CL/SfB (31.9) Hh2

April 2003

NOTE 1: DIMENSIONS/LEVELS
All dimensions and levels to be checked by contractor prior to work commencing on site. Any dimensional or level error to be reported to the employer before work begins.

NOTE 2: MATERIALS AND WORKMANSHIP
All workmanship and materials to be in strict accordance with BS 5617 (1978). Code of practice and specification.

NOTE 3: DATUM
Datum to T/S screed in existing dwelling.

NOTE 4: FOUNDATIONS
Provide 600x250mm min. 1:2:3 mix traditional concrete strip foundation, laid at an indeterminate depth as agreed with the Building Control Inspector on site during excavation of same.

NOTE 5: WALLS
Wall Construction:
All brickwork and blockwork to comply with BS 5628 Part 3.
Internal and External leaf type (100mm)
Cavity:
100mm min. clear cavity with 60mm rigid insulation board held in place on the inner skin with insulation retaining wall ties. Wall ties to be Stainless Steel 200mm min. in length to BS 1243. Spaced horizontally at 750mmc/c and vertically at 450mm c/c.
Openings:
Cavities to be closed at eaves and verges with 12.5mm non-asbestos cavity closer. Nb. Thermal bridges around opening in external walls to achieve a 'U' value of not more than 0.7W/m²K by using 35mm min. polystyrene insulation.
Abutment:
Where new wall abutts existing, new cavity to be continuous with existing cavity.

NOTE 6: GROUND FLOOR CONSTRUCTION AND DAMP PROOF COURSE
Provide 75mm thick sand/cement screed on 100mm concrete slab on 50mm polystyrene slab on PIFA 2000 gauge DPM on 25mm well compacted blinding on 300mm well consolidated hardcore in layers not exceeding 150mm.
Provide a min 100mm wide horizontal DPC to outer skin of external cavity wall with extra wide DPC to inner skin lapped with floor DPM. DPC to be min. of 150mm above finished ground level.

NOTE 7: VERTICAL DPC
Provide a 150mm wide Vertical DPC at all jambs, (inc. where sun lounge window/door abutts existing wall), lapped with cill DPC, provide 35mm min. polystyrene insulation to jambs and window cills to prevent cold bridging, achieving 'U' Value 0.7W/m²K.
NB Provide 25mm polystyrene insulation b'ween MS post and inner leaf where post is inside cavity to prevent cold bridging.

NOTE 8: ROOF CONSTRUCTION
Tile or Slate to match existing, on 25x50mm TrSw battens on roofing felt on 38x150mm C16 rafters @ 400c/c, 38x122mm C16 C/joists, 38x100mm C16 hangers @ 400c/c, 38x100mm C16 Binder, 50x250mm C16 Hip Rafters and 25x175mm C16 Ridge Board.

NOTE 9: EAVES AND ROOF VENTILATION
Install Manthope C1200N over fascia ventilators and C400 rafter ventilators (or equal) to provide eaves ventilation to the roof space equivalent to 10000mm²/metre in accordance with Building Regulations approved Document F2 1995 and/or BS 5250 1989

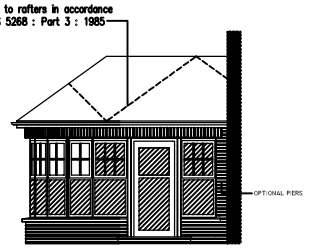
NOTE 10: WINDOWS
All windows to be built into openings using MS Galv. Straps or as specified by supplier. Windows shall have an opening sash equal in total to 1/20 of the floor area in the room to which it serve.
All windows of habitable rooms shall be fitted with trickle ventilation of 8000mm² min., and 4000mm² min. for all other rooms.
All windows less than 800mm ht. above FFL shall be glazed w/toughed safety glass. All glazed screens and doors less than 1500mm ht. above FFL shall be shall be glazed w/toughed safety glass. In accordance w/Technical Booklet V of the Building Control Regulations.

NOTE 11: TIMBER
All structural timber to be C24 grade to BS 5268 Part 2 : 1991 unless otherwise indicated and to be 'Dry' or 'KD' (Kiln dried) and so marked on site.

