3 Gables WORK TO BE DONE 1974 Extension

£

GENERALLY

Demolition, etc. Take down and cart away timber toilet building and make good roof of shed which is to remain in position. Provide flashing between shed and new extension as necessary.

Cut new opening from first floor landing of existing building and make good all round.

Horizontal Damp proof Course Provide the Provisional Sum of £200.00 for the insertion of a horizontal damp proof course to brick sill wall of existing dwelling by specialist and for replastering both sides as necessary on completion.

Existing Floors Provide the Provisional Sum of £50.00 for making good existing brick and quarry tiled floors as directed on site including horizontal damp proof membrane as necessary.

Existing Roof Check over existing slate roof, replace any missing/slipped/broken slates to ensure a weathertight covering. Renew any defective flashings to chimney stacks, etc., reflaunch and rebuild top of stacks and re-bed ridge tiles.

Existing Windows Check over all existing windows and cut out and make good as necessary. Renew all defective sills and point up all round.

Ease and adjust, oil hinges and leave in proper working order.

NEW EXTENSION

Reduced Levels Excavate to reduced levels oversite as necessary get out and cart away.

Trenches Excavate for foundation trenches to width and depth as indicated and to the satisfaction of Local Authority Inspector. Load and cart away; return fill and ram excavated material as necessary and well consolidate.

Excavate for drainage trenches and return, fill and ram around drain pipes in selected material lightly compacted for a height of 300 mm above crown of pipe.

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12.00 DOOR SCHEDULE contd.

		£
Front Entrance	1No. FLD29 standard pattern ledged and framed boarded door. Allow the p.c. sum of £3.00 for furniture to each door. Allow for pentice board over and for suitable rebated frame with hardwood sill and weather bar.	
Internal Doors	3No. FDHB23 standard pattern hardboard faced flush doors. 1No. FDHB23 standard pattern hardboard faced flush door. Allow the p.c. sum of £2.00 for furniture to each door and for suitable lining and door stop.	
		£

SUMMARY

		£
Pages 1-7 Preliminaries	Total	
Page 8	Total	
Page 9	Total	
Page 10	Total	
Page 11	Total	
Page 12	Total	
Page 13	Total	
Page 14	Total	
Page 15	Total	
Page 16	Total	
Page 17	Total	
To Form of Tender		£

£

4.03 Excess Excavation

Excess excavation where foundation or drainage trenches are dug too deep, is to be filled to the required level with concrete 1:6 all-in aggregate.

4.04 Foundations

Level and ram bottoms of foundation trenches and fill in with 1:3:6 (38mm) concrete to widths and depths as indicated. Foundations are to be laid in one operation, without steps and new concrete is to be well packed under existing footings.

4.05 Hardcore

Fill in beneath solid floors with approved hardcore well consolidated and blind surface with fine material to receive damp proof membrane.

4.06 Damp Proof Membrane

Lay 1000 gauge polythene membrane under oversite concrete and connect to horizontal d.p.c. in walls.

4.07 Oversite Concrete

Lay over the whole of the extension area within external walls 100 mm think oversite concrete 1:3:6 (19mm) finished level.

4.08 Lintols

Form reinforced concrete lintols (2No. 19 mm dia. mild steel rods) full thickness of walls over openings where indicated, with minimum depth of 225 mm and 150 mm bearing at each end. All reinforcements to be properly hooked and cranked. The face of lintols to be left rough for key and a proper cavity tray to be provided over.

4.09 Brickwork & Blockwork

Brickwork below damp proof course to be built in hard stock bricks in cement mortar (1:3) and blockwork above to be built in gauged mortar (1:1:6). Provide 'Astos' or similar approved horizontal damp proof course in appropriate position. Build up cavity walls as indicated with two skins, 50 mm cavity, all bonded together with galvanised butterfly wall ties spaced 900 mm apart horizontally and 450 mm vertically with additional ties at window and door openings. Keep cavities clear of mortar droppings and fill in bottom with concrete up to ground level all round. Close cavity at sides of window and door openings with vertical bituminous felt. Build up new partition walls where indicated in 100 mm loadbearing blockwork to form Cloaks.

