| Option | Description |
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| **Roof Finish** Option A | 413mm x 330mm Interlocking concrete roofing tiles to BS EN 491, colour and pattern to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. 75mm Minimum headlap. 50x25mm treated s/w battens.<br>Ridges:<br>Form ridge with 240mm diameter x 457mm long concrete half-round ridge capping tiles to BS EN 490 and 491. Bed edges of tiles and joint and point in coloured cement mortar (1:4) incorporating bonding agent. Fill exposed ends of ridges at gables with coloured cement mortar (1:4) incorporating bonding agent, finished flush.<br>Hips:<br>As Ridges with neat and accurate mitred tiles at junctions with ridges. |
| Option B | 265mm x 165mm. Plain clay or concrete roofing tiles to BS EN 491, colour and pattern to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Lay each course to a half lap bond with tails aligned and joints slightly open. 38x25mm treated s/w battens.<br>Ridges:<br>Form ridge with 240mm diameter x 457mm long concrete half-round ridge capping tiles to BS EN 490 and 491. Bed edges of tiles and joint and point in coloured cement mortar (1:4) incorporating bonding agent. Fill exposed ends of ridges at gables with coloured cement mortar (1:4) incorporating bonding agent, finished flush.<br>Hips:<br>As Ridges with neat and accurate mitred tiles at junctions with ridges. |
| Option C | 600mm x 300mm Asbestos-free mineral fibre cement slates to BS EN 492, type NT colour and pattern to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Lay each course to a half lap bond with tails aligned and joints slightly open. Minimum end lap: 100mm. 38x25mm treated s/w battens.<br>Ridges and Hips:<br>Form ridge and hips with plain angle fibre cement ridge slates to suit main slating fixed to timber battens with screws. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip.<br>-OR-<br>Form ridge and hips with plain angle concrete ridge tiles to suit main slating. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip. |
| Option D | 610mm x 355mm Natural Slates to BS 680:Part 2 Type: As per drawing. Grade: Best mixed. To match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Minimum end lap 110mm. Minimum side lap 150mm. 38x25mm treated s/w battens<br>Ridges and Hips:<br>Form ridge and hips with plain angle fibre cement ridge slates to suit main slating fixed to timber battens with screws. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip.<br>-OR-<br>Form ridge and hips with plain angle concrete ridge tiles to suit main slating. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip.<br>-OR-<br>Form ridge and hips with No 6 lead roll flashing as per detail. |
| Option E | 360mm x 340mm Lightweight interlocking single lap slate Britlock by Sandtoft. Colour to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Minimum headlap 75mm. 50x25mm treated s/w battens.<br>Ridges and Hips:<br>Form ridge and hips with plain angle fibre cement ridge slates to suit main slating fixed to timber battens with screws. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip.<br>-OR-<br>Form ridge and hips with plain angle concrete ridge tiles to suit main slating. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip. |
| **Roof Structure** | Roofing Felt: Reinforced roofing felt to BS747:1977, Class 1, Type 1F min 150mm lap on treated s/w rafters at 400mm crs size as shown on drawing. Roof laid to pitch as shown on drawing.<br>Rafters: All rafters birdsmouthed over 100x38mm wallplates. Wallplates to be secured to walls with 800x30x6mm anchor straps at 1200mm max crs.<br>Ventilation: Provide above fascia ventilation equal to a continuous 25mm gap along the length of the fascia. Install roof ventilator between rafters to be installed in accordance with Glidevale instructions. Provide ridge ventilation equal to a continuous 5mm gap along the length of the ridge. |