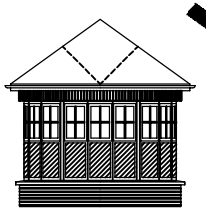
NOTE 12: WALLPLATE
Provide 50x100mm TrSw wallplate to t/s of wall using 30x5x450 Galv. MS. straps fixed down wall at 1200mm max. c/c and doubled up over window/door openings.

NOTE 13: LATERAL RESTRAINT STRAPS
Lateral restraint shall be provided at floor/ceiling joists and rafter level in the form of 30x5x1200mm Galv. MS. straps fixed down at 1200mm max. c/c and doubled up over window/door openings.

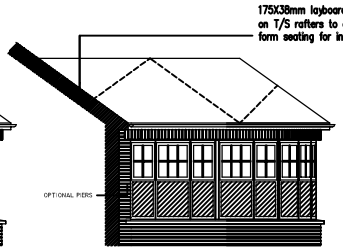
NOTE 14: EXTERNAL RENDER or BRICK
First Coat - 12mm sand and cement render as straightening coat, scratched to receive float coat
Second Coat - To match existing dwelling.



TYPICAL SIDE ELEVATION
Scale 1:100 [TYPE 'B' PULL WALL ABUTMENT]

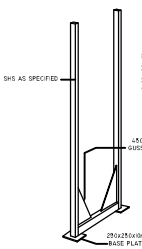


TYPICAL FRONT ELEVATION
Scale 1:100

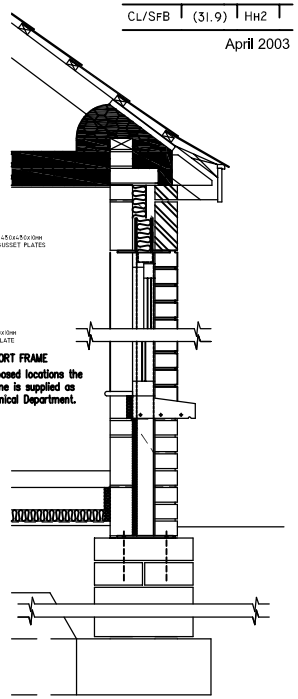


TYPICAL SIDE ELEVATION
Scale 1:100 [TYPE 'B1' ROOF/WALL ABUTMENT]

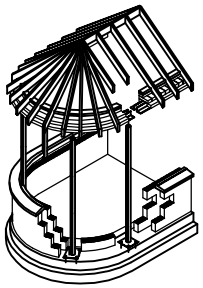
SUN-LOUNGE LINTEL SPECIFICATION
Keystone Bow factory fabricated Sun-lounge lintel - c/w factory fitted location spigots for easy installation - on MS posts designed by Keystone Technical Department c/w 10mm thick Base Plates secured to solid footing 300mm below finished floor level.
* Where a Cathedral or Vaulted ceiling is required the Keystone Ridgebeam Cradle must be used to support the roof structure and resist roof spread. Refer to Typical Construction Data, Dwg. No. SL-BW-002-V



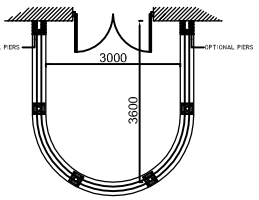
KEYSTONE INVERTED SUPPORT FRAME
On large Sun-lounges and in exposed locations the Keystone Inverted Support Frame is supplied as specified by the Keystone Technical Department.



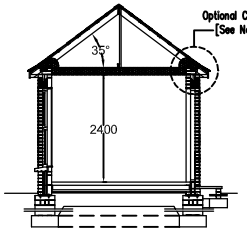
DETAILED SECTION
Scale 1:20



TYPICAL CONSTRUCTIONAL 3D EXPLODED DETAIL
Not to scale



GROUND FLOOR PLAN
Scale 1:100



TYPICAL SECTION
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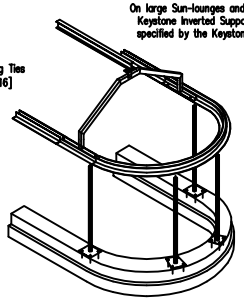


***TYPICAL STRUCTURAL 3D EXPLODED CRADLE DETAIL**
Not to scale

NOTE 15: ELECTRICAL
Building to be wired to comply with 16th edition of IEE Regulations. Wall mounted socket outlets and switches (other than isolators) in entrance storey, shall be located not more than 1200mm or not less than 450mm above the floor level, including the cord of a pull switch which shall terminate not more than 1200mm above the floor level in compliance with Technical Booklet R. Dec. 2000 of the Building Regulations.

