



Chartered Institute of
Architectural Technologists
Registered Practice

AP BUILDING DESIGN LTD

Tel/ Fax : 01246 828075

Edition 3.6

TECHNICAL SPECIFICATION

Mr and Mrs Hall, 12 New Station Road, Bolsover. New Drive and Parking.

**A General, B Foundations, C Walls, D Floors, E Windows and Doors,
F Roof, G Finishes & Fittings, H Drains, J Mechanical & Electrical,
K Ext Works, L Tender.**

A General

A01 All dimensions, boundaries, positions and levels are approximate, Builder and client to ensure all to be set out and approved by client, LA (Local Authority/Building Control) and Planners prior to construction to ensure complies with all approvals and latest revisions/approval with building control/planning. Existing structure and ground are assumed sound and subject to LA approval. Any additional work or cost required on site once site excavation exposed to be approved by client first prior to carrying out. Do not scale off drawings check measure stairs/walls/roofs/floors/foundations on site prior to construction. All new walls, floors and openings to be of good workmanship and to be level and plumb tolerance + or -1mm in 1000mm. Drawings are a guide only and all subject to verification of existing and proposed work to be set out and verified prior to starting on site.

A02 The Builder is to keep the site secure, clean and tidy at all times and is to cart away all debris at the end of the contract. Builder to agree with client prior to starting areas set aside for skips, delivery of material's and area for mortar/ concrete mixing. Builder to agree with client hours of working on site and areas for parking of Builders vehicles. Client to provide adequate water supply to Builder. The Builder is to reinstate any disturbed items as original at end of contract. Builder to keep noise and disturbance levels of client to a minimum.

A03 All materials and workmanship to be to all relevant current British Standards and Codes of Practice and CDM Regs. All materials to have Agreement certificates and fitted to manufacturers instructions and recommendations.

A04 All new walls, floors, and roofs to be made watertight and insulated against any cold condensing areas. Any dampness, leaks cracks or damage which occur within 12 months of completion to be made good. Any unsafe/failing/poor/broken/faulty/incorrect workmanship and materials to be repaired/replaced by builder for 12 months from completion.

A05 All work is subject to LA (LA) approval. Client to ensure all Planning and Build Regs are approved and all latest revisions, inspector comments and conditions of approvals plus any deeds conditions are incorporated and informed to the Builder prior to starting on site.

A06 Any additional work required on site due to hidden work, unsound existing structure, poor ground conditions, inaccuracy of drawings, construction not as assumed, differing levels, client alteration, ground investigation/drilling LA or Planner alteration will be at additional cost to the Builders contract. All additional costs to be approved by client prior to carrying out. If client or Builder alters the design then ensure this meets clients, Planners and LAs approval.

A07 The Builder is to price all the works shown on the drawings and specification and complete Part L of this specification. Excavations to be careful not to undermine adjacent structure or land and is to have adequate shoring of all excavations and done in small areas at a time then piece meal build and reinstate max 1.5m lengths if close to a boundary or building to avoid slip and collapse of excavation.

A08 The drawings and specification are copyrighted and are not to be used on any other project. The drawings are for application purposes only. On site is subject to variation to suit.

A09 The existing ground condition and drains are assumed sound and are subject to site investigation, prior to main building contract start on site, to determine bearing capacity of ground or bearing capacity of existing walls and foundations and depth/fall/position/capacity of existing drains. If specialist footings, underpinning, drain pumps, new main drain run or drilling is required due to poor ground, tree roots, filled ground, poor existing foundations, suspected previous mine workings or drains not as assumed etc this work will be at additional cost to contract. The ground and/or existing walls/foundations and existing drain depths/falls/capacity/positions are advisable to be confirmed acceptable to LA with ground investigation and drainage exposure carried out prior to main contract commencing on site.

A10 If client or Builder fails to comply with above terms or Builder has taken in excess of 4 weeks additional time from the date stated on tender form, for no reason, then the client or builder can advise the other party of their grievance and if this is not remedied within 7 days then the client or builder can terminate the contract giving 7 days notice. Payment is to be settled for completed work which is to satisfaction of LA up to this point.

A11 Allow for demolition of any structure or walls shown removed on plans all to be carried out to health and safety regulations and CDM regulations. Any asbestos if found to be removed by specialist sub contractor under licence. All

demolition to be removed from site and made good. Adequate precaution to be taken at all times and if existing rooms are affected builder to allow for adequate sealed dust screens to remaining house and doors are all to be provided to satisfaction of client prior to demolition. All existing services or drains to be located prior to excavating or demolishing and made safe. All heavy items to be craned.

B Foundations

B01 The foundation/tarmac and ground design specified is subject to LA approval of existing ground conditions. Ensure ground adequate for road traffic and no wells or voids. If are then to be made solid capable of car load.

