

GROUND PREPARATION - Strip all top soil/vegetable matter from area occupied by buildings plus 2m all round, provisionally allow 150mm depth and store in site stockpile for later reuse. Reduce levels/grade oversite to levels indicated on site plans.

GROUND FLOOR CONSTRUCTION - Insitu concrete ground bearing slabs to be 100mm thickness C20P mix concrete on 1200 gauge DPM (300mm laps) on 150mm sand blinded clean hardcore (max 600mm filling below slab). DPM to be turned up and over all walls and overlaid with DPC.

EXTERNAL WALLS - Made up of 105mm facing brickwork. Cavity walls between house and garage as external walls. Solid walls of 200mm Tarmac Toplite GTI or similar lightweight blocks in 1:1:6 mortar (K value 0.11 w/wk) to give U value of 0.48w/m degrees Celsius.

ROOF CONSTRUCTION Wall plates generally 100 x 50mm treated SW, with half lapped joints and fully bedded, strapped down to supporting wall with 30 x 5mm GMS straps at 10m c/c's. Cut pitch rafters to be fully blednauthed over 4 times nailed to manufacturer and fixed together with 100 x 25mm sawn SW bladders and bracing, in strict accordance with BS5268 part 3 1985 (and any subsequent amendment) at 600mm max centres. Provide 30 x 5mm once bent (900/100) galvanised mild steel lateral restrain straps to external walls at ceiling and rafter level where shown at 2m max c/c's) fixed with 4 no. 50mm 8 gauge CSK screws or 5 no. 3.5 x 50mm galvanised round wire nails to 2 trusses/celling joists min C/V solid blocking support and edge packing.

RAINWATER GOODS - 115mm dia HR or 100mm square line UPVC guttering, fixed level using standard fascia brackets at 1000mm cc's and 68mm dia/65mm square RWP's sealed to drain at ground level. Colour/profile as site specification.

30x5 mm G.M.S.
Straps built into
wall & screwed
back to 3 No.
trusses at max.
2.0 m c/c at
verge & ceiling
level, with
solid timber noggins
provided below
straps.

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