



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 driveways. Double seal screw down covers to internal situations. All gullies 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 ridding 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 dri-therm or similar and 100mm thermalite. shield inner skin with 13mm two coat plaster finish. Use H-pair 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 & fill cavity with 10:1 semi dry concrete to within 150mm of D.P.C. use catnic CN7 lintels & CWS over openings min. 150mm end bearing. All new work to be bonded to existing by either C.T & B. or by the use of Furfix battens and connect cavities.

SOLID WALLS
305mm Celcon 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 noggin @ 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 fillers 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 (u value .32) between 10mm foil back plasterboard and 6mm skim internally.

INTELS
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 well 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. 1/20 opening light. Incorporating trickle ventilation 8000m2 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 cooler 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 fillers.

PITCHED ROOF
Concrete interlocking tiles on battens and felt 100 x 50 rafters @ 400 ctrs. Purlin 150 x 75 situated to central wall and house external. Ridge and hip boards 150 x 25 Ceiling joists 100 x 50. Binders 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 filling @ 1:40 fall all onto flat roof joist as specified on plan. 70mm Celotex insulation between line internally 9.5mm 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 filled at 1800 ctrs.

RAINWATER DISPOSAL
100dia. Gutters; 65mm downpipesto 100mm dia. PVCu drains laid to min. 1:40 fall and with a 100mm peas shingle ped and surround to new soakaways 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.

LONDON BOROUGH OF
RICHMOND UPON THAMES
19 FEB 2009
PLANNING

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

khev