| **Flat roof** | Flat roof construction: 12.5mm exterior quality ply wood sheets on flat roof rafters at 400mm crs (size as shown on drawings). Roof covering: RubberBond EPDM Premium FR 1.52MM (.060) fully adhered with RubberBond Deck Adhesive and fitted with flex plate strip around the perimeter. Laid to falls as shown on drawings. |
| **Ceiling Joists** | Ceilings joists (size as shown on drawing) at 400mm crs. |
| **Ceiling Insulation** | Provide 100mm glassfibre insulation to between ceiling joists and 200mm over ceiling joists. |
| **Roof Insulation** | Provide 100mm thick Celotex FR4000 insulation board k=0.022 w/mk between and along the slope of rafters and 50mm thick Celotex FR4000 insulation board k=0.022 w/mk to underside of rafters. Provide 50mm airspace between insulation and felt. Provide 500gauge polythene vapour barrier between insulation and ceiling. |
| **Gutters** Option 1A | 100mm half round uPVC gutters Colour to match main building fixed at 900mm crs with brass screws Pipes, fittings and accessories: PVCu to BS 4576:Part 1, 1989. 63mm dia PVC-u downpipes at positions as shown on plan to BS4576:Part 1 plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 1B | 100mm rectangular Upvc gutters Colour to match main building fixed at 900mm crs with brass screws Pipes, fittings and accessories. 63mm square uPVC downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 1C | 100mm Ogee uPVC gutters Colour to match main building fixed at 900mm crs with brass screws Pipes, fittings and accessories: PVCu to BS 4576:Part 1, 1989. 63mm dia PVC-u downpipes at positions as shown on plan to BS4576:Part 1 plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 2A | 100mm half round Aluminium gutters with eared sockets, light grade, Colour to match main building fixed at 900mm crs with brass screws. Pipes, fittings and accessories To BS 2997: 1980. 63mm dia Aluminium downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 2B | 100mm rectangular Aluminium gutters with eared sockets, light grade, Colour to match main building fixed at 900mm crs with brass screws. Pipes, fittings and accessories To BS 2997. 75mm square Aluminium downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 2C | 100mm Ogee Aluminium gutters with eared sockets, light grade, Colour to match main building fixed at 900mm crs with brass screws. Pipes, fittings and accessories To BS 2997. 75mm square Aluminium downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 3A | 100mm half round Cast Iron gutters with eared sockets, Colour to match main building fixed at 900mm crs fascia with galvanised mild steel brackets and sherardized screws. Pipes, fittings and accessories to BS 460 63mm dia Cast Iron downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 3B | 100mm rectangular Cast Iron gutters with eared sockets, light grade, Colour to match main building fixed at 900mm crs fascia with galvanised mild steel brackets and sherardized screws. Pipes, fittings and accessories to BS 460 63mm dia Cast Iron downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| Option 3C | 100mm Ogee Cast Iron gutters with eared sockets, light grade, Colour to match main building fixed at 900mm crs fascia with galvanised mild steel brackets and sherardized screws. Pipes, fittings and accessories to BS 460 63mm dia Cast Iron downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm crs with brass screws. |
| **Eaves and Fascias**<br>Option A<br>Option B<br>Option C<br>Option D | <br>Flush Fascia As per detail<br>100mm Soffit As per detail<br>100mm slopping Soffit As per detail<br>250mm Soffit As per detail |
| **Valley's** | Valley Construction: Code No 4 lead to BS1178 laid to 900mm lengths with welted joints and give free movement between lead and 1 No layer of roofing felt on 225x25mm valley boards. |