NOTE 16: STRUCTURAL RIGIDITY
Roof Anchorage - First rafter and collar tie to be bolted to main wall at 450mm c/c using Rawl bolts or similar proprietary fixing. MS support posts and factory fitted baseplate to be bolted down on top of solid footings built up to 300mm below FFL.
Wracking resistance provided using 9mm plywood secured to U/S of ceiling joists prior to any decorative finishes.
* Where a Cathedral/Vaulted ceiling is required the Keystone Ridgebeam Cradle must be used to support the roof structure & resist roof spread. Ref: Typical Construction Data, Dwg. No. SL-BW-002-V

NOTE 17: LEAD - All lead to be treated w/Patination Oil
1. Flashing to be code no. 5 to BS 1178
2. Soakers to be code no. 4 to BS 1178
3. Valley/hips to be code no. 5 to BS 1178

NB. Provide DPC tray in existing cavity at abutment of roof over Sun Lounge Extension, positioned immediately above level of flashing.

NOTE 18: RAINWATER GOODS
To match existing dwelling.

NOTE 19: CEILINGS - Plaster/Timber
Plaster Type A - 9mm Plasterboard, band and skim ceiling.
Timber Type B - T.G.&V. Sheeting painted/varished with Class '1' Surface Spread of Flame, on 38x25mm Tr.Sw. battens @ 400 c/c.
Provide 500 gauge vapour barrier to each ceiling to be positioned on the warm side of 150mm Rockwool Insulation as applicable.

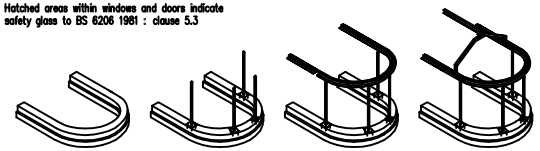
NOTE 20: DRAINAGE
All drainage pipework to be uPVC 100mm dia., to BS 4660 packed in granular fill laid to a min fall of 1:40 (foul and storm). All drainage pipework passing 1000mm from structure to be encased in concrete. Provide 150mm deep RC lintols over pipework passing through walls and 50mm flexicell packing to pipe.
All manholes shall be 600x600mm min. internal dimensions built off a 150mm precast concrete slab in 215mm b/work and provided with a medium duty cover and frame fixed in accordance with BS 467.
All rainwater gullies not connected directly to a manhole or are in excess of 2000mm in length shall have a rodable gully.

NOTE 21: INSULATION OF PIPEWORK AND DUCTS
Provision shall be made for the insulation of pipes and ducts using 40mm thk. insulation material for pipes and 50mm thick 'armaflex' for ductwork in accordance with BS-5425 1977.
[Heating circulation pipes to BS 5422 : 1990.]

NOTE 22: SMOKE DETECTORS
Self contained smoke alarms shall be provided in the positions indicated on plan.
Smoke alarms shall be capable of detecting smoke and giving an audible alarm and shall comply with BS 5446 pt. 1 (2000) and installed to BS 5446 pt. 1 (2000)
Smoke alarms shall be permanently wired :
1. Separately fused at the distribution board
2. To which no other equipment is connected
3. Where RCD is used is not connected to a RCD which is also used in connection w/any other circuit

Where more than one smoke alarm is provided each shall be connected to the other so that all give an audible alarm if any one detects smoke.
There must be at least one smoke alarm on each storey, not more than 3000mm from every bedroom door and not more than 7000mm from every door to a living room or kitchen. They should be located as described in para.121 of Technical Booklet E

Hatched areas within windows and doors indicate safety glass to BS 6206 1981 : clause 5.3



TITLE :
TYPICAL CONSTRUCTION DATA FOR KEYSTONE BOWED SUN-LOUNGE TYPE 'B'

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SCALE : AS PER DWG.

DWG. NO. : SL-BW-002

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