50 frame work,

80mm celotex between frame and 2 layers 12mm fire lined plasterboard with staggered joints.

WINDOWS AND VENTILATION

10.0 All new windows to be double glazed, with minimum opening of 450mm x 750mm (to achieve 0.33 sq/m min.) fitted with trickle ventilators.

~~10.1 Rooms: Openable window space to all rooms to be 1/20th of total floor area. Total free air of 8000 sq/mm. For new bathroom total free air 4000 sq/mm. Allow 10mm gap under bathroom/ensuite door or equivalent for replacement air flow.~~

10.2 Double glazing should be min. 16 mm air gaps and a “soft” low-E coating. Typical U Value of 1.6W/m²K.

10.3 All glazing up to 1500mm high from floor level to be fitted with safety glazing to BS6206: 1981.

10.4 Mechanical extractor fan, Cloakroom and Bathroom ~~and Linen room~~: provide at the rate of 6 & 15 & 30 litres per second respectively and connect to lighting circuit with timer over run. The outlet to be terminated through the outer wall and protected by a weather cowl. Fan unit to have a combined built in humidity unit.

10.5 Mechanical extractor fan to Kitchen and Utility room: provide at the rate of 60 litres per second or 30 litres per second if incorporated within cooker hood with the outlet terminated through the pitch roof and protected by a weather cowl or through the wall with an insect proof grill.

10.6 Where mechanical ventilation is provided in a room with no windows, a 10mm gap to be left below the entrance door.

10.7 Skylights: Approx. 1000 x 800mm Velux skylights to be fitted in position shown between rafters. Provide double rafters bolted together at 500 ctrs with M12 X 175 SS bolts to both side of skylight. Use lead flashing to seal. ~~Sunpipe to be cladded and insulated with 100 mm celotex or equivalent between struts and trimmers. (tubular light tunnel may be used as specified by the manufacturers such as: Prismax Suntiles, Fakro SLT Light Tunnel or Sky Tunnel with flexible light transmitting tube)~~

RESTRAINTS

11.0 Walls: provide lateral restraint to wall by cross strapping the first three joists or rafters to wall with 30mm x 5mm galvanised straps. Noggins to be

provided between strapped rafters.

- 11.1 Wall plates: to be held down by using 30mm x 5mm galvanised straps at 1500mm centres.

OPENINGS

- 12.0 Provide Catnic 'IG' lintels L1/S over all new openings allowing for a minimum end bearing of 150mm.
- 12.1 Provide steel beams to structural openings as defined by structural engineer's calculations and drawings/sketches where applicable. Allow for altering joists as necessary in order to accommodate the steel beams. (See structural calculation sheets)
- 12.2 Provide or construct pad stones as designed by structural engineer's details where applicable. (See structural calculation sheets)
- 12.3 Fire protection to steel beams shall be as follows; Provide 2 layers of 12.5mm plasterboard around the steel beams. Provide wire bindings at 100mm pitch and provide skim coat finish to give minimum fire protection of 30 minutes (1/2 Hr F/R).
- 12.4 Before placing order for the steel on site, check and confirm beam lengths.

PRESERVATIVES

- 13.0 Timber: External and structural timber to be treated with an approved preservative or alternatively use UPVC fascias and panels to reduce maintenance.

DRAINAGE SPECIFICATION

BELOW GROUND

- 14.0 Pipes: Line and level of runs to be verified on site. All new drainage to be 100mm u.p.v.c 'OSMA' drain (or similar approved) flexibly jointed, enclosed in 150mm pea shingle bed and surround. Drains where passing through footings they are to be spanned by R.C lintels on 150 bearings and provide 100mm min. clearance for drains at I/L of 1.1m or less, or 600mm for depth of 1.1m or more.

- 14.1 Gullies: All gullies to be back inlet type and rodable.
- 14.2 No work should be covered up or buried until inspected and approved by the authorised representative of the appropriate authority.
- 14.3 All drains and sewers should be tested for water-tightness, by means of water pressure maintained for not less than ten minutes.
- 14.4 Thames Water permission must be sort and permission obtained when building within 3 metres of public drains. Permission is also required to make direct or indirect connection to the sewer system. Contractors to check permission exist before commence excavation work.

