

DEMOLITIONS AND ALTERATIONS

Alterations, Composite Items

Cutting

Openings in existing structures; Break out existing 300mm thick blockwork walls, including all cutting and removing materials off site; to window to west elevation, size 1650 X 900mm(to be confirmed), including temporary supports during construction; include for building in 2 no. 100 x 215mm prestressed concrete lintels, with all packing, and make good; include for building in 1850mm long concrete window cill and DPM backing to cill; cavities to be closed with returned blockwork and 75mm insulation; include for building in of hardwood double glazed window and 2050 x 19mm hardwood window board, and all pointing and plaster to internal and external reveals; include for all painting to damaged areas, and make good all round

Openings in existing structures; remove existing patio door to west elevation, cut back and remove blockwork to door jamb by 300mm to widen door ope to _____mm, removing existing threshold and concrete lintels, including for all temporary supports during construction; include for the building in of 2 no. 100 x 215mm prestressed concrete lintels to door head, with all packing, and make good; include for building in precast concrete threshold and DPM backing to threshold; cavities to be closed with returned blockwork and 75mm insulation; include for building in of hardwood double glazed patio door and all pointing and plaster to internal and external reveals; include for painting to damaged areas, and make good all round

Dimensions and specifications to Alteration works to be confirmed on site before work proceeds.

BRICKWORK AND BLOCKWORK

Blockwork, Block size 440 x 215 x 100mm, concrete, stretcher bond, standard mortar mix, flush finish, stainless steel wall ties at 900mm horizontal and 450mm vertical centers

	Walls in trenches		
A	100mm thick	6	m2
B	300mm thick	33	m2
	Walls		
C	100mm thick	15	m2
D	300mm thick	81	m2
	Ancillaries to Blockwork		
	Forming cavities		
E	Between new walls, 100mm wide cavity, Kingspan Thermawall TW50 or equivalent	81	m2
	Closing cavities		
F	100mm wide cavity, returned blockwork with 75mm high density insulation, vertical DPC, to reveals	40	m
	100mm wide cavity, closed with proprietary cavity barrier, to barges	17	m
	100mm wide cavity, closed with proprietary cavity and block on flat, to eaves	24	m
	Damp proof courses		
G	width not exceeding 225mm, 300mm laps, horizontal, 100mm wide	82	m
	width not exceeding 225mm, 300mm laps, vertical, 100mm wide	30	m
B	Cavity trays, 500mm girth, to cills, 900mm long	1	no
C	Cavity trays, 500mm girth, to cills, 1400mm long	2	no
D	Any other item needed to complete this section		item

ROOFING, CLADDING AND WATERPROOFING

Waterproof non-metal flexible sheet coverings, 1 layer
Tyvek breathable roofing felt or similar, 400mm overlap at ridge level, 150mm overlap vertical and horizontal, 600mm overlap at hip end, fixed to rafters

Damp proofing

- A Sloping, 15-45 deg, over 300mm wide

Slate coverings, Tegral Thrutone Plus slates, or equivalent, 600 x 300mm, minimum headlap 100mm, minimum sidelap 100mm, fixed to 50 x 50mm treated battens at 250mm centers, roofing felt underlay

Roofing

- B Sloping, 15-45 deg, over 300mm wide

Eaves

- C 500mm roofing felt to be dressed into gutter on tilting fillet, under roofing tiles

Verges

- D Sloping, fixed to gable ladder

Ridges

- E Tegral Thrutone Plus concrete ridge tiles to match, bedded in mortar

Hips

- E Tegral Thrutone Plus concrete hip tiles to match, including raking battens

Ref.	Description
	Valleys
A	Code 5 lead lining, 450mm girth on 20mm valley support board, 225mm wide, including tilting fillet, dressed into gutter at eaves
	Special fittings
B	Purpose made ventilator tiles, Tegral TV1o or similar
	Flexible sheet metal coverings, code 5 lead, 5mm gauge 450mm girth, 225mm wide both sides of valley rafters
	Flashings
C	Flashings to valleys, girth 450mm wide

WOODWORK

Structural & first fixings, softwood, C16, pressure preserved,
TQBI tested, rough finish

