SPECIFICATIONS

PROPOSED REAR EXTENSION

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Markfield
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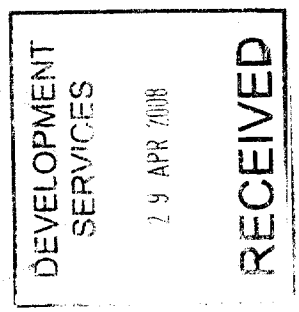

SPECIFICATION.

A. EXTERNAL WORKS 1.

1.) Take down and cart away retaining wall and foundation to garden feature.

2.) Take up, clean and set a side 600mm concrete paving slabs and hardcore.

3) Excavate storm water and foul "hepsleeve" type drainage pipes and set aside for re-use.

4.) Allow for temporary connections whilst construction works in progress to existing storm water drain and foul water waste to kitchen sink.

B. SUBSTRUCTURE

1.) Excavate minimum of 1 metre below finished ground level x 450mm wide and cart away reduce dig and spoil from foundations and floor slab.

2.) Mass fill foundations with 1:3:6 or similar approved concrete fill to foundations.

3.) Supply and extend water service pipework and insulate through and below floor slab.

4.) Supply and fill excavated floor slab area with min 150mm M.O.T or similar compacted hardcore.

5.) Provide 50mm compacted sand fill to hardcore sub-base.

6.) Supply and lay 1000mu Polythene D.P.M. turned under and into brickwork D.P.C.

7.) Supply and lay 125mm under slab Insulation.

8.) Mass fill 150mm floor slab with 1:3:6 or similar approved concrete fill.

9.) Supply and lay 2 courses of blue brick engineering bricks to internal blockwork walls with sand and Portland cement mortar at mix rate 4:1.

10.) Supply and lay 2 courses of blue brick engineering bricks to external brickwork

walls with sand and Portland cement mortar at mix rate 4:1.

11.) Cavity fill with lean mix concrete splayed to form falls to external weep holes constructed in blue brick D.P.C and to discharge externally above ground levels.

12.) Supply and lay "Hyload" type damp proof course 150mm above ground level.

C. DEMOLITION WORKS

1.) Knock down and cart away existing brickwork and blockwork to external walls.

2.) Carefully remove and set aside for re use existing kitchen and bedroom window frames and window boards.

D. SUPERSTRUCTURE.

1.) Provide cavity insulation, complete with stainless steel wall ties and clips @ 900mm centres x 450mm vertical staggered centres.

2.) Provide and lay 100mm blockwork to inner skin of cavity work with sand and masonry cement at the mix rate of 6:1.

3.) Provide and lay 100mm facing bricks to match existing dwelling or approved in stretcher bond with sand and masonry cement at the mix rate of 4:1 finished with bucket handle pointing.

4.) Allow for felt DPM to all window and door openings closing the cavities.

5.) Supply and fix 10mm flexel boarding and polysulphide mastic point to 2no full height of vertical facing brickwork abutments.

6.) Supply and fit "Catnic" type lintels to door and window openings.

7.) Provide felt DPM above Lintels to discharge externally via weep holes in facing brickwork.

8.) Supply and fit timber window profiles allowing 20mm horizontally and 15mm vertically for refitting ground and first floor windows carefully removed and set-a-side for refitting.

9.) Supply and fit new beams members designed and specified by Structural Engineer's calculations to support existing wall plate loads on concrete or blue brick pads.

10.) Chop out, and thicken out brick and blockwork for load bearing beam below wall plate and bond in remaining block and facing brickwork into new extension works.

11.) Provide and fix 175mm x 50mm softwood timber joists @ 450centres.

12.) Provide and fix 2no 155mm grounds fixed to web of steel beams.

13.) Supply and fix joist hangers to new and existing joist ends.

14.) Supply and fix 2no Holder bat type galvanised bent steel anchor fixings fixed to solid timber blocking and gable wall blockwork @ 900mm centres.

15.) Supply and fix 4no Holder bat type galvanised bent steel anchor fixings fixed to Joist and blockwork @ 900mm centres

16.) Supply and fix 125mm x 25mm tongued and grooved flooring.

17.) Supply and fit PVC windows to Kitchen and Bedroom openings 2no complete with window boards. [sizes as per drawings]

18.) Fit existing set a side windows into kitchen and bedroom profiled openings

19.) Supply and fit 2no window boards.

20.) Supply and fix PVC combination window frame and door complete with furniture and cill [size as per drawings].

21.) Box in steel beams with 12.5mm "fireline" boarding,

22.) Provide and fix plasterboard 12.5mm, scrim and skim to new kitchen and bedroom

ceilings. Allow for possible grounds and over-boarding existing kitchen ceiling.

23.) Supply and lay 50mm sand / cement floor screed to match existing levels @ 3:1 mix.

24.) Supply and fix architraves and skirting boards to new plastered block walls to match existing.

25.) Allow provisional sum of £1000 to supply and lay ceramic type Floor tiles to clients choice and / or to match existing kitchen finishes. Allow for levelling screed.