| **Dormers** | Construct dormers as per detail on double rafters using 150x38mm framing at 400mm crs. Provide 150x25mm t&g mahogany boarding on untearable roofing felt min 150mm lap on framing. Provide 67mm thick 'Celotex Double-R' insulation board k=0.02 w/mk between framing. Provide 500gauge polythene vapour barrier between insulation and plaster. Provide 200mm glassfibre between and over ceiling joists. Provide 12mm plasterboard and skim internal finish. Pitch roof over constructed as per main roof. Roof pitch to be as shown on drawings. Soffits and fascia's to match main building. Gutters and downpipes to match. |
| **Velux Windows** | 780 x 980mm Velux window(s) GGL-M04-3000 in positions as shown on drawing fitted in accordance with manufacturers instructions. Incorporating Slate flashings EDL-M04-000 or tile flashings EDZ-M04-2002. Provide internal lining LSB-M04-2002. |
| **Cavity Walls**<br><br>Option 1A<br><br>Option 1B<br><br><br><br><br><br>Option 1C | 300mm Cavity Walls: 100mm outer leaf, 100mm cavity and 100mm inner leaf.<br><br>Brickwork in outer leaf of external cavity walls 215x65x100mm facing brick to match existing dwelling to BS3921 Mortar: Cement/lime/sand 1:1:6, Bond: As per drawing. Joints: Weather struck pointing as work proceeds.<br><br>-or-<br><br>Smooth Render Blockwork:<br>Blocks in outer leaf of external cavity walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dubbing out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1:4). Thickness: 10mm. Finish: Smooth.<br><br>-or-<br><br>Drydash Render Blockwork:<br>Blocks in outer leaf of external cavity walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dubbing out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1:6). Thickness: 10mm. Finish: White limestone chippings.<br><br>-with-<br><br>Blocks in inner leaf of cavity wall, insulation block compressive strength: 7 N/mm sq. Work size 440mm x 215mm. Mortar: 1:1:6 cement/lime/sand. 'K' Value: 0.55 w/m. sq. deg. c. Bond: Stretcher. Finish as per drawing Wall ties to be as recommended by insulation manufacturer to BS1243, 1978. Galvanised/stainless steel wire. Max Centre of 750mm horizontally and 450mm vertically. Wall ties to be spaced not more than 300mm crs apart vertically within 225mm of openings and unbonded jambs.<br>All cavities closed below wallplate level with insulation blockwork to prevent cold bridging. Cavities closed at gables with 12.5mm masterboard or equal.<br>Concrete cavity fill to ground level and minimum 150mm below DPC. |


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| **225mm Walls**<br>Option 2A | Brickwork in outer leaf of 225mm walls 215x65x100mm facing brick to match existing dwelling to BS3921 Mortar: Cement/lime/sand 1:1:6. Bond: Stretcher. Joints: Weather struck pointing as work proceeds. Blocks in inner leaf of external 225mm walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Outer and inner leafs of 225mm walls to be tied together with wall ties Galvanised/stainless steel wire. Max Centre of 750mm horizontally and 450mm vertically. Wall ties to be spaced not more than 300mm crs apart vertically. Within 225mm of openings and unbonded jambs. |
| Option 2B | 225mm Smooth Render Blockwork:<br>Blocks in 225mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dubbing out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1:4). Thickness: 10mm. Finish: Smooth. |
| Option 2C | 225mm Drydash Render Blockwork:<br>Blocks in 225mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dubbing out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1:4). Thickness: 10mm. Finish: White limestone chippings. |
| Option 2D | 225mm Blockwork:<br>Blocks in 225mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Finish: Fairface. |
| **100mm Walls**<br>Option 3A | 100mm Brick walls<br>Brick walls 215x65x100mm facing brick to match existing dwelling to BS3921 Mortar: Cement/lime/sand 1:1:6. Bond: Stretcher. Joints: Weather struck pointing as work proceeds. 225x125mm Brickwork piers at 3000mm max crs. |
| Option 3B | 100mm Smooth Render Blockwork:<br>Blocks in 100mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dubbing out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1:4). Thickness: 10mm. Finish: Smooth. |
