

SITE VISIT
The contractor is required to visit the site before tendering and ascertain all local conditions and restrictions likely to affect execution of the works. The contractor must check all site dimensions before commencement of work. Any discrepancies found must be reported to the Architect/Agent before works commence. Drawings must not be scaled, figured dimensions to be used at all times and contractors/sub-contractors to use site dimensions where applicable.

DRAINAGE
Provide 112mm diameter upvc rainwater gutters with 65mm diameter or 65mm square upvc rainwater pipes, all to discharge into back inlet gullys.
S&VP to be fitted with 450mm diameter rest head. Any connections made to an existing public sewer to be agreed and inspected with Water/Local Authority officers.
100mm diameter upvc drains (or otherwise stated) bedded in pea gravel laid to 1:40 falls or as shown.
New brick manholes to be 215mm engineering brickwork on 100mm concrete base, with sand and cement bedding and medium duty covers. Shallow access fittings or upvc inspection chambers to be laid in strict accordance with manufacturer's instructions.
Any drains laid under or within 1,000mm of building or at shallow depths be encased in 150mm thick concrete.

Where drains penetrate walls, provide a lintol over and leave 50mm gap around the pipe or mask the gap with rigid sheet material.
All drainage to fully comply BS 8301:1995

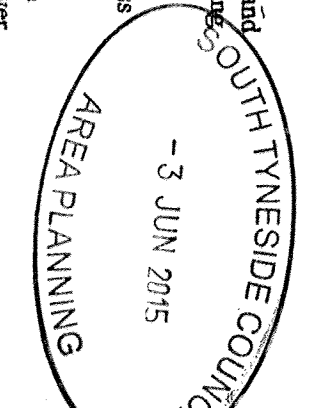
ROOF CONSTRUCTION
Roof trusses to be designed and manufactured by specialists and in accordance with BS 5268 Part 5. Bracing as required shall be BS 5268 Part 3:1985 and comply with the manufacturers specification roof timbers to BS 5268 Part 5. Factory assembled gable rafters, or provide 30 x 3 x 450 lateral restraint strips at 1200ccs with 150 x 100mm noggin between trusses. Concrete interlocking tiles (to match existing) and to suit pitch of roof (as required by manufacturer) on 50 x 25mm pressure treated battens on sarking felt. Calculations for roof trusses to be submitted to Building Control by contractor for approval prior to erection.
Valleys formed with 1900 external quality ply boards with Code 5 linings on 4mm external quality plywood sheathing between fillers. Provide stepped dpc/cavity tray at junction of new roof areas and external walls or change of roof levels. Provide Code 4 lead counter flashing s and soakers. Roofing work in accordance with BS 5534 Part 1:1978.

ROOF INSULATION
100mm fibreglass between joists and a further 180mm fibreglass laid across - 280mm total thickness 0.2W/M²K
EAVES CONSTRUCTION
112mm diameter pvc guttering fixed to 215mm upvc fascia. Provide 10mm vent gap (or otherwise specified) with patent anti-vent screen. Provide patent eaves ventilator to maintain ventilation over insulation. 100 x 50mm wall plate with 30 x 45 450mm holding down strips at 2m ccs.

INTERNAL PARTITIONS
To comprise of 75x75mm studs at 600ccs vertically, 450mm horizontally with 12.5mm plasterboard and skim. Provide 75mm rock wool battens between studs to all internal partitions. Partitions built off double joists where they are parallel with span of floor joists or provide row of noggin between each joist.

WINDOWS AND DOORS
All windows and doors to be white upvc double glazed frames supplied and fitted by appointed subcontractor. While locking fasteners, friction hinges and white vents to door and window frame or sash beads to satisfy building regulations.
Minimum 4.12.4 hermetically sealed double glazed units, wall glass shall be of the required thickness to meet wind load and safety requirements of BS6262:1982 Code of Practice for glazing of buildings. Provide toughened or laminated glass to glazing below 800mm from floor level (1500mm in a door or side panel). Glass to be low E/Pilkington 'K' glass or equal and approved. Provide proprietary mastic sealant to all external frame and wall junctions. Integral trickle vents to all heads of frames. See ventilation. All windows to be easily cleaned from inside of the dwelling.

ELECTRICAL SAFETY
All electrical work to meet the requirements of Part P (electrical safety). Must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.



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