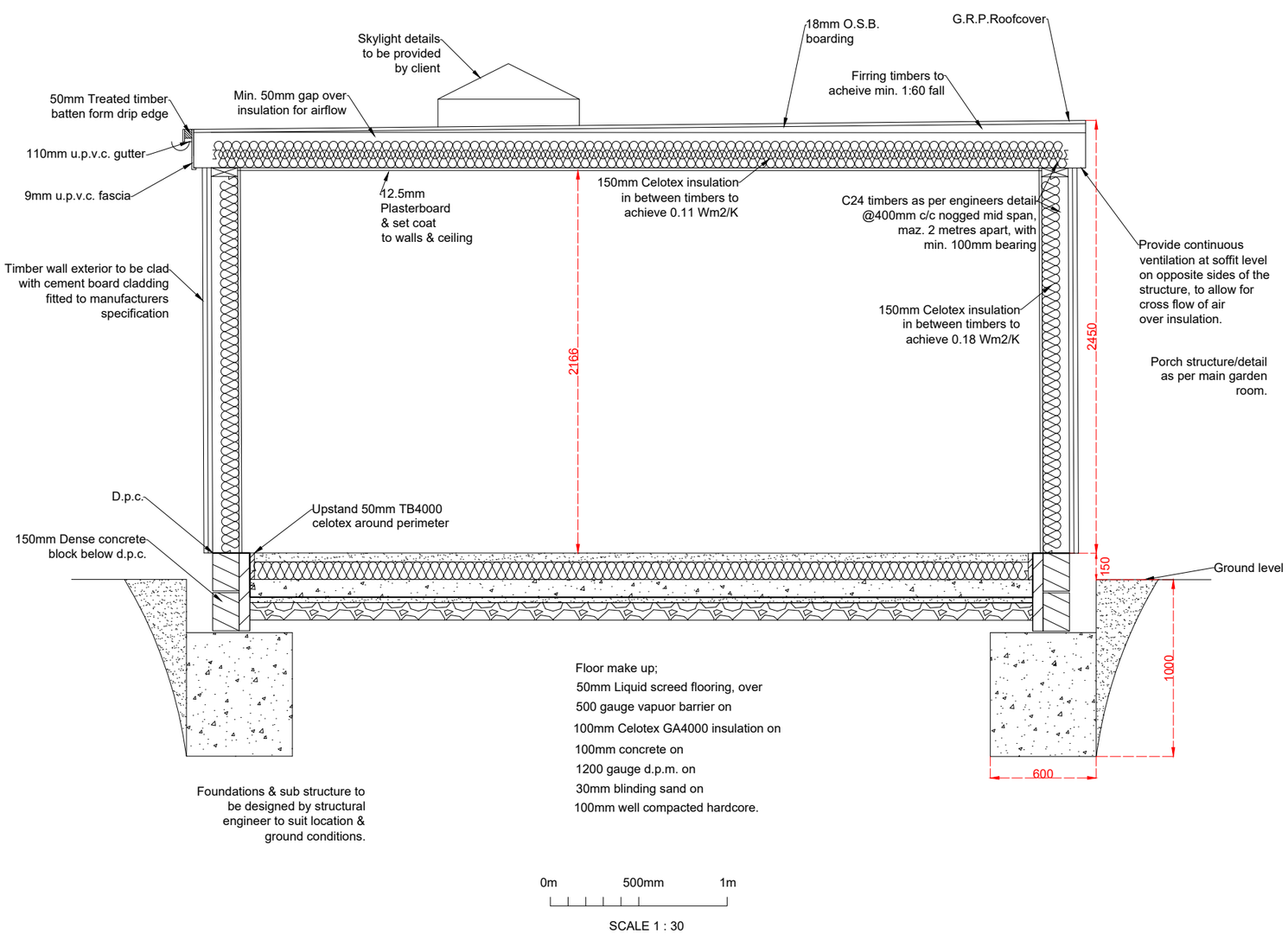

Section AA Garden Room

SPECIFICATION :-

FOUNDATIONS: Mass concrete foundations to a min.depth of 1000mm. width 600mm, but to suit soil conditions & any trees as agreed with building control inspector. Concrete mix as per engineers specification, to be poured to 450mm below existing d.p.c level. Depth must be 150mm lower than & remain min. 500mm from any adjacent drains . Should any drains be within 3 metres of the foundation, local water authority must be informed and a Declaration of works be sought. All foundations & sub structure to be designed by structural engineer.
WALLS: All load bearing masonry shall be in accordance with BS 5628 and non load bearing masonry to BS 8200. Below G.L cavity construction of 150x215x440mm dense concrete blwk. Above G.L. 150x50mm C24 timbers in filled with 150mm Celotex insulation, to acheive 0.18Wm2k ,with sole plate on top of d.p.c. with min. 50mm overlap, anchored to blockwork with M12 x 150mm resin bolts @ 450mm c/c. Timber walls to be sat upon a d.p.c. course min. 150mm above ground level and nogged mid span and taken up to the underside of the rafters with a 150x50mm top plate. Rafters secured to plate. Internal side of wall to be fitted with 12.5mm plbd & set. Doubled timbers over all doorway & window openings, or as per engineers detail, bolted together with toothed washers using M12 bolts @ 600c/c. Exterior to walls to be clad with 11mm o.s.b. boarding, covered with breathable roofing felt, with 25x50mm battens, covered with cement board cladding to acheive min. 30 mins fire protection, and as per manufacturers specification.
INTERNAL WALLS; 100 X 50MM treated timbers 400mm c/c on vertical timbers, with top & sole plates, nogged mid span & infilled with 100mm acoustic insulation, boarded with 12.5mm plasterboard & set coat. Wall structure adjoining the existing garage to have a 1200 gauge d.p.m. in between new timbers & existing brickwork, linking into the floor slab d.p.m. to seal against any damp ingress from the brickwork.
FLOORS: 50mm liquid screed flooring on top of 500 gauge membrane, on top of 100mm 'Celotex' insulation (achieve 0.13 Wm/2K) on top of 100mm concrete slab incorporating A142 reinforcing mesh, on top of 1200 gauge D.P.M with 30mm blinding sand on top of 100mm compacted hardcore.
FLAT ROOF; G.R.P. Roof cover to BS 6229 over 18mm o.s.b. boarding, fixed to firring timbers to acheive a 1;60 min fall, secured to C24 timers (see engineers detail) @400mm c/c, nogged mid span no greater than 2 metres apart. Rafters to be infilled with 150mm Celotex insulation to achieve 0.11 Wm2K. a min.50mm gap must be maintained over the celotex insulation to allow air flow from soffit vents.
Existing garage roof to be overhauled & amended to suit new levels & falls. New G.R.P. roof cover to be fitted throughout.