| Option 3C | 100mm Drydash Render Blockwork:<br>Blocks in 100mm walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dubbing out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1:6). Thickness: 10mm. Finish: White limestone chippings. |
| Option 3D | 100mm Blockwork:<br>Blocks in 100mm walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement:lime:sand. Bond: Stretcher. Finish: Fairface. |
| **DPC's & DPM's** | DPC's to BS 6515 : 1984, DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level. DPC in single skin external walls to be located 150mm min above finished ground level and bonded to DPM in floor. DPM's Type: P.I.F.A. Standard 6/83A:1988. 1200 gauge. |
| **Cement Plaster** | Cement: BS12. Sand: BS 1199, Table 1. Mix proportions: Cement:sand (1:4). Thickness: 13mm. Finish: Finish with wood or other suitably faced float to give an even, smooth, open texture. Do not apply water while working up. Do not draw excessive laitance to surface (either by overworking or by use of steel trowel). |
| **Plaster** | Plaster: First undercoat: premixed lightweight bonding plaster: BS 1191, Part 2. Thickness: 13mm. Finish coat: Premixed lightweight finish plaster: BS 1191, Part 2. Thickness: 2mm. Finish: Trowel or float to produce a tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Do not use water brush and avoid excessive trowelling and over polishing. |
| **Ground Floor** | To consist of 100mm concrete on 1200 gauge polythene dpm overlapped with dpc on 25mm binding on 250mm well compacted hardcore base. Provide self levelling screed over concrete garage floor. |
| **Conc Cills**<br>Option A<br>Option B | Cills to be concrete single course on dpc.<br>Cills to be concrete double course on dpc. |
| **First Floor** | 137x19mm Tongued and grooved softwood to BS 1297. Moisture content not exceeding 19% on joists at 400mm crs size as shown on drawing. All joists supported on masonry joist hangers built into walls or wallplates. Provide solid bridging between joists at positions shown on plan. |
| **Ground Floor Ceilings**<br>Option B<br>Option C | One layer of 12.5mm plasterlath with all joints taped and staggered and Bonding plaster: BS 1191, Part 2. Thickness: 8mm and finish plaster: BS 1191, Part 2. Thickness: 2mm.<br>To provide half hour fire resistance to consist of 2 layers of 12.5mm plasterlath with all joints taped and staggered and Bonding plaster: BS 1191, Part 2. Thickness: 8mm and finish plaster: BS 1191, Part 2. Thickness: 2mm. |
| **First Floor Ceilings**<br>Option A<br>Option B | Ceiling Joists left exposed<br>One layer of 12.5mm plasterlath with all joints taped and staggered and Bonding plaster: BS 1191, Part 2. Thickness: 8mm and finish plaster: BS 1191, Part 2. Thickness: 2mm. |
| **Windows**<br>Option A<br>Option B<br>Option C | To be uPVC white 20mm hermetically sealed double glazed units fully reinforced with Aluminium sections and fitted in accordance with manufacturer`s instructions. Designs as per drawing.<br>To be hardwood 20mm hermetically sealed double glazed units. Design as per drawing.<br>To be Selected softwood 20mm hermetically sealed double glazed units. Design as per drawing. |
| **Glazing** | Glazing to windows to be fitted with 4mm toughened safety glass to both panes of double glazed units within 800mm of floor level. Provide 100mm opening restrictors to all windows above ground floor level.<br>All glazing to doors and sidelights within 1500mm of finished floor level to be toughened safety glass to both panes of glazed units.<br>All glazing to achieve a WER band C or 1.6 W/m2K rating. |
| **Internal Walls** | Stud Walls: To consist of 100x50mm s/w vertical studs at 400mm crs with 9.5mm plasterboard and skim finish |
| **Staircase** | Staircase: 900mm wide overall, Risers & Goings as shown on drawing, all risers and goings equal, max rake of stair 42 degrees. 260x25mm s/w treads let into 275x38mm string. Provide 50x75mm h/w handrail fixed to wall to outside side of winders. Handrail 900mm above pitch line. Balustrade to landing to have 32x32mm h/w balusters at 100mm crs to 50x75mm handrail at 900mm above landing level finished into half newel at wall. |
