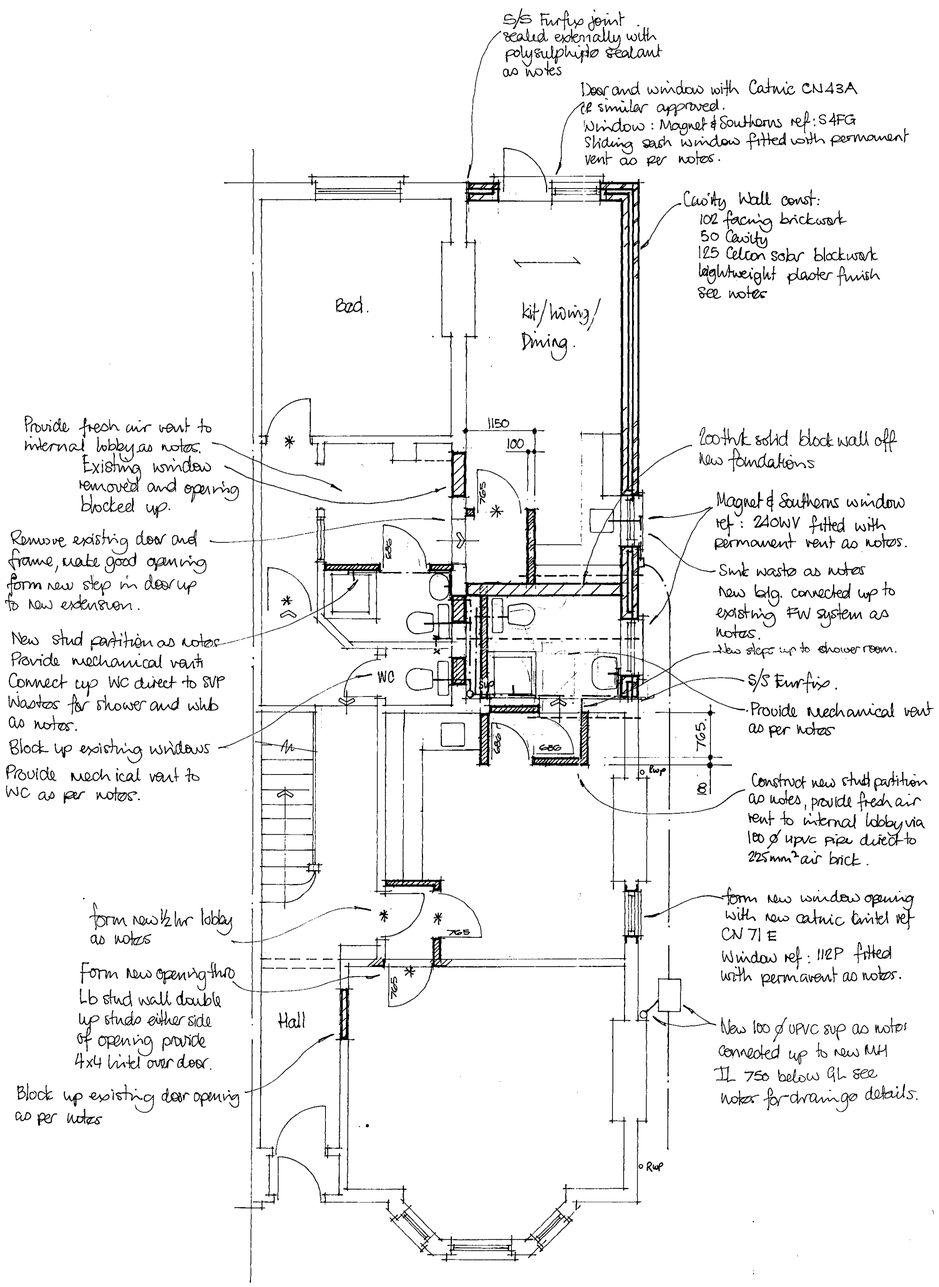
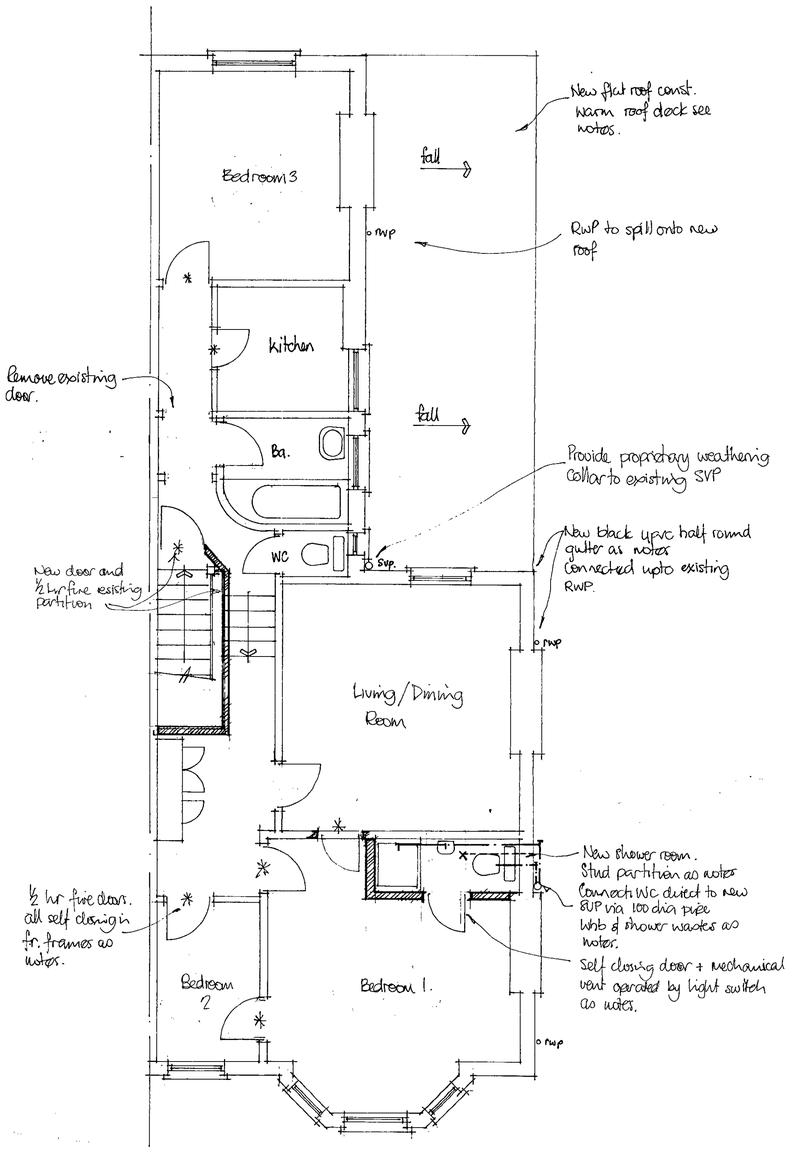


