

Specification

Proposed Garage Extension.

Tygarreg Goch

4 Brynawel Close

Crynant

Neath

SA10 8TG

General Specification for Garage Extension to Tygarreg Goch, 4 Brynawel Close, Crynant, Neath SA10 8TG.

Foundations

800 x 250mm 30N Concrete strip foundation to be placed at a depth agreed with the Local Authority Building Control Department or Approved Inspector.

Substructure

Substructure to consist of two skin 100mm skins of 100mm 7N concrete blocks with a 60mm cavity. Cavity to be filled with lean mix concrete up to within 150mm of D.P.C. level.

Oversite

Oversite to consist of 120mm thick concrete laid over a 500g DPM on a layer of 300mm thick layer of clean hardcore well compacted.

External Walls

External skin of Face brickwork, 60mm cavity and 100mm 7N concrete blockwork inner skin.

Internal Finishes

Inner skin of concrete blockwork to have a pointed finished.

External Finish

Face brickwork to match existing house.

Rainwater Goods

Rainwater gutters to be 100mm diameter with 75mm diameter rainwater pipes. All discharging to Back Inlet Gullies.

D.P.C.

High load D.P.C. to be used under all walls 150mm above finished ground level.

Roof (Flat Roof)

Roof structure to consist of 200mm x 50mm SC4 Joists at 400mm c/c. Softwood firing to be fitted to joists. 18mm exterior plywood decking to form flat roof decking and covered with a single ply roof membrane. 4.8m long holding down straps are to be fixed to proposed flat roof joists at 1.2m c/c and screwed to the proposed external walls.

Cavity Trays

All lead cavity trays to be installed at junction of new flat roof with existing cavity wall.

Storm Water

All storm water to be taken to soakaways at least 5m away from main house

Lintels

All Lintels to be Catnic or I.G. heavy duty with a minimum bearing of 150mm & 450mm tray D.P.C. over and stop ends both sides. All lintels to ground floor to be heavy duty and suitable to carry concrete beam and block floor.

Steel Beams and Joints

See Engineers designs and calculations for all steel beams and bolted joint. All steel beams to be built off concrete padstones.