



SPECIFICATION OF WORKS

(Use in conjunction with Our Drawings)

Item	Trade & Works Description										
001a	Construction Works (Steels) :										
	The Steel sizes must be Calculated by the Clients Engineer, but require confirmation by Building Control before fabrication & works commence.										
001a.1	Allowance to formulate Concrete Pad-stones at either end of the Steel as stipulated by the Clients Engineers Calculations, to support the New Steels to be located as per our Drawing.										
001a. 2	Supply & fit Ground Floor 1N ^o IG or Catnic Lintel (2.60M long, cavity gap 100mm), 1N ^o IG or Catnic Lintel (2.10M long, cavity gap 100mm)										
001a. 3	Supply & fit Ground Floor 2N ^o Pre-Stressed Concrete Lintel 100mm x 65mm x 1.20M long, for Steel Beams Pad Stones.										
001a. 4	Supply & fit Ground Floor 2N ^o Pre-Stressed Concrete Lintel 100mm x 65mm x 1.20M long, for Drainage Pipe Bridging.										
001a. 5	Supply & fit First Floor 2N ^o IG or Catnic Lintel (1.60M long, cavity gap 100mm).										
001a. 6	Supply & fit First Floor 2N ^o Pre-Stressed Concrete Lintel 1000mm x 65mm x 1.20M long, for Support above cut-away door opening.										
001a. 7	Supply & fit the following from the Clients Engineers Calculations.										
	<table border="1"> <thead> <tr> <th>Steel Ident</th> <th>Steel Size (From Engineer)</th> <th>Length</th> <th>Baring</th> </tr> </thead> <tbody> <tr> <td>'X'</td> <td>UNKNOWN</td> <td>3.80M</td> <td>150mm</td> </tr> </tbody> </table>	Steel Ident	Steel Size (From Engineer)	Length	Baring	'X'	UNKNOWN	3.80M	150mm		
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'X'	UNKNOWN	3.80M	150mm								

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002	Groundsman & Drainage :	
002.1	Externally Excavate Trenches 15.00 ^{Lin} M x 1.000mm x 600mm wide for New Foundation and remove spoils from site (12.0M ³). (Remove with Lorries).	
002.2	Externally Excavate to invert the New Extension Base Floor Area 42.00M ² and remove spoils from site (20.0M ³). (Remove with Lorries).	
002.3	Supply & Lay 540mm deep 'Insitu' layer of C25 Concrete (15.00 ^{Lin} M) x 600mm 5.00M ³ to form the foundations within item 2.1.	
002.4	Supply & Lay 100mm deep layer of well compacted Hardcore x 40.00M ² , = 4.00M ³ in item 2.2.	
002.5	Supply & Lay 50mm deep layer of well compacted Sand Blinding x 40.00M ² , 2.00M ³ . on item 2.4.	
002.6	Supply & Lay 1200 Gauge 'Visqueen' (or similar) DPM 50.00M ² , on item 2.5.	
002.7	Supply & Lay B785 Mesh Reinforcement on 40mm spacers', 45.00M ² with the Mesh tied into the New Footing Walls (Constructed at item 3.1).& Existing Structure on item 2.6.	
002.8	Supply & Lay 150mm deep 'Insitu' layer of C25 Concrete (45.00M ² x 150mm deep) 7.00M ³ , on item 002.6 / 7.	
002.9	Supply & Lay 80mm thick 'Celotex' rigid slab floor insulation 35.0M ² , laid directly onto items 2.10.	
002a	Rear Garden Finish :	
002a.1	Allow to tidy up the Rear & Side Garden area, rake any Grass area & lay New Grass Seed to aid recovery after removal of scaffolding.	