E. ROOF

1.) Strip back existing roof detailing and set aside reusable materials. Supply, fit and fix sawn finish softwood timber roof members: -

a. 100mm x 75mm softwood timber wall plate.

b. 100mm x 50mm softwood rafters.

c. 100mm x 50mm softwood ceiling joists

d. 5no 125mm x 25mm T & G valley layer boards.

e. 200mm x 35mm ridge board cut and fixed into existing roof.

f. Supply and fix planed 200mm softwood fascia boarding.

2.) Supply and fix 4no Holder bat type galvanised bent steel anchor fixings fixed to timber wall plate and internal blockwork @ 900mm centres.

3.) Supply and fix 2no Holder bat type galvanised bent steel anchor fixings fixed to Solid timber blocking and gable wall blockwork @ 900mm centres.

4.) Allow for U.P.V.C facia boards and soffits to match existing to 2 elevations of new pitched roof.

5.) Supply and fix ventilation grills to fascias.

6.) Supply and fit U.P.V.C white gutters and down pipe to match existing.

7.) Supply and fix concrete roof tiles to match existing. laid on ex 25mm softwood battens on reinforced felt turned and allow for minimum 150mm overlaps. Allow tiles to overhang 50mm and discharge rainwater into gutter detailing.

8.) Supply and bed ridge tiles to match existing,

9.) Supply U.P.V.C pre-formed valley on 25mm softwood valley boards.

10.) Provide and lay 150mm Loft Insulation to new roof void.

11.) Supply and fix 2no UPVC white rainwater down pipes into 100mm hepsleeve adaptors connected to storm drains

F. INTERNALS

1.) Supply 12.5mm "carlite" browning and 3mm skim coat plaster to all internal walls.

2.) Allow for all dubbing out and supplying render and skim angle beads for external corners

3.) Supply and fit additional first floor U.P.V.C window frame to first floor bedroom.

4.) Leave walls and ceilings finished and fit for decorations.

G. ELECTRICIAN

Provide and install to 16th edition the following.

On site positions for 13amp switch sockets, cooker point, and extended cooker gas service pipe work to be decided by client and kitchen unit suppliers.

1.) Supply and fix 11-gang Consumer unit and RCDs to existing circuits.

2.) Extend and replace kitchen 5amp lighting circuit back to consumer unit.

3.) Extend and replace first floor bedroom 5amp lighting circuits back to consumer unit.

4.) Supply and fit new ground floor kitchen 13amp ring main back to consumer unit.

5.) Extend existing first floor bed 13amp ring main

6.) Supply and fit 30amp cooker point to kitchen.

7.) Provide and install 16mm earth bonding cables to kitchen sink unit and cross bond water services, in bathroom and ground floor shower room.

8.) Provide 16mm earth bonding to gas meter service pipe work.

9.) Supply and fix 8no double 13amp switch sockets to ground floor kitchen

10.) Supply and fix 3no 13amp double switch sockets to first floor bedroom.

11.) Supply and fix all back boxes fittings and sheathings.

12.) All outlets, isolating switches and bayonet fittings to be white plastic, unless otherwise specified.

13.) Provide Electrical Test Certificate for completed installation.

Isolate and cut back and remove all redundant cable and electrical outlets and leave fit for repairs to decorations.

H. PLUMBING AND HEATING

1.) Drain down existing central heating system.

2.) Extend existing pipe work. Calculate heat loss and provide additional radiators to ground floor kitchen and first floor bedroom. {Layout and positions to be decided and agreed}.

3.) Alter and extend hot water service to within 150mm of new kitchen sink position. [Layout and position to be decided by client and Kitchen unit supplier]

4.) Alter and extend cold-water service to below and within 150mm of new kitchen sink position. And connect into existing rising main service [layout and position to

be decided by client and Kitchen unit supplier]

5.) Alter and extend Gas service pipe to new cooker position.

6.) Conceal all water pipe work were possible within floor and roof voids.

7.) Insulate all pipework within floors and roof void.

8.) Provide CORGI type Gas service test Certificate.

I. EXTERNAL WORKS 2.

1.) Excavate assumed line of drainage pipe runs and lay 100mm "Hepsleeve" type earthen ware foul and storm pipes laid and surrounded in pea gravel connected to existing respective foul and storm pipes. Allow all connectors, yard gully, grids and storm water down pipes and rodding points.

2.) Excavate and provide 600mm Inspection chamber for foul pipe change of direction.

3.) Excavate 200mm below D.P.C levels. Supply and lay compacted M.O.T hardcore.

4.) Cut and bed to falls set a side 600mm concrete paving slabs on sand / cement spot beds. Allow for additional slabs to make up shortfall due to linear differences and accidental damage to retrieved slabs.

5.) Repair exposed end of ornamental wall as existing.

6.) Allow pc sum for 900mm x 300mm x 175mm pr- cast concrete step.

7.) Clear and cart away all surplus materials not required by client.