ABOVE GROUND

- 15.0 Sanitation: All waste pipes to be U.P.V.C type with 76mm "P" trap and a minimum of 38mm diameter for runs up to 1500mm and 50mm diameter for runs exceeding 1500mm. External vertical bathroom wastes to be a minimum of 75mm diameter and vented. All soil and vent pipes to be 100mm diameter and vented to 900mm above any ventilated opening and terminated with a cowl.
All fittings to have 75mm deep seal traps and all changes of direction to have a rodding facility. Installation of new W.C, Sluice, shower and wash basin use: 38mm diameter to wash basin and shower, 40mm diameter to bath and 100mm diameter to W.C.
- 15.1 Rainwater: Gutters to be diameter 100mm half-round U.P.V.C (to match existing) laid to fall 1:60 with 75mm dia. down pipes into gullies or to 5.5 metres soak-away from nearest building or connected to existing.
- 15.2 Separate systems to be used if available.
- 15.3 All redundant drains to be adequately sealed and capped.
- 15.4 Optimum falls of drains to be 1:40.
- 15.5 All work to comply with CP304, BS5572 and current Water bylaws.
- 15.6 Internal manhole covers to be double seal air tight bolt down type.
- 15.7 All new pipe work installation i.e. hot and cold feeds to have 'ball-o-fix' valves fitted.
- 15.8 Provide a 100mm diameter stub stack complete with 'Durgo' valve in the

ground floor porch. The stub stack inset must be fitted higher than the highest outlet of any appliance.

~~15.9 Disabled Toilet (see attached document referred to in Appendices 3)~~

~~15.10 Sluice to be fitted to sluice room on 1st floor. For connection see 15.0 above~~

HEATING

16.0 If necessary, replace existing boiler. *Consider, but not restricted to,* new boiler to be a condensing boiler, Band 'A'+ with a 90.3% efficiency approx. 100,000 btu with balance flue fitted on an outside wall in the kitchen or utility area. The flue outlet to be a minimum 300mm to window opening and be fitted with metal guarding. New boiler size and capacity to be designed to accommodate new radiators. (Use combi boiler Patterton Gold or) Use Worcester Bosh Greenstar 30CDi system rated at Band "A" Or similar.

16.1 The existing heating system can be extended to provide heating to the new rooms. The boiler capacity should be checked before adding the additional radiators to the system. Or fit new combi-boiler.

16.2 Extend pipe work to new rooms. New radiators to be suitable size for all new rooms and to be thermostatic controlled where required.

16.3 Lag all pipes under suspended floors.

16.4 A registered 'Safe Gas' gas installer should install new and carry out alterations to the existing central heating system.

16.5 On completion test certificates to be provided.

16.6 Electric Under floor heating can be provided to new floor if required and to be installed as per manufacturer's instructions.

Fit underfloor heating to existing areas and proposed extension. Use Polypipe-Multiple Room overlay heating kit suitable for all floors. Approximately 18mm thick with 12mm pipes at 150mm centres, connected to manifold distribution system (Or similar system) installed to manufacturer instructions.

16.7 Solar panels can be used to assist with the energy supply to the building

16.8 Ground source heat pumps may be use as renewable energy source to reduce carbon emission and provide heat at very low cost. To be installed to

manufacturer's instructions by an approved installer

ELECTRICAL

- 17.0 All electrical work to be carried out, must be designed, installed, inspected and tested by a person competent to do so.
- 17.1 All work must comply with the 17th Edition of the I.E.E regulations including any amendments and "Part P" of the Building Regulations.
- 17.2 Positions of lights and power points to be agreed with client on site.
- 17.3 On completion a BS 7671 Electrical test certificates to be provided.
- 17.4 Heat/Smoke detector Alarm: Interlinked and Self contained alarm units to be fitted to the hallway 1st floor landing and kitchen/lobby area and to be mains wired and battery backed up.
- 17.5 Energy efficient lighting: To be fixed lighting only accepting G efficient bulbs having luminaries' efficiency greater than 45 lumens per circuit watt. At least one fitting per 3 rooms (Hallway and study).
Min of 75% of new fittings should meet standard.

EXTERNAL WORKS

- 18.0 Paths/steps at the rear of the property to be 150mm below the finished floor level of the property to reduce the risk of damp.
- 19.0 Patio's maybe constructed to be level with the finished floor and must be fitting with drainage trays to provide separation. Drainage trays to be connected to existing SWD or 5.5m soakaway from any building. Patio to have positive slope away from the house.