| **Generally:** | All structural timbers to be stress graded C16 (SC3) unless otherwise stated. Kiln dried and pressure impregnated with preservative. |
| **Mechanical Ventilation** | Toilet to be provided with 'Vent Axia' mechanical ventilation unit discharging to the external air and capable of discharging at a rate of not less than 6 litres/sec connected to light switch and provided with 15 minute overrun facility. |
| **Concrete Lintels** | Max Span (mm) / Depth (mm) / No. of Bars / Diam. of Bars / Bearing (mm)<br>1200 / 150 / 2 / Y12 / 150<br>1500 / 150 / 2 / Y12 / 150<br>2000 / 225 / 2 / Y12 / 225<br>2400 / 250 / 2 / Y16 / 225<br>3000 / 300 / 2 / Y20 / 225<br>For spans 1500mm and over, lintels to have Y10 bars at top with 6mm stirrups at 150mm centres |
| **Metal Lintels** | **Cavity Walls**<br>Code Reference / Max Span / Steel Thickness / Height / Bearing (mm)<br>CG90/100 / 1200 / 1.6 / 140 / 150<br>1500 / 2.0 / 140 / 150<br>1800 / 2.5 / 140 / 150<br>2100 / 2.5 / 160 / 150<br>2400 / 2.5 / 180 / 225<br>3000 / 2.5 / 220 / 225<br>CU90/100 / 3900 / 3.1 / 220 / 225<br>CU90/100 / 4800 / 4.0 / 225 / 225<br>CXL290 for alternative use over garage door instead of using UB as specified<br><br>**225mm walls**<br>Code Reference / Max Span / Steel Thickness / Height<br>CN71A / 2700 / 2.0 / 143<br>CN81B / 3600 / 2.5 / 219<br>CN81C / 4800 / 3.1 / 219<br>Product codes refer to 'Catnic' lintels |
| **Foundations**<br>Option A<br>Option B<br>Option C | Concrete strip foundations 1:3:6 mix, 15N/mm2 at 28 days, to bear on suitable firm undisturbed ground to satisfaction of the Local Building Control Officer, minimum depth 750mm, (See Section).<br>Concrete strip size 600mm wide x 225mm deep<br>Concrete strip size 450mm wide x 225mm deep<br>Concrete strip size 750mm wide x 225mm deep |
| **Drainage** | Gulley traps to be horizontal or vertical B.I.G.T's in PVC with rebated tops to receive 150x150mm galvanised ms gratings. Gulleys to be haunched and bedded in concrete with 75x75mm precast concrete gulley surrounds on 3 no sides and in-filled with concrete and weathered down to grating. Drains upvc wavin 100m dia drain pipes with precast 'O' ring connectors all tees and junctions to be upvc compatible with wavin system. All pipes to be laid evenly to falls shown and bedded and surrounded in maximum 150mm pea gravel.<br>Where pipes pass through walls provide RC lintels over. Void around pipe to be filled with compressible material such as rockwool. Openings closed with slate externally either side of pipe. Long radius channel drains to be used at manholes. Wastes: All wastes to have 75mm dia deep seal traps. All wastes above floor level to be 38mm dia pvc. Both soil and storm drains to connect to local authority foul and storm water drains |
| **Garage Door** | Tracked up and over garage door size and type as per drawing.<br>Optional : Fitted with remote control opening system |
| **Side Door** | PVC external door style as per drawing fitted with 5 lever lock and 1½ pairs of hinges. All ironmongery to be brass. All glass to be safety glazing. |
| **Health and Safety Matters** | It is intended that this work shall comply with the requirements of the 'Construction (Design and Management) Regulations 2007'. The contractor is therefore required to notify the Health and Safety Division, and provide all necessary documentation as requested. The Contractor is advised to visit the site prior to tendering to satisfy himself in respect of the following: Existing features; Risk to Injury; Damage to Property; Nature and Extent of the Works and Generally to obtain all information affecting the execution of the works. The Contractor should allow for any other works (and costs) whatsoever, which would be required to complete the works if full accordance with the contract drawings and documentation. |
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