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		£
4.09 Brickwork & Blockwork Contd.	Build in window and door frames and secure with 25 mm x 3 mm x 225 mm long fishtail cramps. 3No. to each side screwed to frames and built in to brickwork.	
4.10 Floor Screed	Lay 38 mm thick cement/sand screed, trowelled smooth to receive floor tiles. Allow the p.c. sum of £2.50 m.s. for floor tiling.	
4.11 First Floor	Construct first floor with 50 mm x 200 mm joists @ max. 400 cc's, 19 mm tongued and grooved boarding well cramped and spiked, herringbone strutting at mid-span and thicker trimmers as necessary. Provide 2No. joists under partition walls and line underside of joists with 9 mm plasterboard and finish with skim coat of patent plaster.	
4.12 External Studwork	Construct gable wall to bathroom as indicated with 50 mm x 100 mm studwork, lined externally with felt, e.m.l and rendered 2 coats and internally with 12 mm plasterboard and skim coat. Provide 4lb lead flashings under windows and dress down over rendering later. Construct dormer window to bedroom 3 as indicated with 50 mm x 100 mm studwork finished as above and with clay peg tile roof and plasterboard ceiling as later described.	
4.13 Roof	Construct main roof and roof to entrance hall as indicated with 38 mm x 100 mm rafters/ceiling joists @ max. 400 mm cc's, 38 mm x 100 mm hangers, binder and wall plates, 50 mm x 200 mm purlins and built up truss at mid-span of purlin. Cover with second hand clay peg tiles on 19 mm x 38 mm battens on untearable roofing felt and provide 19 mm x 150 mm barge boards and fascia boards as indicated. Line underside of ceiling joists and rafters with 9 mm plasterboard and finish with skim coat of patent plaster. Provide 4lb lead flashing at abutments of new roof to existing wall, to new dormer window and make good new roof to existing roof.	

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£

4.14 External Rendering

Render, float and set blockwork externally with appropriate cement/lime/sand undercoat and finishing coat left rough cast to match existing with proper bellmouth drips over windows and door. Make good new to existing all round.

4.15 Internal Plastering

Render, float and set internal faces of all new walls with appropriate cement/lime/sand backing coat and setting coat of patent plaster trowelled smooth with all angles true and plumb.

4.16 Skirtings and Architraves

Provide and fix 19 mm x 100 mm splayed softwood skirting all round, properly mitred at corners and 12 mm x 50 mm splayed architraves or 25 mm quadrant mouldings both sides to all door openings.

4.17 Doors

Provide and hang to suitable lining or door frame doors as detailed in schedule including all necessary furniture and fittings and 3 lever mortice/rim locks to external doors.

4.18 Windows

Provide and build in timber windows as detailed in schedule including all necessary furniture and fittings.

4.19 Airing Cupboard

Form airing cupboard where indicated in 50 mm x 75 mm studwork faced with 9 mm plasterboard both sides finished with skim coat of patent plaster complete with flush door and 3 rows of slatted shelving.

4.20 Roof Access

Form access to roof space adjacent to airing cupboard with trimming joists, lining, planted stop and architrave all round. Provide framed hardboard trap door.

4.21 Window Boards

Provide and fix 25 mm thick softwood window boards with rounded edge to all windows except kitchen above sink unit.

4.22 Kitchen Units

Allow the p.c. sum of £150.00 for sink unit, floor and wall units as selected by the Employer. Allow for fixing in position and all necessary cutting and fitting. £

5.00 PLUMBER

£

5.01 Gutters and Downpipes

Supply and fix 100 mm half round black p.v.c. eaves guttering. Including all necessary brackets, union pieces, stopped ends and outlets, etc. Supply and fix 64 mm dia. black p.v.c. downpipes where indicated to discharge into new soakaways, including all necessary brackets etc.

