

Construction Details

Any errors or omissions to be reported to Lime Green Associates immediately. Figured dimensions only to be used - do not scale this drawing. If in doubt ask! All dimensions are given in millimetres. The contractor shall satisfy himself as to the validity of dimensions prior to any work, fabrication or ordering of materials being undertaken. Where applicable, this drawing shall be read in conjunction with others that may form part of a set (such drawings need not necessarily have been produced by Lime Green Associates) along with any specification and/or bills of quantity. All structural timbers to be SC3 stress graded unless otherwise stated - all timbers are to be treated against insect and fungal attack with approved and certified preservatives. All work and materials used shall comply fully with the relevant British Standard and/or Code of Practice as defined within the Building Regulations Approved Documents and any subsequent amendments.

New External Walls

Extension superstructure constructed using a structural timber frame constructed on-site in accordance with design details provided by the structural engineer. Full design details and calculations to be provided to satisfy building control. Frame generally to be constructed using 38 x 140mm treated timber studs at 600mm centres insulated using 140mm Rockwool Timber Frame Insulation packed tightly in voids between studs to give a u-value of 0.28 w/m²K. Finish outside of timber frame with 9mm BBA-3 OSB Sheathing Board and Glidevale TF200 Thermo 'High Performance' breather paper. Finish frame internally with Tyvek Airguard vapour barrier or similar high performance vapour control barrier and 12.5mm plasterboard with skim finish. Finish externally with 32x47mm treated softwood battens and 22 x 150mm treated softwood feather edge boarding.

Studwork Partitions

To be constructed using 100 x 50mm treated softwood studs, heads, soleplates and noggins finished both sides with 15mm Gyproc Wallboard and skim. Behind showers finish partitions with 15mm Gyroc Aquaboard screw fixed to studs at 300mm centres. Provide 100mm thick mineral wool insulation quilt, minimum density 10kg/m³, in void between studs for sound insulation purposes.

First Floor Construction

22mm Weyroc PFB floor deck on metal webbed engineered joists designed and manufactured by a specialist contractor who will provide full design calculations to satisfy building control.. Underdraw generally with 12.5mm Gyproc Wallboard and skim and provide 100mm un-faced mineral wool quilt (minimum density 10kg/m³) between all joists to give a total sound resistance for the construction of 40dB.

Roof Construction

Roof to be constructed using 47x150mm treated softwood rafters at 400mm centres. Double up rafters to locations of any rooflights. Wallplate to be secured to walls using 30 x 5mm galvanized mild steel straps at 1200mm centres. Provide noggins at strap positions.

Roof Covering

Roof to be covered using slates to match buildings on-site, on 50 x 32mm treated softwood battens gauged to suit slates, on Tyvek Pro breathable roofing membrane with black eaves sheet. Ensure continuity of with wall insulation at eaves.

Rainwater Goods

Nominal 100mm diameter half round black pvc-u gutters with 63mm diameter downpipes discharging into underground drainage points as shown on the drawings.

Above Ground Drainage

40mm diameter PVC-u wastes with 75mm deep seal anti-vac traps to all fittings discharging into drainage points as show on the drawings.

Soil & Vent Pipes

In positions as shown on the drawings provide 100mm diameter pvc-u soil and vent pipes terminating with proprietary through tile terminals to match the roof covering. Ensure terminal is located at minimum of 900mm above any opening into the building.

Foul Drainage

100mm diameter flexibly jointed best quality clayware pipes and fittings to BS 65 laid to minimum fall of 1/40 bed and surround in selected pea gravel where pipes run below drive with less than 600mm cover the pipe shall be protected with a concrete paving slab as diagram A4 in approved document H. Where drain passes through wall provide rocker pipe bridged with reinforced concrete lintol allow 50mm clearance around pipe and mask opening with non-degradable board. Inspection chambers to be as 'Hepworth PPIC' fitted with cast iron cover and frames, in drive fit MB2 45/60 covers. New foul drainage to be connected to existing manhole leading to mains sewers.

Storm Drainage

To be 100mm diameter flexibly jointed clayware pipes and fittings complying with BS 65 laid to a minimum fall of 1/60 in selected pea gravel bed and surround. Inspection chambers to be as 'Hepworth PPIC' fitted with cast iron cover and frames, in drive fit MB2 45/60 covers. Storm drainage to be connected to new soakaways..

Ventilation

Windows to all habitable rooms to have an opening of not less than 1/20th of the floor area of the room in which they are situated some part of the openable area to be 1750mm above finished floor level. Windows fitted with lockable fasteners to give a minimum of 8000mm² of background ventilation. Kitchen to be fitted with extract fan capable of extracting at a rate of not less than 60 litres/sec. Utility to be fitted with an extract fan capable of extracting at a rate of not less than 30 litres/sec. W.C, bathrooms & En-suites to be fitted with mechanical ventilation capable of extracting at a rate of not less than 15litres/sec.

Windows

Windows to be timber framed and double-glazed with Pilkington K glass double-glazed sealed units to give a U value for the window not exceeding 1.6w/m²k. Where indicated on the elevations windows to provide emergency escape are to be installed giving a minimum unobstructed opening of 0.33m² with a minimum of 450mm opening height or width, the bottom of the opening is to be not more than 1100mm above floor level. Windows to be fitted with mulit-point lockable fasteners to provide a minimum of 8000mm² of background ventilation to the room in which they are located.

Glazing

Glazing to window openings within 800mm of finished floor level within 300mm of a door opening and in doors with glazing within 1500mm of finished floor level to be laminated safety glass complying with BS 6206: 1981.

Smoke Alarms

Provide and install automatic fire detection and alarm system in accordance with BS 5839: Part 1 to L3 standard. Electrician to provide on completion a wiring certificate confirming that the wiring to smoke alarms conforms to the current I.E.E regulations. A copy of this certificate is to be forwarded to L.A Building Control.

Electrical Installation

Switches and socket outlets for lighting and other equipment in habitable rooms are to be installed at an appropriate heights between 450mm and 1200mm from finished floor level. All new light fittings (including lamp, control gear and appropriate housing, reflector, shade or diffuser or other device for controlling the output light) are to be fittings that only take lamps having a luminous efficacy greater than 45 lumens per circuit-Watt. External lighting attached to the building to be operated by a lighting control to automatically extinguish the lights when there is enough daylight and when not required at night. Electrical installation to be carried out by a person who is a member of the Building Regulations Approved Document P competent persons scheme. All electrical work is to comply fully with the recommendations of Part P and the fundamental principles for achieving safety given in BS 7671 2001 Chapter 13. Upon completion of the work a certificate declaring the work is in accordance with the above and has been tested and found to be acceptable must be passed to the inspector. The certificate must be completed by a member of the Part P competent persons scheme.

Heating & Hot Water Installation

tbc

Heating Controls

tbc

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PROJECT LOCATION

3 Lee Hill, Lee Brockhurst, Shrewsbury, Shropshire, SY4 5RZ

DRAWING



Typical Construction Details



FOR

DATE



J Thompson & D Jackson



SCALE

DRAWING NUMBER

LGA 240D05