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003	Bricklayers :	
	<i>Foundation Footings :</i>	
003.1	Supply & Lay 145N ^o Concrete Blocks (7Kn) Footing Wall Conventional built, with cavity (100mm) for all New Extension.	
	<i>Exterior :</i>	
003.2	Supply & Lay 4,500N ^o Bricks (11.5 Pallets) (Red to Match the existing), to construct the New Side Extension, with 800 N ^o stainless 225mm wall ties. (NOTE Bricks to be Toothed in on Main House Back & Front by Full Height).	
003.3	Supply & Lay 790N ^o 'Thermowarm' Blocks (or similar) for Internal faces of the New Side Extension Internal Walls.	
003.4	Supply & Lay 3N ^o roll of 100mm DPC (Above New Footing Walls and Vertically at the abutment to the Existing Main House Wall connection.	
003.5	Supply & Lay 4N ^o rolls of DPC 450mm tray lays on the New Walls and above New windows.	
003.6	Supply & Lay 80.0M ² of 'Full Fill Dry-Therm' or similar Cavity Insulation.	
003.7	Supply & Fit 15 ^{Lin} M of 'Thermabate' Cavity Closer in New Window Openings.	
003.8	Supply & Fit 50N ^o weep holes every 1.0 Metres above the DPC, New Walls & Windows.	
003.9	Fit 'IG' or 'Catnic' Lintels (various lengths provided (See Items at 001a).	
003.10	Fit 'Pre-stressed Concrete' Lintel in new positions for New Steels. (Various lengths provided (See Items at 001a).	
003.11	Supply & Fit 10.00 ^{Lin} M of 'Fir-Fix' Wall Starter Kit (Wall ties required for x 2 Internal Walls.	
003.12	Mastic Expansion Joint at New Outer Block Wall created at item 3.11.	
003.13	Supply All Required Builders Sand & Cement.	

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Item	Trade & Works Description	
004	Roofer:	
004.1	See Item 001.15 to carry out this work.	
	<i>Lower Roofs :</i>	
004.2	Supply Cut & fix 50mm x 25mm (45.00 ^{Lin} M) tile battening over the New Ground Floor Roof area (cross battening vertical & horizontal) for breathable paper & tile Hanging.	
004.3	Supply Cut & fix 12.00M ² of 'Tyvec' House Wrap' Breather Paper or similar, over New Roof area at item 04.2.	
004.4	Supply & Hang 12.0M ² of Existing Main Roof Tiles, NOT Allowing for Overlap area.	
	<i>Upper Main Roofs :</i>	
004.5	Supply Cut & fix 50mm x 25mm (440.00 ^{Lin} M) tile battening over the New Main Roof areas (cross battening vertical & horizontal) for breathable paper & tile Hanging.	
004.6	Supply Cut & fix 90.00M ² of 'Tyvec' House Wrap' Breather Paper or similar, over New Roof areas.	
004.7	Re-hang 25.0M ² of Existing Main Roof Tiles, NOT Allowing for Overlap area.	
004.8	Supply & Hang 70.0M ² of New Matching Main Roof Tiles, NOT Allowing for Overlap area.	
004.9	Re Lay 8.00 ^{Lin} M of New Roof Ridge Tiles to Match the existing, NOT Allowing for Overlap.	
004.10	Supply & Lay 15.00 ^{Lin} M of New Roof Ridge Tiles to Match the existing, NOT Allowing for Overlap.	
004.11	Supply & Fit 5.50 ^{Lin} M X 1000mm Code 5 Lead Flashing trim to Form Base of Central Valley on New Extension of Main Building.	
004.12	Supply & Fit 9.0 ^{Lin} M X 600mm Code 5 Lead Flashing to form 3N ^o Valleys.	

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005	Carpenters :	
	<i>Ground Floor :</i>	
005.1	Supply, Cut & Fix New Wall Plate 200mm x 50mm C24 timber. 1N ^o 4.00 ^{Lin} M long.	
005.2	Supply & Fix 9N ^o Single Galvanised Steel Joist Hangers, to Wall Plate at item 005.1.	
005.3	Supply, Cut & Fix New GF Ceiling Joists 200mm x 50mm C24 timbers at 400mm centres. 10N ^o 3.30 ^{Lin} M long. 10N ^o 4.30 ^{Lin} M long.	
005.4	Supply, Cut & Fix New Noggins within item 05.3. 3N ^o 3.50 ^{Lin} M long.	
005.5	Supply, Cut & Fix 42.00M ² 150mm Acoustic ISOWool Insulation Between Joist fitted at item 005.3	
005.6	Supply, Cut & Fix 42.00M ² of Moisture Resistant 22mm x 600mm x 2.4M T&G Chip boarding (30N ^o Boards) fixed on top of the joists fitted at item 5.3, glued & screwed down to form First Floor, floor.	
	<i>Lower Roof GF :</i>	
005.7	Supply, Cut & Fix New Wall Plate 100mm x 50mm C24 timber. 2N ^o 4.50 ^{Lin} M long.	
005.8	Supply & Fit 4N ^o New Galvanised Steel wall tie straps 1.00M long.	
005.9	Supply, Cut & Fix New Wall Plate 200mm x 50mm C24 timber. 1N ^o 4.00 ^{Lin} M long.	
005.10	Supply & Fix 9N ^o Single Galvanised Steel Joist Hangers, to Wall Plate at item 005.9.	
005.11	Supply, Cut & Fix New Roof Rafters 125mm x 50mm C24 Timbers. 9N ^o 2.00 ^{Lin} M long.	
005.12	Supply, Cut & Fix 4.00M ² 150mm Thermal ISOWool Insulation Between Joist fitted at item 005.3	
005.13	Supply, Cut & Fix 4.00M ² 200mm Thermal ISOWool Insulation Above Joist fitted at item 005.3 & above item 005.12.	

