

SPECIFICATION

For

Rebuilding Garage

at

80, Castle Drive,

Cimla,

Neath.

March 2020

GARAGE TO BE REBUILT TO EXACT SIZE AS EXISTING.

ROOF CONSTRUCTION

Roof construction to be 125 x 50mm Grade C24 joists at 400mm centres, supported on 150 x 50mm purlin at mid span, and on 100 x 50mm wallplate. Provide herringbone strutting at 1/3rd and 2/3rd span.

New 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 Fibre Glass flat roof on 22mm external quality marine ply.

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.

EXTERNAL WALLS

Cavity walls to be 250mm thick, comprising outerskin of facing quality brickwork to match existing, 50mm cavity, with inner skin of 100mm thick Class A dense concrete block.

Wall ties to be stainless steel vertical twist type at 450mm vertical and 600mm horizontal centres, staggered and doubled up at all openings. All ties to be to BS 1243 and fixed in accordance with BS 5628. Cavities to be closed at eaves, cills and jambs with Thermabate (or similar) closers incorporating a DPC. Cavity to be adequately firestopped at eaves level using a suitable non-combustible material such as Rockwool cavity wall batts. Below ground level, cavity to be filled to within 150 of DPC with lean mix concrete to BS 5328.

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 lintels incorporating a DPC.

WALL FINISHES

Internal block work walls to have fair face finish.

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

Ground floor construction to be 100mm thick concrete oversite slab with nominal mesh reinforcement on 150mm thick well compacted Type 1 granular sub base material

WINDOWS AND DOORS

Rear window and door to be uPVC double glazed units to BS 6375.

Provide 'Hormann' or similar garage door to client's choice.

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 BUILDING REGULATIONS (2012).