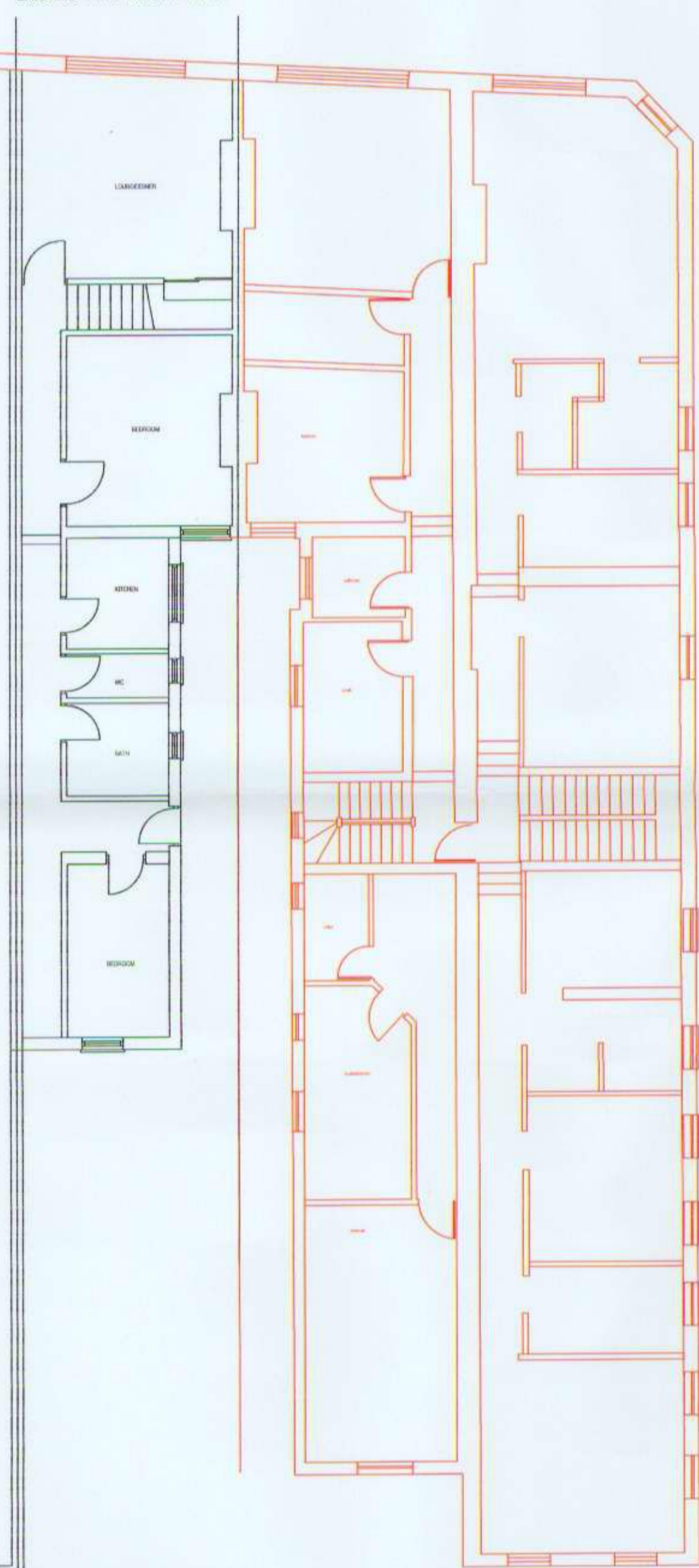
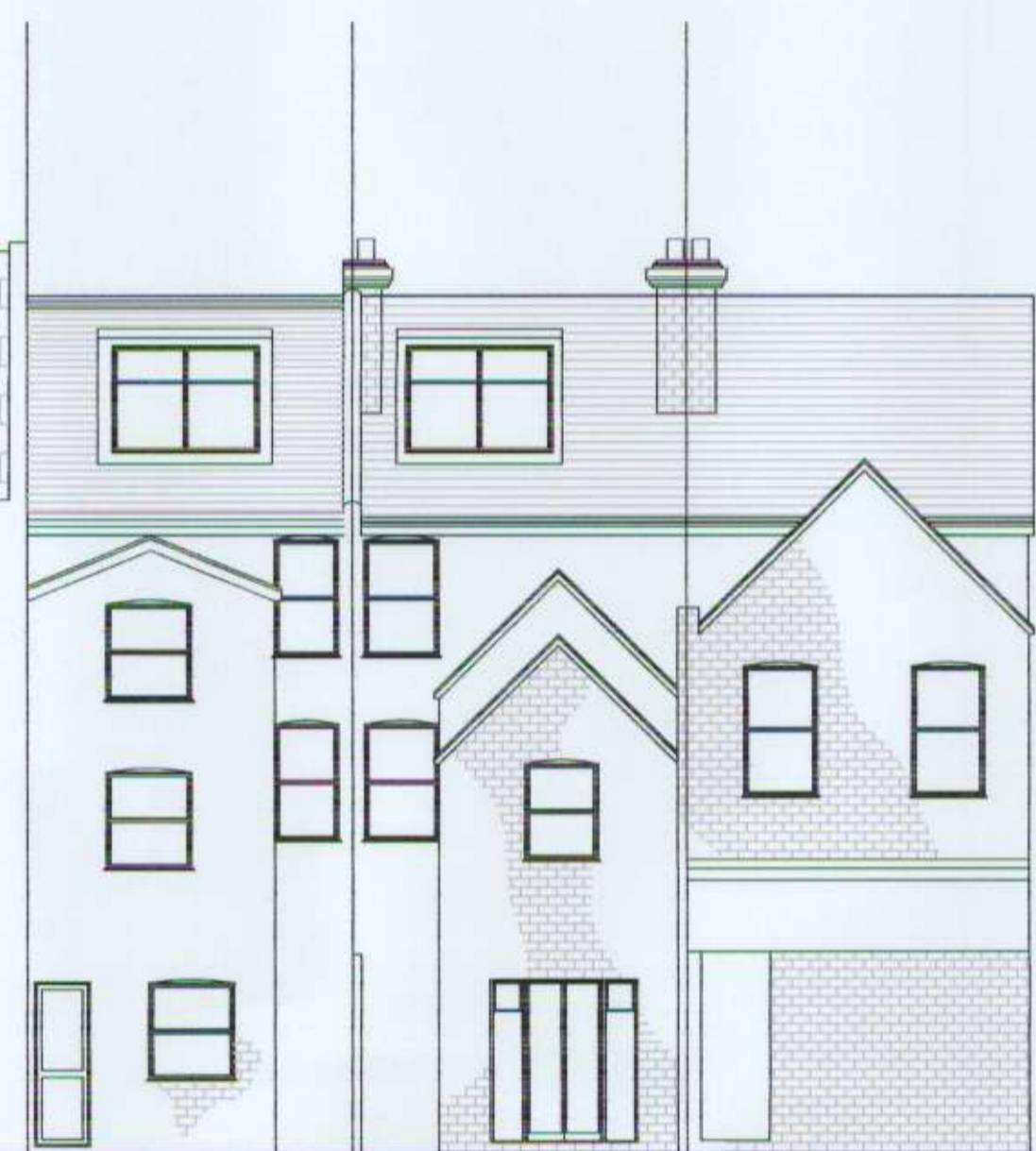