First Floor :

- 005.14 Supply, Cut & Fix New Wall Plate 100mm x 50mm C24 timber.
 1N^o 4.20^{Lin}M long.
 1N^o 3.20^{Lin}M long.
- 005.15 Supply & Fit 8N^o New Galvanised Steel wall tie straps 1.00M long.
- 005.16 Supply, Cut & Fix New Wall Plate 200mm x 50mm C24 timber.
 1N^o 4.00^{Lin}M long.
- 005.17 Supply & Fix 9N^o Single Galvanised Steel Joist Hangers, to Wall Plate at item 005.14.
- 005.18 Supply, Cut & Fix New FF Ceiling Joists 200mm x 50mm C24 timbers at 400mm centres.
 10N^o 3.20^{Lin}M long.
 10N^o 4.20^{Lin}M long.
- 005.19 Supply, Cut & Fix New Noggins within item 05.17.
 3N^o 3.50^{Lin}M long.
- 005.20 Supply, Cut & Fix 42.00M² 150mm Thermal ISOWool Insulation **Between** Joist fitted at item 005.18
- 005.21 Supply, Cut & Fix 42.00M² 200mm Thermal ISOWool Insulation **Above** Joist fitted at item 005.18 & item 005.20
- 005.22 Supply, Cut & Fix New Roof Ridge 200mm x 50mm C24 Timbers.
 1N^o 3.50^{Lin}M long.
 1N^o 7.00^{Lin}M long.
- 005.23 Supply, Cut & Fix New Roof Valley 200mm x 50mm C24 Timbers.
 6N^o 4.50^{Lin}M long.
- 005.24 Supply, Cut & Fit 18.0^{Lin}M Run of New Timber Stud Partition First Floor 100mm X 50mm C16 Timber.
 4N^o 4.00^{Lin}M long. (Floor & Ceiling Plate).
 24N^o 2.40^{Lin}M long. (Vertical Studs).
 5N^o 3.00^{Lin}M long. (Horizontal Noggins).

NOTE : New Loft Area will NOT be Boarded Out.

Exterior of Main House Roof :-

- 005.26 Supply, Cut & Fit New White UPVC Soffit & Facia Boards, Gutters & Down Pipes to the entire new side extension.
 Soffits 10.00^{Lin}M long.
 Facias 25.00^{Lin}M long.
 Gutters 10.00^{Lin}M long.
 Down Pipes 15.00^{Lin}M long. Include all Elbow Connections.

General 2nd Fix :

- 005.27 Supply, Cut & Fit 40.0^{Lin}M of 125mm (5") Pre-primed MDF Skirtings.
- 005.28 Supply, Cut & Fit 9N^o Interior Soft Wood Timber Door **Frames** (First Floor).

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005.29	Supply & Fit at item 05.28, 6N ^o New (Reclaimed), Victorian Stripped Pine Doors (Finish & Style to be discussed with Client) with 12N ^o 4" Brass Hinges & Screws.
005.30	Re-hang Existing at item 05.28, 3N ^o , Victorian Stripped Pine Doors with 6 N ^o 4" Brass Hinges & Screws.
005.31	Supply & Fit, 9N ^o Sets to Clients choice interior Locks & Latches and Door Furniture at Items 005.29.
005.32	Supply, Cut & Fit 90.00 ^{Lin} M of 75mm (3") Pre-primed MDF Architraves, on the new Doors at items 005.29 & 30.
005.33	Supply, Cut & Fit 7.00 ^{Lin} M of Pre-primed MDF Sill Boards to suit all New windows.

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And so on & so on!