Check over existing gutters and downpipes and make good as necessary.

5.02 Rising Main

From existing rising main in suitable position, take new 12 mm dia. copper supply up to and including new 225 litre black plastic cold water storage cistern on bearers in roof space above airing cupboard and branch off to combination tank. Provide 18 mm dia. overflow pipes to discharge externally and fix ball valve, loose fitting cover and insulating jacket. Insert stopvalve and drain-off cock just above floor level and take separate 12 mm dia. supply to serve kitchen sink.

5.03 Cold Water Service

Make connection to storage cistern, insert stopvalve and take 18 mm service to serve bath, with 12 mm branches off to serve basins and W.C's.

5.04 Hot Water Service

Provide and fix Fortic (primatic) combination tank (114 litres hot/ 114 litres cold) on bearers in airing cupboard and connect rising main supply to ball valve.

From appropriate connection take 18 mm dia. supply to serve bath and 12 mm to basins and kitchen sink.
Provide stopvalves to all branches in suitable positions. Provide insulating jacket to hot water cylinder and approved lagging to all pipes in roof spaces and exposed positions. Provide and fit 3kw. immersion heater.

5.05 Sanitary Fittings

Allow the p.c. sum of £200.00 for sanitary fittings to be selected, including all neces-

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5.05 Sanitary Fittings contd.

sary waste fittings, plugs, chains, traps and chromium plated pillar taps etc.
1N . 1700 mm x 700 mm porcelain enamelled cast iron bath with 18 mm pillar taps, 32 mm overflow, 38 mm waste, plug and chain and 75 mm deep seal trap.
2No. 330 mm x 450 mm glazed vitreous china basins each with 12 mm pillar taps, 32 mm overflow, waste, plug and chain and 75 mm deep seal traps.
2No. glazed vitreous china low-level W.C. suites complete with double flap hinged seats.
1No. 1600 mm x 533 mm double drainer stainless steel sink top with 12 mm pillar taps 32 mm overflow, 38 mm waste, plug and chain and 75 mm deep seal trap.

5.06 Waste Pipes

From bath run 38 mm p.v.c. waste pipe to discharge to soil stack.
From basins run 32 mm p.v.c. waste pipes to discharge to soil stack.
From sink run 38 mm p.v.c. waste pipe to discharge into new back inlet gulley.
Allow for all necessary pipe clips, bends, tees and junctions etc., and for providing cleaning eyes at appropriate positions.

5.07 Soil Stack

Provide at position indicated 102 mm p.v.c. soil stack complete with weathering collar and moulded vent cowl above roof level.
Provide 6 mm plywood ducting to stack with removable panels at appropriate positions.

Connect soil stack to new drain run with long radius bend.

5.08 Test

Test all pipework on completion and ensure that all fittings etc., are in proper working order.

6.00 ELECTRICIAN

6.01 Generally

All work to be carried out in strict accordance with the latest I.E.E. and supply company's regulations, using best annealed copper insulated with p;v.c. and secured

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6.01 Generally contd.

with aluminium buckle clips. Wires to be protected by light gauge conduits where buried in walls or plaster.
All fittings to be from an approved manufacturer (M.K., Crabtree, Wylex). Check over existing system; adapt and extend as necessary to provide the following additional facilities on new 13 amp ring main system.

Dining Area — 1 No. lighting point.
2 No. s.s.o.

Kitchen — 1 No. 1200 mm 40 watt fluorescent light with two-way switches.

Hall — 2 No. lighting points.
5 No. s.s.o.

Cloaks — 1 No. lighting point.

New Landing — 1 No. lighting point (two-way switch)
1 No. s.s.o.

Bedroom 3 — 1 No. lighting point.
2 No. s.s.o.