GROUND FLOOR.



FIRST FLOOR.

TIMBER PARTITIONS Studs to be 75mm x 50mm @ 400mm crs. with 75mm x 50mm head & sole plates.(2.4m high max.)
Studs to be 100mm x 50mm @ 400mm crs. with 100mm x 50mm head & sole plates.
Line both sides with 12.5mm plasterboard & set. Infill void with 100mm Rockwool insulation.
Double up joists under partition.

VENTILATION: Minimum opening wincow size to be 1/20th floor area to all rooms, background ventilation of a min. 4000mm² should be provided in the form of a trickle ventilator.(Titon *FL4* or *similar*).
Internal bathrooms and W.C.'s to have mechanical vent capable of providing 3 no. air changes per hour with a min. 20 minute overrun, linked to a light switch.

Bathrooms to be provided with additional mechanical ventilator, where vented by openable window, to give 1 no. air change per hour on a separate switch.

Kitchen to be provided with a mechanical vent,unless kitchen has been provided with an extractor hood.(Provide Greenwood Airvac S200 or similar approved a min.capacity of 215m³/hr.)

All work to be in accordance with the current Building Regulations and Codes of Practice.

Contractor to check all dimensions on site and report any discrepancies.

GENERAL SPECIFICATION

FOUNDATIONS: To be a minimum 1.2m below lowest ground level or to level of adjacent drains, whichever is deeper. To go additional 0.6m below any root activity found in trench. Foundations *formed using 1:2:4 concrete mix with* sulphate resisting cement.

