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Drawing/Construction Notes

Coneco Services (UK) Ltd

Drawing Number scd/1061/2011

Rainwater goods

To be UPVC 110mm half round gutters with 68mm dia down pipes. To existing underground drainage.

Electrical installation

The electrical installation is to be carried out by a qualified electrician to Building regulations Part P & BS7671 with 'IEE Wiring Regs to 17th edition' .
New rooms to be provided with one high efficiency light fitting, only capable of excepting lamps of a greater efficiency than 40 lumens per circuit watt. All light fittings to be fitted 450mm and 1200mm above floor level.

Studwork & Partitions

To be 1/2hr fire resistance studs to be 100mm x 50mm @ 400ctrs fixed to sole plate & head plate of same section secured to floor & ceiling joists. Provide noggins to support edges. Finish with 1 layer 12.5mm plaster board on both sides. Use 100mm absorbent material (fibre material 10Kg/m3 to be placed between studs. Finish both sides with 3mm plaster finish.
Supporting studwork to be double 100 x 47mm C16 sw @ 400 ctrs. Double header & foot plate 100 x 47mm C16. Supporting joist under studwork is 2No 100 x 47mm C24 with 100 x 10mm plate secured with 12mm bolts at 250mm staggered ctrs.

Ceilings

To be 12.5mm plasterboard on 50 x 150 joists at 400 ctrs

Drainage

New drains to be B.S. 8301 to be 100 dia clayware or Plastic bedded and surrounded in pea gravel laid to fall of 1:40. Lintol over drainage passing through foundation, builder to site check that existing drains to be broken out or sealed are redundant. Seal dead ends with concreat.

Boiler

Any new boiler to be new condensing type. Fitted by a competent person with the correct certification given to Local Authority.

Ventilation

WC, Bathroom & kitchen to have mechanical extract fan to provide min 15, 30, 60 ltr/p/sec intermittent, 15 min over run and controlled by light switch or manual switch. Doors to be undercut to provide replacement air. Opening window areas to be 1/20th of floor area served wit trickle ventilation of 8000mm² at head to new habiable rooms and 4000mm² at head to kithcen and shower room windows.

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Drawing/Construction Notes

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Drawing Number scd/1060/2011

Lintels & steelwork

To be 'Catnic' galv Steel lintels to external walls as reference, as indicated on drawings. Cavity trays over as required. Weep holes @ 1200mm ctrs. Stress line or similar pre-stressed concrete lintels to internal openings. Structural steelwork to be Structural engineers design and to have concrete pad stones with bearings designed by structural engineer. All steelwork & supporting walls to have min half hours resistance provided by 15mm Gyproc fire line board with 5mm plaster skim, or two layers of 12.5mm pl brd and 5mm skim.
No additional fire resistance required to roof structure.

Beams

A Catnic lintel over rear Window type HC80 @ 3.3mtr 1No
B Beam A 152 x 152XUB30 1No
C Beam b 152 x 152XUB30 1No
D Beam C 100x100 box lintel

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New & replacement Windows & Doors

To be purpose made white UPVC '24mm gap' Argon filled Low E double glazed units, with opening as required to give a min 1/20 of room floor area as opening lights. Windows to have controllable trickle vents. min 8000mm sq. All glazing below 800mm, within 300mm of an opening and glazed doors to be toughened or laminated to BS6206:1981. Window to first floor habitable rooms to have escape facility ie: opening light min 450mmW x 750H with a minimum area of 0.33m2.
Windows to achieve 'U' Value of 1.8W/m2 /deg. K.

Pitch & Hip roof construction

To be new or reclaimed tiles to match existing roof, on 38 x 25 treated sw battens on Tyvec breathable felt or similar, on 47 x 150mm C24 treated sw rafters @ max 400mm ctrs. Landed on 100mm x 50mm C16 treated wall plate tied down with 30mm x 6mm galv straps. MS strap at max 2mtrs ctrs and each side of openings. Rafters to be fixed to wall plate with rafter clips/ties/strap. All to manufacturers details. Ridge board to be 47 x 225mm C24. With rafters connected by truss clips & lateral tie straps. Supporting rafters also 47 x 150mm connected with 51mm double toothed connectors at each joint using 12mm nut and bolt.

New cavity walls

To be dense concrete block outer leaf and rendered to match existing, 75mm cavity, filled with 75mm Crown Dritherm 32mm cavity wall batts.Inner leaf to be lightweight insulating block.tied together with st/steel ties to BS1243 at a rate of 5 p/m2. Internal wall to be finished with dry lining 12.5mm Gyproc wallboard on dabs & dots with 5mm skim plaster of 5 p/m2. Internal wall to be finished with dry lining 12.5mm Gyproc wallboard on dabs & dots with 5mm skim plaster finish. Wall construction to achieve 'U' Value of 0.30 W/m2 deg K. Cavities to be fitted with insulate cavity closures to BS spec.

Foundations

600 wide trench fill foundation under all new cavity walls in 4:2:1 depth of foundation to be adequate for sub soil.