

17 FEB 2020

SPECIFICATION

For

Garage Construction

at

Rear of

4, Ardwyn Terrace,

Resolven,

Neath.

February 2020

ROOF CONSTRUCTION

Roof construction to consist of Grade C24 125 x 50mm joists at 400mm centres, supported on Grade C24 225 x 50mm purlins at each pier support..

Wall plate to be 100 x 50mm timber, bedded in mortar and secured to inner skin with 30 x 5 x 1200mm galvanised mild steel straps at 1.0m centres.

Roof covering to be concrete interlocking tiles on VPU breathable felt to BS 5534.

All carcassing and first fix softwood timbers in roof or in positions exposed to possible dampness are to be pressure impregnated to BS 5268 Part 5 with severity rating high.

All fascia boards to be uPVC to BS 7619 .

Rainwater goods to be uPVC complying with BS 4576 Part 1. Rainwater gutters to be 100mm with 68mm diameter rainwater pipes all clipped and bracketed strictly in accordance with manufacturer's specification.

WALLS

New walls to comprise of 100mm thick Class A dense concrete block, with 225 x 440mm pillars as shown on plans.

Provide Hyload DPC by Ruberoid at 150mm above outside ground level and to all vertical and horizontal openings in accordance with BS 743 and CP 121. Lintels over all external openings to be IG HD lintels.

WALL FINISHES

External blockwork to receive 2 Nr coats of sand cement render with dash finish to match existing.

FOUNDATIONS

Foundations to be 600 x 300mm concrete strip type, 30N/mm² strength concrete, with nominal A142 fabric mesh in bottom, to a minimum depth of 750mm below ground level, and below invert level of any adjacent drains. Actual depth of foundations to be determined following examination of the sub-grade site condition.

FLOORS

Floor construction to comprise of 100mm thick concrete oversite slab to BS 5328 on 1200 gauge Visqueen damp proof membrane on 150mm thick well compacted Type 1 granular sub base material.

WINDOWS AND DOORS

Window and rear door to be uPVC double glazed units to BS 6375.

Provide 'Hormann' or similar garage door.

STORM WATER DRAINAGE

Downpipes to discharge to uPVC roddable back inlet gulleys. All pipework to be 'Osma' 110mm uPVC below ground quality pipes bedded on and encased in granular material to BS 882, laid to fall as specified by manufacturer. Storm water to discharge to soakaway located 5.0m from building.

ELECTRICAL INSTALLATION

To be fully in accordance with the Regulations of the I.E.E. (18th Edition), to BS 7671 and undertaken by an approved electrician, registered on a competent persons scheme. Completion certificates to be submitted to Building Control. All power and lighting points to be at locations agreed with client.

ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.

ALL MEASUREMENTS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE STATED AND SHOULD BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.