BELOW GROUND DRAINAGE: New drain to be "Hepworth" supersleeve flexible clay pipework to BS 65, laid in accordance with manufacturer's instructions, surrounded in 150mm pea shingle to a min. fall 1:40 All new and existing *drains under building* to be encased in 150mm concrete and bridged by RC lintels where passing through walls / foundations.

NEW MANHOLES: New manholes to be constructed on 150mm concrete base using 225mm class B semi-engineering brickwork, flush pointed internally and properly benched around channels. Any internal manholes / gullies to be fitted with *screw down double seal air tight* covers.

ABOVE GROUND DRAINAGE: New soil and vent pipes to BS 5572, 100mm PVC taken 1000mm above any window within 3.0m with balloon grating.New wastes to be 100mm from WC,38mm from bath,shower & whb PVC with 75mm deep seal traps, resealing type if required. Rodding eyes at all changes in direction.

EXTERNAL CAVITY WALLS: New external wall to be 102mm brick external skin, 50mm cavity, 125mm Celcon 'Solar' or Thermalite 'Turbo' block inner skin. Lightweight plaster and set. All reveals of brickwork to be closed with vertical DPC. Provide DPC a minimum 150 above ground level (both skins to be brickwork below DPC). Cavity to be filled to within 225mm of dpc. Insert wall ties 600mm horizontally and 450mm vertically, staggered, doubled up at reveals.

SUSPENDED GROUND FLOOR 19mm T&G flooring grade chipboard on 100 x 50mm s.w. joists at 400mm crs. on 100 x 50mm wall plates, bedded on d.p.c.'s on 112mm honeycombed brick sleeper walls at 1800mm crs. on 100mm oversite concrete on 150mm well compacted hardcore. New sub-floor to be vented by air bricks at maximum 1800 crs.

FLAT ROOF (WARM CONSTRUCTION): 13mm mineral chippings bedded in hot bitumen on 3 layers of built-up roofing felt to BS 747 laid to CP 144 on 83mm 'Jabdeck' roof insulation fixed in accordance with manufacturer's instruction on single layer of roofing felt on 19mm WBP plywood decking on firring pieces to give a minimum 1:40 fall, on S.W. joists as detailed. Roof void to be sealed at fascia from external air. Ceiling to be 9.5mm plasterboard and skim.

TIMBER GENERALLY: To be SC3 grade (unless otherwise stated) and pressure impregnated with preservative as necessary.

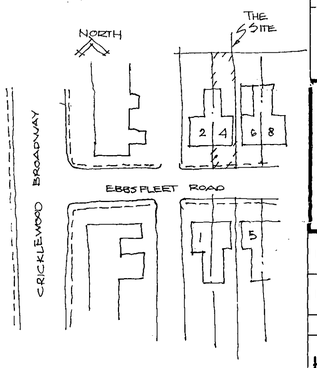
FLASHINGS AND UPSTANDS: Minimum 150mm upstands with code 4 lead or zinc cover flashings at roof / wall abutments.

FLAT ROOF RESTRAINT: Provide restraint to new flat roof using 32mm x 6mm galvanised steel straps tied to external wall at 1.6m crs.

STEELWORK: Encase steelwork in 9.5mm plasterboard fixed to timber cradles and finished with 13mm gypsum plaster and set, with 1.6mm wire binding at 100mm pitch.

RAINWATER GOODS: 100mm UPVC half round guttering with 63mm UPVC downpipes discharging to roddable back inlet gulleys and connected to existing surface water system once located on site by contractor before commencement and agreed with Local Authority.

ACCOMMODATION:
GROUND FLOOR
2No Studio/1bed units
FIRST FLOOR
2/3 bedroom units.



Rev.	Date	Revision	By
A	MAY 93	Layout revised to provide 3 bed unit + 2No 1bed units.	

Client: MR. MULLEY

Project: 4 EBBSFLEET ROAD LONDON NW6

Title: PROPOSED EXTENSION & INTERNAL ALTERATIONS

SHT 2.

Drawn AT3	Checked
Date APR 91	Scale 1:50
Drawing No. HMT/9104/02	Revision A

AZO442