



LONDON BOROUGH OF
RICHMOND UPON THAMES
19 FEB 2009
PLANNING

NOTES:
All dimension must be checked on site and not scaled from drawing.

SPECIFICATION:

DRAINAGE:
100 mm dia. glazed stoneware with flexible joints. Laid to 1:40 fall. Surrounded in pea shingle. Inspection chambers 225mm concrete base. Precast manhole sections to BS 497 grade to gulleys. Double seal screw down covers to internal situations. All gulleys back inlet. Foundations over drains arched and reinforced with 2no P.S. concrete lintels.

PLUMBING:
PVCu outlets 100 dia To W.C. 38 to shower. 32 to sink. All require 75 D.S. traps. With rodding access at all changes of direction. All work to BS 5572.

FOUNDATIONS:
Min. 1200mm deep x 450mm wide in C15p concrete or to suit sub-soil conditions and to be agreed on site with the local authority. Insert bridging lintels in foundations where drains pass through. Check existing foundations for suitability to carry additional loading and underpin if required in C15P concrete min. 1m deep.

D.P.C.:
To BS 743 150mm above ground level D.P.C. level to be related to drain invert levels. Vertical D.P.C. to all openings in external walls.

CAVITY WALLS:
102 facing brickwork externally. 75mm cavity filled with 75mm di-therm or similar and 100mm thermalle. shield inner skin with 13mm two coat plaster finish. Use in-galv or similar wall ties @ 900mm horizontal & 450mm vertical ctrs (300mm at reveals) and provide a 150mm wide vertical D.P.C. to reveals where cavity closed with blockwork. Lay a 100mm wide horizontal D.P.C. to each skin, lapped at corners linked to existing D.P.C. & D.P.M. & min. 150mm above finished ground level. All work below D.P.C. to be brickwork & all cavity with 10:1 semi dry concrete to within 150mm of D.P.C. use catnic CNT lintels & CN55 over openings min. 150mm and bearing. All new work to be bonded to existing by either C.T & B. or by the use of Furtib battens and connect cavities.

SOLID WALLS:
305mm Calcon plus 12mm thermal board rendered externally via cement to BS 5262. Plastered internally 225mm brickwork below D.P.C.

PARTY WALLS:
225mm concrete blockwork plastered both sides. Total weight includes plaster 415KG/M2 minimum.

INTERNAL WALLS:
12.5mm plasterboard, 6mm skim either side of 75 x 50 studwork @ 400ctrs and noggins @ 600 ctrs. On 75 x 50 head and sole plates. Double joists under walls running parallel to joists bolted via 12mm bolts @ 600 ctrs.

STUDWORK:
Tie hanging on 18mm x 38mm battens, on tilers felt, on 18mm marine ply on 100 x 50 studwork @ 400 ctrs and noggins @ 600 ctrs. On 100 x 50 head and sole plates. 50mm Celotex Thermal sheathing to walls. 32 between 10mm fall back plasterboard and 6mm skim internally.

CEILING:
Durox over windows & doors in solid walls. Catnic in cavity walls inc cavity tray. Close cavity around vertical openings. Steel R.S.J in bridging situations. Steels on padstones or mass concrete 3:1 mix.

GROUND FLOOR:
65mm sand/cement screed on 100mm C20P concrete on 1200g polythene D.P.M. turned up at edges and linked to D.P.C. on 70mm SD grade polystyrene insulation on 150mm wall compacted sand blinded hard-core. New floor level to line through with existing.

FIRST FLOOR:
18mm T & G chipboard on specified floor joists on joist hangers or built into walls. Cross noggins @ 2.4m ctrs. 12mm plasterboard plus 5mm skim to ceilings. Double 12mm plasterboard ceilings to garage with staggered joints.

WINDOWS:
Double glazed Low E PVCu to be minimum 1/10 of floor area as glass. 120 opening light. Incorporating trickle ventilation 6000m² to habitable rooms and 4000m² to bathrooms. Ventilation via head vents.

VENTILATION:
Windows as above. Bathroom, shower room & kitchen via mechanical extraction providing air change of 15 litres/second for bathroom & shower room. 60 litres/second for kitchen (30 litres/second if cooker hood) 15 minute over run. Roof soffit vent 25mm continuous strip and ridge vents where applicable to allow 6mm continuous equivalent. Flat roof 25mm continuous soffits with 50 x 50 battens on rafters.

PITCHED ROOF:
Concrete interlocking tiles on battens and felt 100 x 50 rafters @ 400 ctrs. Purlin 150 x 75 sited to central wall and house external. Ridge and hip boards 150 x 22 Ceiling joists 100 x 50. Briders 150 x 50. (Over extension at rear x rafters x collars bolted via M12 bolts x ceiling joists) quilt insulation between new ceiling joists. Plasterboard under.

FLAT ROOF:
(COLD DECK) - mineral chipping bedded in 3no layers bitumen felt covering 18mm external quality plywood on fitting @ 1:40 fall all onto flat roof joist as specified on plan. 70mm Celotex insulation between fins internally 5.5mm plasterboard. (WARM DECK) - mineral chipping bedded in 3no layers bitumen felt covering on 6mm exterior quality plywood to protect 75mm Celotex insulation all fixed to onto firings as specified onto flat roof joists as specified on plan. Lined internally with 9.5mm plasterboard.

LATERAL RESTRAINTS:
Via wide 38 x 5mm thick mild steel straps screwed across 3 joists and built into external walls fitted at 1800 ctrs.

RAINWATER DISPOSAL:
1000s. Gutters; 65mm downpipe to 100mm dia. PVCu drains laid to min. 1:40 fall and with a 100mm pass shingle pad and surround to new sewaways min 5m from buildings, 1m3 capacity below invert and filled with hard core. All dimension must be checked on site before work commences. Errors and omissions to be reported. Do not scale off drawing. All work to building regs 1991 + amendments.

LOFT CONVERSION
NEW SECOND FLOOR ON THE REAR ADDITION
REAR EXTENSION
CONVERSION INTO 6 STUDIOS & 1x2 BEDROOMS FLAT

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HAR/SDC/04

DATE: 26.10.08

SCALE: 1:100

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