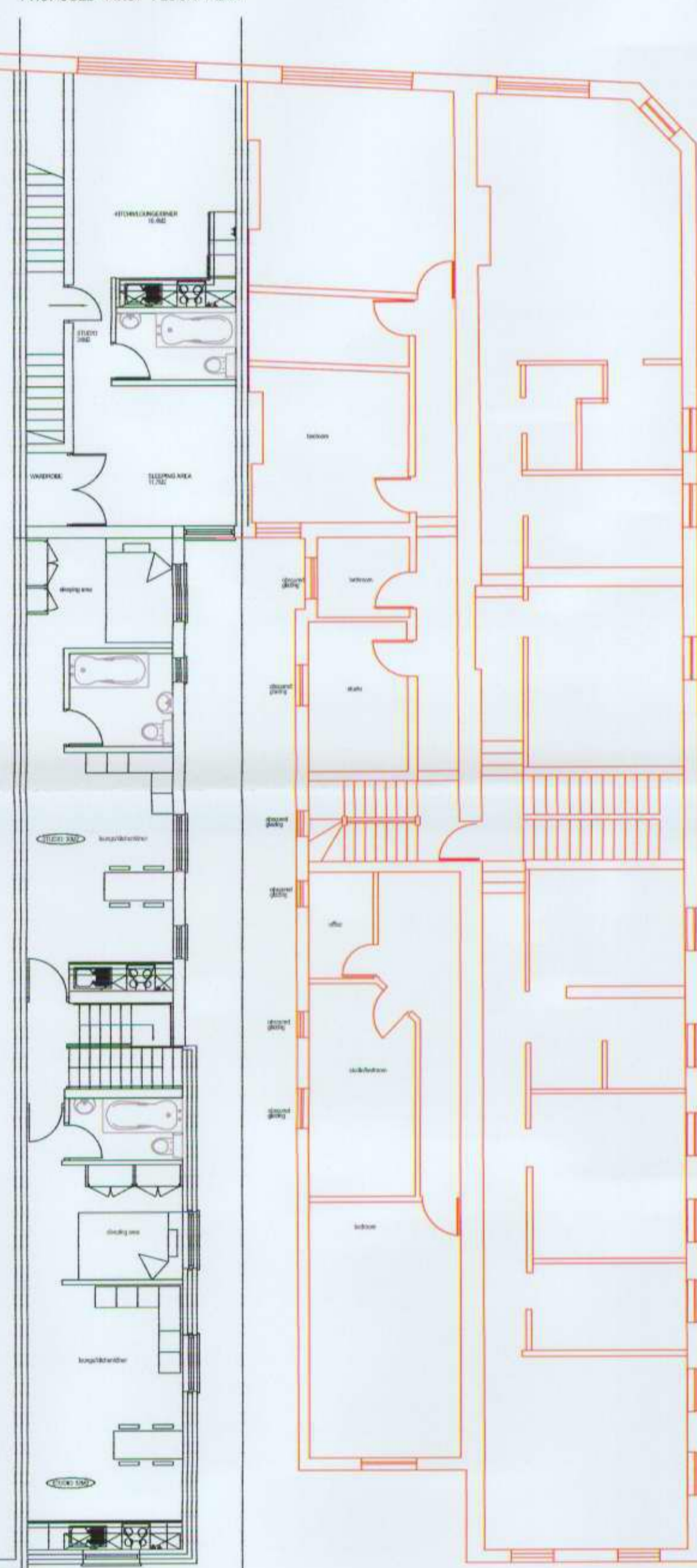