ADDITIONAL TREATMENT TO WALLS AND FLOORS

20.0 When required, Structural Waterproofing can be applied to internal masonry walls and floors (such as in basement rooms) to create a complete waterproof barrier over the masonry wall and floor surfaces to Manufacturer Instructions. Apply multi-coats of pore-blocking Tanking Slurry mix to the wall surfaces requiring waterproofing. Slurry mix to be sandwiched between two coats of dense cement render.

High density polyethylene basement tanking membranes with

dimpled profile to assist water drainage can also be used to fix to floors and walls.

Use foil faced insulating membrane or mesh faced membrane which allows the direct application of wall plaster, rendering or dot dab lining. Use butyl waterproof sealing products to ensure fixings and joints remain impermeable.

Where a high water table exist and the likely persistence of recurring damp, a more robust drainage system should be installed to prevent damp.

DECORATION

20.0 Carry out decoration to external and internal to client's requirements.

20.1 Prepare all wood surfaces and make ready to receive knotting varnish, fillers, and use glass fine sand paper and steel wools for smooth even finish, apply in specified paints of selected colours, one under coat and two finishing coats, leave the work clean and ready for inspection.

~~20.2 Provide a 30 point colour contrast between floors and walls, door frames and walls, doors and door frames and doors and door handles.~~

GENERAL INFORMATION

21.0 All dimensions for beams windows and doors to be checked on site before manufacturing. Sizes, Style and colours to be agreed with the client before placing order.

21.1 All internal doors to be 762mm unless stated otherwise. Style and ironmongery to be confirmed with client.

~~21.2 Where internal fire doors are fitted, they are to be rated at FD30S, fitted with intumescent strips, smoke seals, three steel hinges, and a self closing device~~

21.3

DOOR SCHEDULE

22.0 New internal doors frame 2000 X 840 to match existing doors.

22.1 New external doors frame 2000 X 900 to match existing doors.

WINDOW SCHEDULE

23.0 Please note all new units to be double-glazed and fitted with trickle ventilators.

~~23.1 Please ensure that first floor windows to all habitable rooms to have a clear opening of 750 x 450 wide and positioned a minimum of 800 & 1100 maximum off finished floor level.~~

LIFTS

24.0 Platform Lift to be supplied and fitted and commissioned by manufacturer

FIRE PROTECTION

~~25.0 When required to provide additional fire protection to a room.~~

~~To provide additional protection to the reception area and protect the staircase protected route to final exit pass the glass partition and opening, a fire damper unit/suppression system with a sprinkle to be used as specified by the manufactures.~~

~~Further protection can be provide by the installation of an automatic shutter system above the window opening in the half hour fire resistance glass partition.~~

~~25.1 Fire strategy information when required to confirm and include the provision for:- Fire alarm and detection, emergency lighting, fire exit signage call points, fires doors – see drawings: KHADER-TD-16-247-P5, P6,~~

~~25.2 For Fire Plan – Escape route – see drawings: XXXXXXXX-TD-16-247-P7, P8~~

~~25.3 Where and open plan situation has been created where the stairs are no longer separated. Provide the following:~~

~~Interlink Heat detector within the kitchen area~~

~~Interlink Smoked detectors within the hallway area at ground floor and at landing area on first floor.~~

DRAWINGS

26.0 This specification to be read in conjunction with the following documents and drawing numbers:

1. Drawing:- HEWITT-TD-18/265. (iss.1) A3 sheets include - Site Plan, Block plan, Existing and Proposed Elevations, Existing and Proposed Floor plans, Foundation and drainage plan.
2. Structural calculations where required.

Please Note: The structural calculations take precedence over the specification, where there is any discrepancy.

APPENDICES

1. Drawings. HEWITT-TD-18/265 Sheets (iss.1) size A3
2. SP: HEWITT-TD-18/265-SP (This document)
3. D-WC-01 Design requirements of Disabled WC (see attached)
4. Structural Engineers calculations.
5. GPM-01: Gas Proof Membrane Floor Construction Details.
6. Cavity Tray 'Type P' for parapet walls.
7. 'Type DPC' Support and closer for parapet walls.
8. 'Celotex' Manufacturers information.