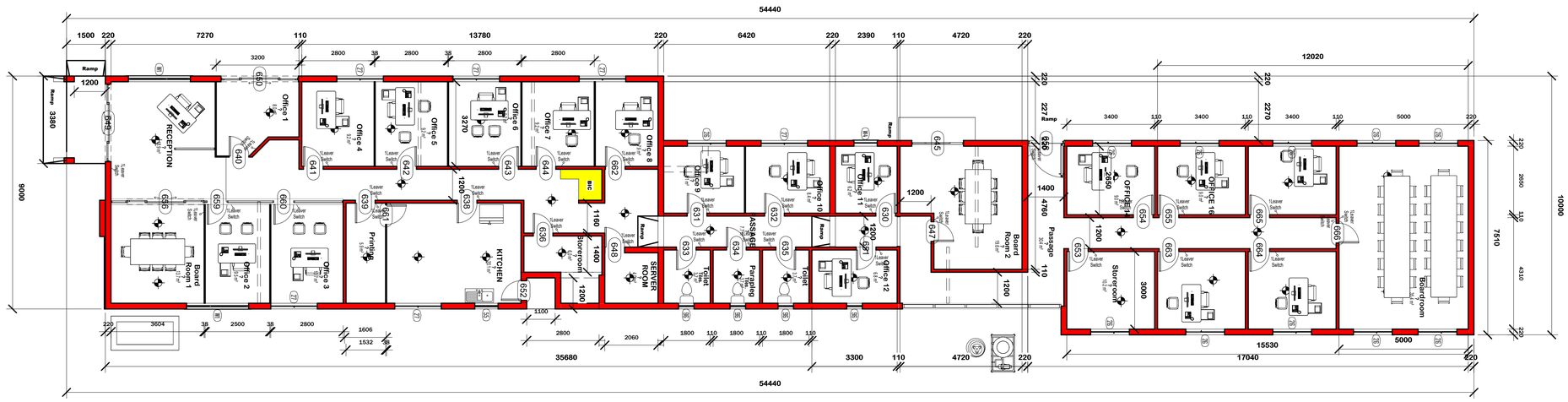
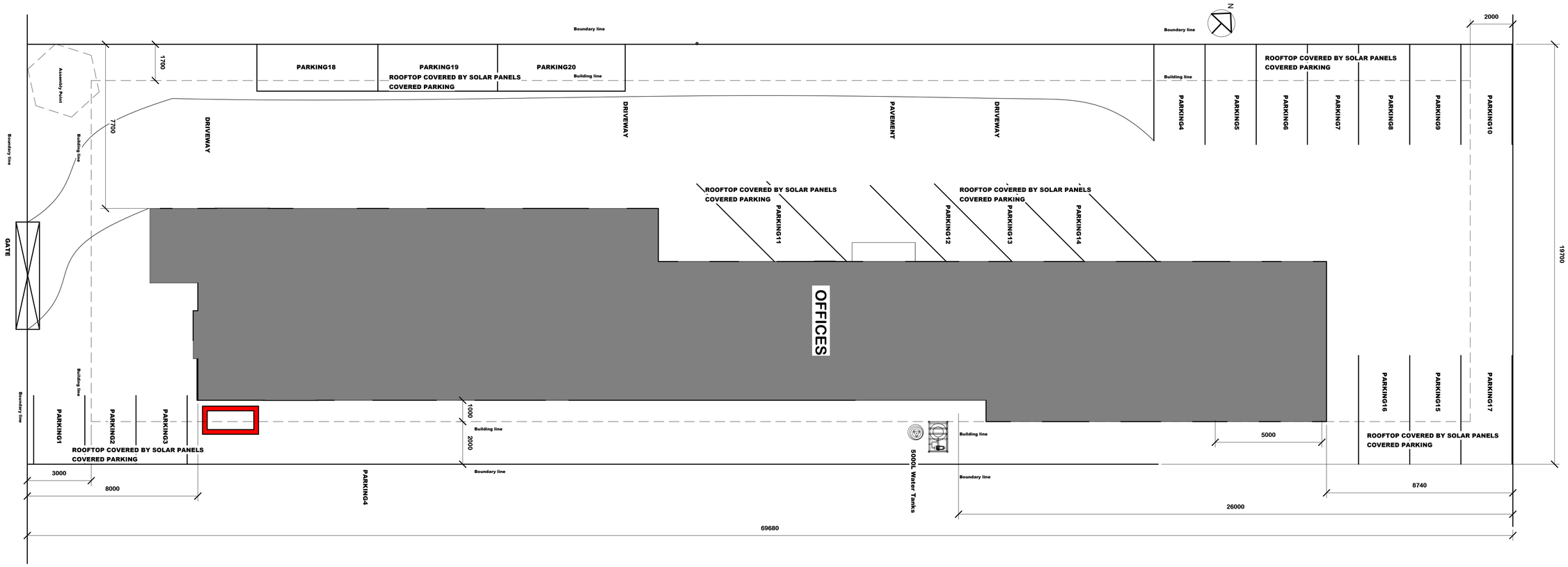
GROUND FLOOR PLAN 1:100



SITE PLAN 1:200



Specification

Substructure
Digging of foundation
-trenches is 830mm deep,hard rock and blasting included if applicable
-20MPA/19mm stone unreinfoced concrete in footings
-690x230mm external Concrete Footings
-400x230mm internal Concrete Footings
-Outside walls, stock brick, 2 lines above FGL
-Brickforce to be installed every 3 courses
-350um DPC placed on last course of substructure
-25mm Screed on 150mm Mesh Wire reinforced concrete surface bed on 250um DPM on 50mm river sand blinding on 150mm hardcore.
-Ant poisoning insectisides under all surface bed

Superstructure
-Brickforce placed on every 5 courses
-105x75mm precast concrete lintel / brick on edge above door and window frames

Roof
-Roof tiles/IBR roof sheeting at 19degree roof pitch on 38x38mm SAP purlins/battens at 400mm c/c maximum on 114x38mm SAP rafters at 700mm c/c maximum with 152x38mm SAP tie beam at 700mm c/c Maximum on 114x38mm SAP wall plate
-All Web members to be 114x38mm SAP grade 6
-4mm galvanised wires roof tie, 400mm girth built into brickwall

Structural
-All reinforced concrete and structural steel pillars, colourmns and beams to be strictly in accordance with structural engeneers specification and details NB. where it is applicabe

Staircase
-Rise at 150mm
-Tread at 300mm
-Hand rail to be provided at a convinient height of 850mm to 900mm
-Stairs to be built with reinforced concrete

Drainage
-All Soil Pipes under building or footings to be encased in concrete of Min 100mm thickness allround
-Inspection eye at all bends and junctions of drains, with marked covers at ground level
-All waste pipes to be accesible over entire length
-No drainage bends or junction in or under floors
-Provide IE's at each end of incased drain where same passes underneath the building as nearest possible to the foundation
-Resealing traps to all waste water fittings
-Waste pipes under floors to be sleeved
-Min fall of 100mm drains to be 1:60, 300mm Min cover

Project Description

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