STABLE BLOCK SPECIFICATION NOTES - OLIVER

01. All dimensions are to be checked on site prior to commencement on site and/ or ordering of materials by the client / contractor, and any discrepancies are to be verified. DO NOT SCALE. All works are to be supervised by the client / contractor and any discrepancies are the sole responsibility of the client/ contractor unless other persons are appointed as supervising officer.

The design carried out and indicated on the working drawings, has not taken into account any problems with the ground conditions which could affect the design of the detached stable block.

If, on site prior to commencement, the contractor feels an independent structural engineer's report may be beneficial, than this should be taken up, discussed and agreed with the client.

Also the design as indicated on the working drawings, has been carried out on the basis that the client has full control / ownership of all relevant lands, and any disputes with regards to boundaries etc. are obviously not the remit of the designer but will be the sole responsibility of the client to prove the ownership rights.

02. All works are to comply with current Building Regulations;
British Standards; British Board of Agree`ment etc. as appropriate. The contractor shall be responsible to ensure suitability of all external materials used for this project prior to works commencing i.e. colour, strength, size, suitability to location and fixing etc.

03. The foundations below all load-bearing walls are to suit the existing ground conditions. The CLIENT / CONTRACTOR shall be responsible to ascertain the exact nature of the foundations required (and not the designer) and are to be agreed on site, prior to any commencement on site, with the Local Authority Building Surveyor.

04. As a reinforced slab is proposed for ease of construction, then the construction to be:

The stable block base to be 225mm min. thick, C35/20 concrete base with 2 layers A 252 mesh reinforcing to the top face (nested), min. 40mm cover to the reinforcement with min. 400mm lap lengths to the mesh sheeting.

On 2000g DPM, on sand blinding on good clean inert, well compacted hardcore, laid in 150mm min. thick layers.

To ensure that the wooden or power float finish (client choice) to the concrete slab has a slight fall of 75mm to zero, (rear to front, to ensure that no standing water is left within the stables which will aid the cleaning process.)

05. EXTERNAL WALL CONSTRUCTION:

225mm external block work above the DPC and up to approx. 900mm – unless required to be built up for the support to the steelwork with 75 x 100mm timber construction at 450mm crs. fixed to top of the block work via timber battens rawlbolted to the block work.

Externally finished with grey coloured composite vertical boarding fixed via timber battens on plywood backing fixed to the timber studwork.

All external load bearing walls are to be provided with a horizontal DPC set at 150mm min. above finished ground level.

As required, to provide a 10mm wide movement joint to the main external walling construction at 6.00m within the block work. Refer to the manufacturers who supply the external walling materials, for the exact location of such movement joints or if required at all.

This 10mm joint to be filled with "brickfill" expansion strip or similar approved and to finish the external face with 10 x 10mm colour matched mastic sealant.

06. Provide and fix lateral supports at flat roof eaves level, all via 30 x 5mm galvanised m.s. straps at 2m crs max. fixed back to timber noggins – packing pieces which are to be half the depth of the joists and similar in width as the joists.

The straps are to span 3 No joists min. and are to be fixed back to uncut blocks, the straps then to be once bent 450mm and fully fixed back to block.

Wall plate strapping to include for 30 x 5 x 1000mm long m.s. straps fixed down the internal face of the external wall construction.

07. Provide and install Naylor concrete R6 type lintols or similar approved - as applicable - all to BS & or BBA certified and these are to be appropriate for the spans and loads indicated (as supplied prior to construction via the manufacturer). All are to be complete with min. 150mm end bearings.

08. ROOF CONSTRUCTION:

Composite manufactured sheeting fixed on battens and these to be fixed over 50 x 150mm SC24 grade rafters at 450mm crs with matching grey coloured UPVC barge boards to each gable end.

09. All gutters are to be 100mm half round section, with min. 75mm dia' down pipes of a similar section to match. The rainwater to then discharge into the proposed drains and away to proposed soak-a-ways.

To provide a 1m3 soak aways as shown, min. 5.0m away from nearest building and filled with good clean, inert material, with "teram" sheeting over the soak away and finish with 200mm topsoil finish.

To also include for a full "land drainage" system to around the stable block area as shown, this is to prevent any standing water which may come from the adjacent banking areas.

10. All below ground drainage to be constructed from "Supersleeve" flexible jointed pipes to BS 8301. All pipe work shown to be 100mm dia., and all gradients are to be 1:40 and bedded and surrounded in pea gravel or similar.

11. To provide the relevant armoured cable from the main dwelling into the new detached stable block to supply both lighting and high level sockets – as required by the clients.

12. To provide min. 1.20m wide x 2.40m high, timber "half" stable doors to each stable unit with 0.90m wide x 2.40m high frame, ledged and battened timber door to the store room. All doors to be fixed to softwood timber frame, rawlbolted to the block work jambs at 600mm centres

With reference to the external door sizes indicated on the working drawing (Dwg. Nos: 925-10 to 13 inc.), please note the dimensions provided are structural block work sizes and the actual sizes for the doors are to be measured on site prior to ordering and installation.

N/B Refer to the Dwg. Nos. 925-11 to 13 inc. to accompany this stable block specification.