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED REAR



EXISTING REAR



PROPOSED SECTION

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 insets.

PLUMBING
PVCu outlets 100 dia To W.C. 38 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 C15 concrete or to suit sub-soil conditions and to be agreed on site with the local authority. Inset bridging ledels 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-them or similar and 100mm thermally shield inner skin with 13mm two coat plaster finish. Use tri-galv or similar wall ties @ 900mm horizontal & 450mm vertical ctrs (300mm at reveals) and provide a 150mm wide vertical D.P.C. to reveals when cavity closed with brickwork. 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 bricks & CN5 over openings min. 150mm end bearing. All new work to be bonded to existing by either C.T & B. or by the use of Furlex battens and connect cavities.

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

PARTY WALLS
12.5mm plasterboard 6mm skin 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.

INTERNAL WALLS
Tile hanging on 19mm x 38mm battens, on fillers felt, on 18mm marine ply on 100 x 50 studwork @ 400 ctrs and noggin @ 600 ctrs. On 100 x 50 head and sole plates. 50mm Celotex thermal sheathing (or vials. 32) between 100mm full back plasterboard and 6mm skin internally.

STUCCO
Tie hanging on 19mm x 38mm battens, on fillers felt, on 18mm marine ply on 100 x 50 studwork @ 400 ctrs and noggin @ 600 ctrs. On 100 x 50 head and sole plates. 50mm Celotex thermal sheathing (or vials. 32) between 100mm full back plasterboard and 6mm skin internally.

INTELS
Cure 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 positions 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 blinding hard-core. New floor level to lie through with existing.

FIRST FLOOR
18mm T & G chipboard on specified floor joists on joist hangers or built into walls. Cross noggin @ 24m ctrs. 12mm plasterboard plus 5mm skin to ceiling. 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 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 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 fell 100 x 50 rafters @ 400 ctrs. Purlin 150 x 75 studded 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 framing @ 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 rafters as specified onto flat roof joists as specified on plan. Lined internally with 9.5mm plasterboard.

LATERAL RESTRAINTS
Via wide 35 x 5mm thick mild steel straps screwed across 3 joists and built into external walls fitted at 1800 ctrs.

RAINFALL DISPOSAL
1000s. Gutters: 65mm downpipe 100mm dia. PVCu drains laid to min. 1:40 fall and with a 100mm pea shingle ped and surrounded 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.

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

MR H PATEL
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TEDDINGTON
TW11 8RF

HAR/SDC/02

DATE: 26.10.08

SCALE: 1:100

khev