Bathroom — 1 No. lighting point (pull-switch)

Airing Cupboard — 1 No. 3k.w. immersion heater (D.P. switch and illuminated indicator).

7.00 DRAINLAYER

7.01 Drains

Excavate for and lay where indicated on drawing, 100 mm dia. flexible jointed drain pipes on granular bed, in straight lines and to even gradients of 1:50 minimum.
Backfill with granular material to crown of pipes and then with selected excavated material, thoroughly compacted by hand in 150 mm layers. Isolate drains from foundations and ensure any brickwork over is supported by a suitable r.c. lintol.
Make all necessary connections to soil stack, w.c. outlet, gullies and manholes.

7.02 Manholes

Construct manholes where indicated with 150 mm concrete base and 225 mm brick sides, 450 mm x 675 mm internally minimum size, corbelled over to receive cast iron cover

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£

7.02 Manholes contd.

and frame set in mortar.
Form bottoms with half round main channel benched up in concrete and rendered over with cement mortar 1:3 trowelled smooth to a minimum slope of 1:6.

7.03 Gulleys

Provide and set on concrete bed square top side or back inlet glazed trapped gulleys with black plastic gratings and precast concrete kerb.

7.04 Soakaways

Excavate for soakaways where indicated on drawing 1225 mm x 1225 mm x 1550 mm deep not less than 5 metres from dwelling, fill with approved dry brick well consolidated; cover with p.v.c. sheeting and 300 mm of vegetable soil.

7.05 Testing

Apply all tests required by local Authority and leave in proper working order.

8.00 TILER

8.01 Wall Tiles

Supply and fix 108 mm x 108 mm glazed tiles to form splashback to kitchen sink unit and similar tiles to three sides of bath, and splashback to basins. Tiles to be a minimum of 648 mm high around bath and 324 mm high above basins. Allow for all necessary rounded edge tiles and all necessary cutting and flush up off joints with white gypsum plaster.

9.00 DECORATOR

9.01 Generally

Allow for decorating all new and existing surfaces affected by the works.
New timber to be knotted, primed stopped and painted two undercoats and one coat full gloss finishing paint.

Previously painted timber to be prepared and painted one undercoat and one coat full gloss finishing paint.
Walls to new extension to be prepared and painted two coats emulsion paint. Ceilings to new extension to be prepared and

£

9.01 Generally contd.

painted two coats appropriate finish. External rendering to be cleaned, prepared and finished with two coats "Snowcem" or other approved compound.

10.00 EXTERNALLY

10.01 Vehicular Access

Form new vehicular access in position indicated 2.3 metres wide and construct crossing in 150 mm (1:3:6) concrete on 100 mm hardcore base well consolidated.

10.02 Concrete Paving

Excavate for and lay 760 mm x 100 mm thick 1:3:6 (19 mm) concrete paving outside kitchen door and from front door to highway boundary as indicated on drawing. Paving to be laid in bays not exceeding 3 metres in length and to be given a straight fall of 1:48 away from house wall to ensure satisfactory drainage.

11.0 WINDOW SCHEDULE

Provide the provisional sum of £300.00 for purpose made timber windows to match existing, complete with lead tray and pentice board over and all necessary furniture.

Hall — 2No. fixed lights 900 mm x 1000 mm high and 1200 mm x 1000 mm high
1No. opening light side hung 650 mm x 900 mm high

Dining Area — 1No. two opening lights side hung 1370 mm x 900 mm high

Kitchen — 1No. "

Bedroom 3 — 2No. "

Bathroom — 1No. "

Cloaks — 1No. opening light side hung 680 mm x 900 mm high

Include for glazing with appropriate material. (i.e. obscure to cloaks and bathroom etc.)

12.00 DOOR SCHEDULE

Kitchen Door — 1No. LBDB26 standard pattern ledged, braced and boarded door with throated weatherboard.

£