Carcassing

- A Pitched roofs, wallplate, 115 x 75mm, fixed to blockwork with 12mm diameter x 175mm anchor/ expansion bolts and stainless steel straps @ 600mm centers
- B Pitched roofs, rafters, 400mm centers, 200 x 44mm
- C Pitched roofs, hip rafters, 200 x 44mm
- D Pitched roofs, valley rafters, 200 x 44mm
- E Pitched roofs, collars, 400mm centers, 200 x 44mm
- F Pitched roofs, purlins, 200 x 44mm
- G Pitched roofs, struts, 125 x 44mm
- H Pitched roofs, ceiling joists, 400mm centers, 200 x 44mm
- J Pitched roofs, ridge board, 200 x 44mm
- K Pitched roofs, runner, 100 x 44mm
- L Pitched roofs, battens, 250mm centers, 50 x 50mm

Boarding and Second fixings, treated softwood, planned,
propriety fixings

Boarding and sheeting

- M Gutter linings
- N Eaves and verges, 12 x 38, fixed to roofing timbers

Ref.	Description
	Second fixings
C	Window boards, 250 x 19mm hardwood, bullnosed window boards, including grounds, fitted ends and mitring, 1100mm long
D	Window boards, 250 x 19mm hardwood, bullnosed window boards, including grounds, fitted ends and mitring, 1400mm long
	Composite items, hardwood, treated
E	Hardwood doors with associated frame sets, 900 x 2400mm, framed and glazed door, single swing, inward opening, fixed to blockwork by anchor bolts, 12mm diameter, 75mm long
F	Plastic doors with associated frame sets, 1300 x 2400mm, framed and glazed door, single swing, inward opening, fixed to blockwork by anchor bolts, 12mm diameter 75mm long
G	Plastic doors with associated frame sets, 2500 x 2400mm, framed and glazed door, double swing, outward opening fixed to blockwork by anchor bolts, 12mm diameter, 75mm long
H	Plastic framed windows, side hung window 1700 x 700mm, double glazed, including all flashings and associated fixings (to be confirmed)
J	Plastic framed windows, double side hung window 1700 x 1280mm, double glazed, including all flashings and associated fixings (to be confirmed)
A	Rooflights, Velux GGL 3059 or equivalent, 650 x 700mm, including all flashings and associated fixings
	Insulation
J	Kingspan TR26FM 80mm or equivalent, counter fixed battens between rafters with softwood battens at 400mm centers

METALWORK

Non-structural, extruded aluminium

Sheeting

- A Seamless aluminium, fixed to fascia and soffit boards, over 300mm wide

FLOOR AND WALL FINISHINGS

Finishings, Insitu finishes, concrete base to be swept clean

Floors, sand and cement lean mix screed 4:1, wood float application 50mm thick, wood float finish

- A Over 300mm wide

Finishings, insitu finishes, to blockwork base

Walls, scud, render in cement and sand 8 mm thick first coat, 8 mm thick hardwall second coat and finish in 2.5 mm thick Gypsum skim coat plaster or similar, including all necessary galvanised steel angle beads, stop beads and expanded metal to heads of opening; total thickness 18.5mm, on internal blockwork walls

- B Not exceeding 300mm wide, reveals

- C Over 300mm wide

Walls, scud, render in cement and sand 8 mm thick first coat, 10mm thick scratch coat, and 12mm thick render finish, including all necessary galvanised steel angle beads, stop beads and expanded metal to heads of opening; total thickness 30mm, to external blockwork walls

- D Not exceeding 300mm wide, reveals

- E Over 300mm wide

Finishings, board finishes, fixed to wood base

12mm thick gypsum plasterboard, fixed to underside of

ceiling joists with 22mm clout nails, finished with 12mm in-situ skim coat

Ceilings

- F Over 300mm wide

Pipes

- A Seamless aluminium, 75mm square section, spigot and socket jointing, fixed to masonry with matching 300 x 25mm aluminium straps, drilled, plugged and screw fixed, vertical

Extra over pipes on which they occur for

- B Fittings, swan neck, 75mm square section
C Fittings, shoe, 75mm square section

Gutters

Seamless aluminium, jointing of overlaps in mastic, fixed through aluminium fascia to timber base, in accordance with manufacturers instructions, 75mm square or circular section

- D
Extra over gutters on which they occur for
E Fittings, ends, to fit 75mm square or circular gutters
F Fittings, outlets, to fit 75mm square or circular gutters
G Fittings, bends

Ref. Description

Bands

- A Girth 150-300mm, 12mm thick, to base of external walls