B10 Where excavation is close to boundary or may undermine neighbouring buildings extra caution is to be taken and done either in only 1m lengths then trench fill pour concrete and move onto next metre or use trench supports such as sheet piling or shored up excavations. Any accidental undermining of neighbouring properties or land is to be rectified by builder with extreme caution taken at all times and no open trenches left exposed or unprotected overnight or during construction.

C Walls

C01 All existing retaining walls and foundations are assumed sound and are subject to exposure on site to LA approval for suitability for carrying any additional loads.

C33 No part of the new building work is to project over the boundary, this includes foundations, walls, eaves, roof, facias, bargeboards or gutters. If dimensions shown extends over the boundary then revise the dimensions to LAs and Planners approval to ensure that no encroachment occurs. If access is required from a neighbours property then permission must be sought and approved from the neighbour prior to entering onto their land. Builder to reinstate and clean any disturbed areas as original to satisfaction of neighbour and client.

D Floors

D01 Not applicable.

E Windows and Doors

E01 Not applicable.

F Roof

F01 Not applicable.

G Finishes and Fittings

G01 Not applicable.

H Drainage and Wastes

H01 Check condition of existing drains, gullies and manholes. Clean out and repair/replace as required any which are damaged, broken or misaligned. Replace all existing drains with new if are to be built over with new building to H04.

H03 All existing drainage positions shown are assumed flows and positions are subject to removing covers and exposing drains to LA approval on site. Client to check deeds to ensure no easements are affected. Any additional costs involved in altering drains if required on site must be approved by client prior to carrying out these works. All existing inspection chambers affected to have new covers capable of vehicular traffic. Class B covers private driveways and if public area then to be class A covers.

H19 Any mains drain to be checked to ensure if a build over agreement is required. This is to be checked on site by builder/client prior to construction and ensure build over agreement in place prior to construction. A drive should not involve build over agreement.

J Mechanical and Electrical

J01 Care to be taken during excavations to ensure all existing services are protected and shielded from excavations and future road traffic load/damage.

K External Works

K01 Any external areas disturbed to be made good as existing including hard and grassed surfaces as original. Any additional works required to be in addition to contract sum.

K02 At end of contract Builder to jet wash and sweep down all paths/drives and patios and jet wash all new and existing walls and roof. Allow for cleaning all windows on completion.

K03 Builder to allow for all skips needed to remove all debris and unused material at end of project.

K05 Provide tarmac paths/ drives as shown comprising of 20mm Patmac or similar self draining wearing course on 50mm self draining bonding course laid on 75mm thick 20mm self drain aggregate base course all fully hot bitumen bonded. All laid on minimum 200mm class 1 mechanically compacted hardcore ;laid on cleared solid compacted earth. All soft spots or voids to be removed and filled with compacted hardcore.

K07 Provide 65mm thick concrete block paving edge paviors as shown to be set in min 150mm c40 concrete with mortar joints to act as edge restraint to prevent creep.

K09 Provide new front entrance concrete steps minimum 300mm going with maximum 150mm rise. Minimum 150mm thick string C40 concrete laid on minimum 150mm mechanically compacted hardcore. All risers and goings to be equal. Pencil round nosing and stiff brush non slip drag finish to tread.

K14 Allow for forming drop kerb road crossing and for forming splay in tarmac all carried out to LA notification and approval with only DCC Highway approved contractors to be used.

K17 Any boundary work to be carried out to Party Wall act 1996 serving notice on neighbour prior to carrying out works minimum 28 days. Make good neighbours side. Check condition of any existing retaining wall. If inadequate excavate to base of wall and back fill at 45 degree rake c40 concrete to base of wall to give added strength if required.

L Tender Submission

To be completed by Builder at tender stage and returned to client within 2 weeks of receipt of tender. This is to form part of building contract with latest revised and approved drawings.

Mr and Mrs Hall, 12 New Station Road, Bolsover. New Drive and Parking.**Builders name and Address** _____

Builders Telephone Number _____

Builders Statement

I confirm that I have included all items mentioned in the specification and on the drawings with the exception of budget allowances for the following items of work, which may prove difficult to give an accurate price until work is on site as is currently unknown. These items have been included in the bottom final figure but may be subject to adjustment on site once extent of works required is confirmed eg. LA requests increased foundation depth:-

I estimate that the contract will take _____ **weeks** to complete from commencement on site subject to adverse weather conditions or availability of materials.

My price for carrying out the works is £ _____ VAT included (if applicable).

This includes all materials, labour, skips and scaffolding to carry out the work shown on the drawings and Technical Specification. However, excludes any adjustment required for budget allowances and any additional work requested by LA or client as required on site. Costs of these items will be reported as soon as known for client's approval prior to carrying out any additional works.

Builders signature _____ **Date** _____**Clients signature** _____ **Date** _____