

DEVELOPMENT
DESCRIPTION

PROPOSED SINGLE STOREY PITCHED ROOF
TRIPLE GARAGE

SITE ADDRESS

**946 Warwick Road,
Knowle,
Solihull,
B91 3HW**

CLIENT

Mr K BROWN

GENERAL CONDITIONS AND **PRELIMINARIES**

Contractor to ascertain site conditions and **availability of labour**

The person responsible for tendering, before tendering, shall visit the site and inspect the drawings, and shall make himself fully conversant with all site conditions, means of access, etc. and shall satisfy himself as to the supply of and conditions affecting labour and no claim made by the contractor will be allowed on the grounds of deficiency of knowledge in such matters.

Access for viewing should be made with Mr Brown

Drawings

The work shall be constructed all in accordance with the specification and drawings.

Nature of Works

Proposed creation of a single storey pitched roof triple garage.

Injury to persons and property and employers **indemnity**

The contractor shall be liable for and shall indemnify the employer against liability, loss, claim or proceedings whatsoever arising under any statute or at common law in respect of personal injury to or the death of any person whomsoever arising out of or in the course of or caused by the carrying out of the works, unless due to any act or neglect of the employer or of any person for whom the employer is responsible.

Except for such loss or damage as is at the risk of the employer the contractor shall be liable for, and shall indemnify the employer against, any expense, liability, loss, claim or proceedings in respect of any injury or damage whatsoever to any property real or personal in so far as such injury or damage arises out of or in the course of or by reason of the carrying out of the works, and providing always that the same is due to any negligence, omission or default of the contractor or of those under his control.

Insurance against injury to persons and property

The contractor shall maintain such insurances as are necessary to cover the liability of himself in respect of personal injuries or deaths arising out of or in the course of or caused by the carrying out of works. The contractor shall produce for inspection the relevant policy or policies of insurance together with receipts of premiums paid under such policy or policies as and when required to do so by the employer.

Insurance of works against fire etc.

The existing structure together with all the contents thereof and the works and all unfixed materials and goods intended for, delivered to and placed on or adjacent to the works shall be at the sole risk of the employer as regards loss or damage by fire, storm, tempest, lighting, flood, earthquake, aircraft or anything dropped there from aerial objects, riot and civil commotion, and the employer shall maintain adequate insurance against that risk.

Visiting the site

The contractor is referred to the site in order to ascertain the nature and extent of the work, the nature of the site, means of access, storage space for materials and plant and boundaries as no further claim in respect of these items can be allowed.

Scaffolding, plant etc.

Provide all scaffolding, plant, vehicles, tackles, and other implements for carrying out the work together with all labour and materials necessary.

Materials

The whole of the materials shall be the best of their kind. The letters 'BS' appearing in the specification or on the contract drawings shall mean the latest edition of the British Standard Specification of that reference incorporating the latest amendments.

Clearing up

Clear up and cart away all rubbish as it accumulates and at completion, deliver up the building to the employer in a perfectly clean and tidy condition ready for occupation.

Generally

The contractor will be held responsible for the making good any damage caused to the building and neighbouring buildings whilst the works are in progress. Any disturbance of any kind which may result from the execution of the works must be made good to the satisfaction of the employer and neighbouring building owners at the contractor's expense.

BUILDING WORKS **SPECIFICATION**

PITCHED ROOF

All roof SW roof timbers to be C16 grade in accordance with structural building design in Approved Document A of the Building Regulations.

Dry roofing concrete/clay or similar roofing tiles to match existing roof and suitable for a roof pitch of 35 degrees, Redland or similar with every eaves tile nailed and every 5th course nailed, fixed on 38 mm x 25 mm softwood treated tiling battens at appropriate gauge on Tyvec or similar breathable underlay with 600mm wide elastomer bitumen lay or pvc carrier at eaves extending into the gutter.

All fixed to SW trussed rafters with wind bracing to designer's details.

Trussed rafters to be strapped to gable walls at rafter and ceiling level with 30x5mm galvanised steel straps to provide restraint to the gable walls.

Wall plate to be 100mm x 100mm softwood treated timber strapped to wall at 1.8m centres with 30mm x 5mm galvanised steel straps..

Provide truss clip fixings for the rafter feet to 100mm x 100mm wall plate level.

Composite fascia board to match the external cladding.

Provide a ceiling of 12.5mm plasterboard and skim with ceiling roof void access hatches.

EXTERNAL WALLS

Construct new solid walls with 440mm x 215mm x 100mm concrete blocks laid flat.

Provide a pvc dpc to the walls between the semi-engineering bricks and the blocks.

Walls below dpc level to consist of 2 leaves of semi-engineering bricks tied together as main walls all laid on the new concrete foundations.

Walls internally to be pointed and painted to the clients requirements.

Walls externally to be clad with composite horizontally fixed cladding boards, fixed to proprietary stainless steel fixings and fixed to the external block walls at centres directed by the manufacturer.

GROUND FLOOR

Floor to consist of 150mm reinforced concrete, steel trowel finish, laid on 1200-gauge damp proof membrane, on sand blinding on 150mm well consolidated clean hardcore.

FOUNDATIONS

Excavation not to damage existing tree roots.

Construct new reinforced concrete raft foundations as shown on plan consisting of edge beam toe excavations 0.7m minimum below ground level.

Floor reinforcement to be 1 layer of A393 steel mesh, linked to the toe reinforcement. Raft toe reinforcement to be 4 x Y16 bars with 10mm MS links at 255mm cts.

Concrete to be a 25 n/mm² mix.

All foundations to be in accordance with the requirements of the Building Control inspector.

LINTELS

Provide dorman long or catnic solid wall steel lintels to suit new door opening as shown on plan with 150mm minimum end bearing.

DRAINS

All below ground storm drains to be 100mm supersleve drains laid to falls 1: 40 in 150mm pea gravel all connected to the existing storm drains as required.

RAINWATER DISPOSAL

All roofs to discharge to 100mm PVC rainwater gutters connected to 75mm rainwater down pipes, discharging into gullies, connected to the new drains.

GENERAL

- 1) All electrical works to be carried out by a competent person, NICEIC registered electrical installer.
- 2) Planning Permission not required.

