

Specification Notes
For
Westridge Lodge, Star Lane
Highclere

Carefully demolish existing double garage which has failed structurally and remove from site. Break up existing concrete floor and grub out existing foundations. Excavate new foundation 600mm wide 1m minimum depth to a firm strata. Lay 300mm thick 1:2:4 mix p.c.c, increase width under front piers to accommodate 330mm thick piers. Build upto dpc level in 7n/mm² solid concrete blockwork except on outer leaf above ground level, there use matching brickwork. Lay bed of clean consolidated hardcore minimum thickness 150mm. Blind top surface with sand to receive 1200g Visqueen dpm. Lap under dpc to walls. Well lap and tape all joints ("Optional" Lay 100mm thick Celotex flooring grade insulation. Fit 25mm edge insulation. Cover with 1000g polythene vapour barrier Lap under dpc to walls and tape and well lap all joints) Lay 100mm overside concrete. Lay to fall 50mm back to front leave with tamped finish for anti slip tamp back to front. Lay 100mm pitch polymer dpc bed in position and well lap all joints. Build up external walls in lbstock multi red brick facings 103mm thick. Form 100mm cavity. Fit stainless steel wall ties 5 N° M² increase frequency at reveal positions. ("Optional" Fit 100mm thick Celotex wall insulation. Fit restraint clips on wall ties). Provide Thermabate cavity closures at reveal and cill positions. Form inner skin in Celcon Solar blockwork 100mm thick. Fair face internally. Fit Keystone lintols to the heads of all openings. Fitted Strictly in accordance with manufactures specifications and recommendations. Ensure that the lintol or the tray above is continuous to take the cavity gable end wall. Provide a brick on end lable course above doors to front elevation and a matching lable course at the rear. This to be done in slightly darker wire cut stock brickwork. Fit white U.P.V.C windows and door. ("Optional" Glaze with low E glass having a 20mm argon filled gap with edge insulation) Ensure that all glazing is robust enough in the critical zones having regard to pane sizes. All windows and door provided with security devises to prevent unlawful entry. Fit 2 N° up and over doors to the front elevation to owners specification together with all necessary sliding and locking gear. Also with w.s.w framing. Fit 100x50 ssw sc3 plate to receive roof structure. Bed and strap in position half lap any joints. Straps to be 900x5 bat straps at 1.8m c/c securely fixed to plates and walls. Fit attic style roof trusses @400mm c/c securely fix to plate. Fit double trusses in positions shown. Provide chevron wind bracing as shown. Form openings for roof lights and trap door with double trim members. Board central area for storage with 22mm T & G moisture resistant chip board. Roof lights by Velux conservation style ("Optional" Glaze with low E glass same spec as for windows) ensure that each light opens. These to have AA rating for fire resistance. Fit trap door loft ladder for access to storage area. This to owners spec. Build up gable ends as for cavity wall construction. Fit strapping to bottom chord of truss 3N° per gable with noggins between members with 900 x 5mm bat straps. Fit 2N° rafter straps to each slope as shown again 900 x 5mm bat straps. Cover roof slopes with breathable roofing membrane well lap all joints. Fit 25 x 38 ssw treated battens to receive semi hand made plain clay tile nail

My reference PMM/EMM 809/23

every 5 course. Fit 1/3 round matching ridge tile, form verges with 9mm fibre cement boarding 50mm overlapping with pointed in verges. Form undercloak tiles at eaves. Fit U.P.V.C fascia and continuously vented soffit with fly screen. Form barge boards at gable ends in matching white U.P.V.C. Provide all necessary cover strips. Fit black half rounded P.V.C gutter to match C.I gutter on house. Discharge via 65mm Ø black P.V.C down pipe to 100mm Ø underground pipework in P.V.C bedded and surrounded in 9mm pea shingle min grad 1:40 to soakaway 5m from building soakaway 1m³ capacity. Leave site clean and tidy on completion. All electrical work to be undertaken by Part P contractor and certificate issued on completion. Completion Certificate to be issued by Local Authority Inspectorate.