STORMWATER DRAINAGE: Investigate existing rainwater pipework on site to check suitability of new connection & additional volume. If required 100mm half round u.p.v.c. gutters to 65mm downpipes to 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm pea shingle to a cellular crate geo fabric wrapped soakaway min.: 1 cubic metre per 20Sq.m of roof area below invert level and min. 5 metres from the building.
FOUL DRAINAGE: All pliumbing to BS 5572. 38mm u.p.v.c. wastes with 75mm deep seal traps. Provide 100mm dia. osma underground pipe laid to min. 1;40 falls and surrounded by 100mm of 10mm shingle. New 450mm chamber installed to allow for rodding/access.
GLAZING: Provide Argon filled in u.p.v.c. windows and door frames. Any external doors or any areas that are below 800mm from finished floor level must be fitted with toughened glass. All glazing to be to BS 6206 and to a min. U value of 1.2.Wm2K. Ensure that that there is no thermal bridging or air leakage around frames. Bedroom to be fitted with means of escape access, min.450mm wide x ,0.33Sqm. opening max. 1100mm from finished floor height.
STEEL WORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 12.5mm plasterboard and set. Padstones on all seating as indicated on structural calculations. Min bearing 100mm on party walls and 150mm at all other times. Ensure transfer of loads by dry packing as required. See engineers details for steel/beam sizes.
VENTILATION: Provide background ventilation 8000mm Sq.m trickle vents, controllable and sited to avoid draughts to all habitable rooms fitted into the heads of window frames. Provide min 1/20th floor area ventilation to all habitable rooms.
ELECTRICAL & LIGHTING: All electrical work to be installed, tested and inspected by NEC registered electrician, providing an electrical installation completion certificate to BS 7671 and building regulations Part P. Efficiency min. 75 Lumens/circuit watt.
HEATING:Client to provide details of electrical heaters to be fitted throughout.
STRUCTURAL STABILITY: Structural engineer is responsible for checking all designs/requirements. Foundations & sub structure to be design by engineer to accommodate site location & conditions.
FIRE: Fit smoke detectors to all bedrooms & hallway, linked, to BS 5839. All voids between the existing garages & new structure to be completely filled with brick/mortar or Ablative Batts, taken right up to the roof deck & sealed with intermiscent mastic , including any services that may penetrate the walls.The wall that adjoins the existing garages to be fitted with 30mins fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 12.5mm plasterboard and set.

This drawing is for the purpose of planning and building control. Do not scale from this drawing for construction. The builder is responsible for checking on site all dimensions and relevant information prior to the commencement of work

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