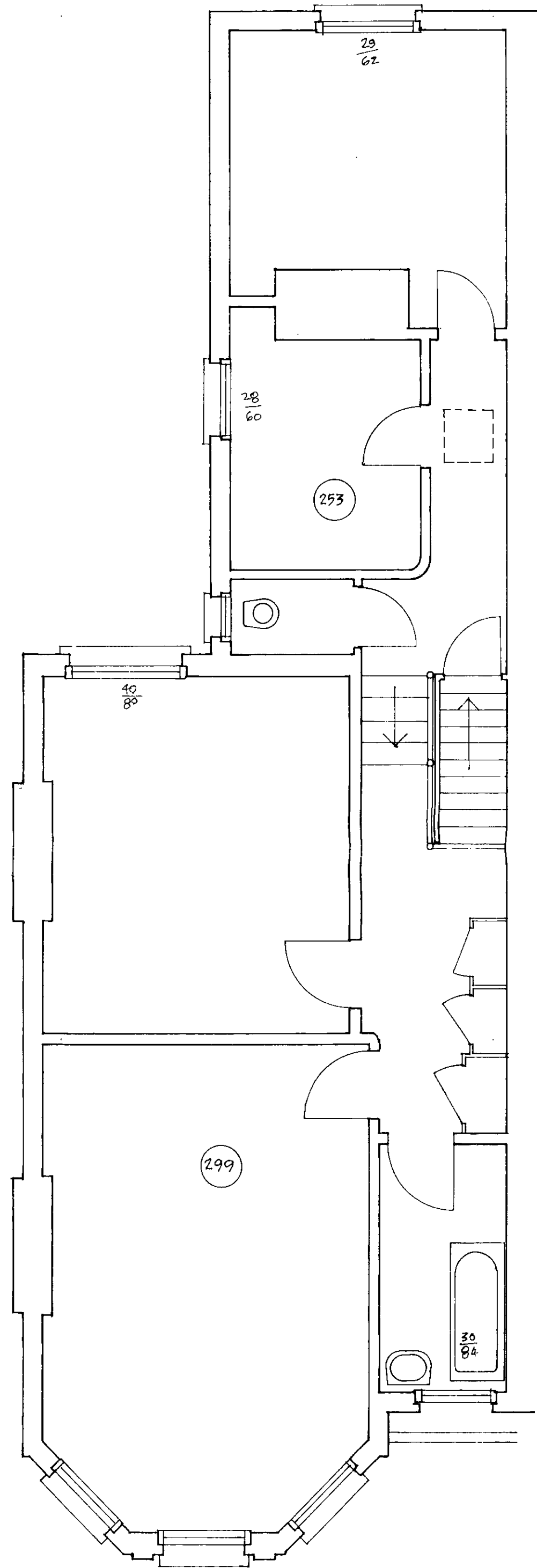
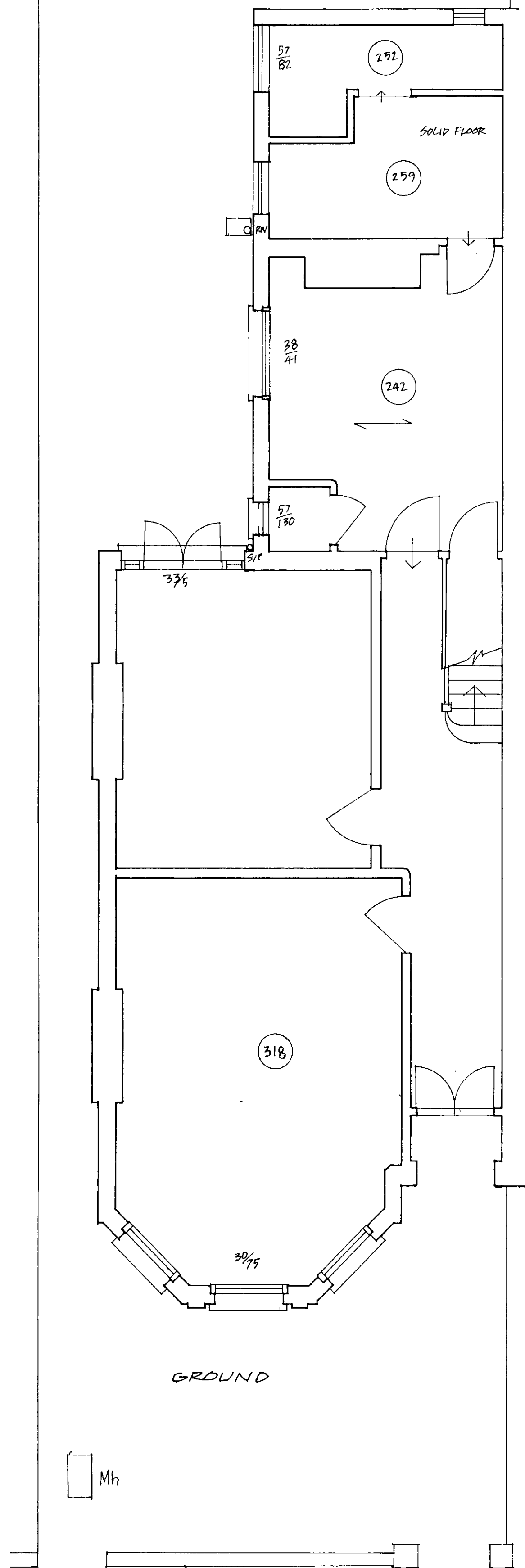
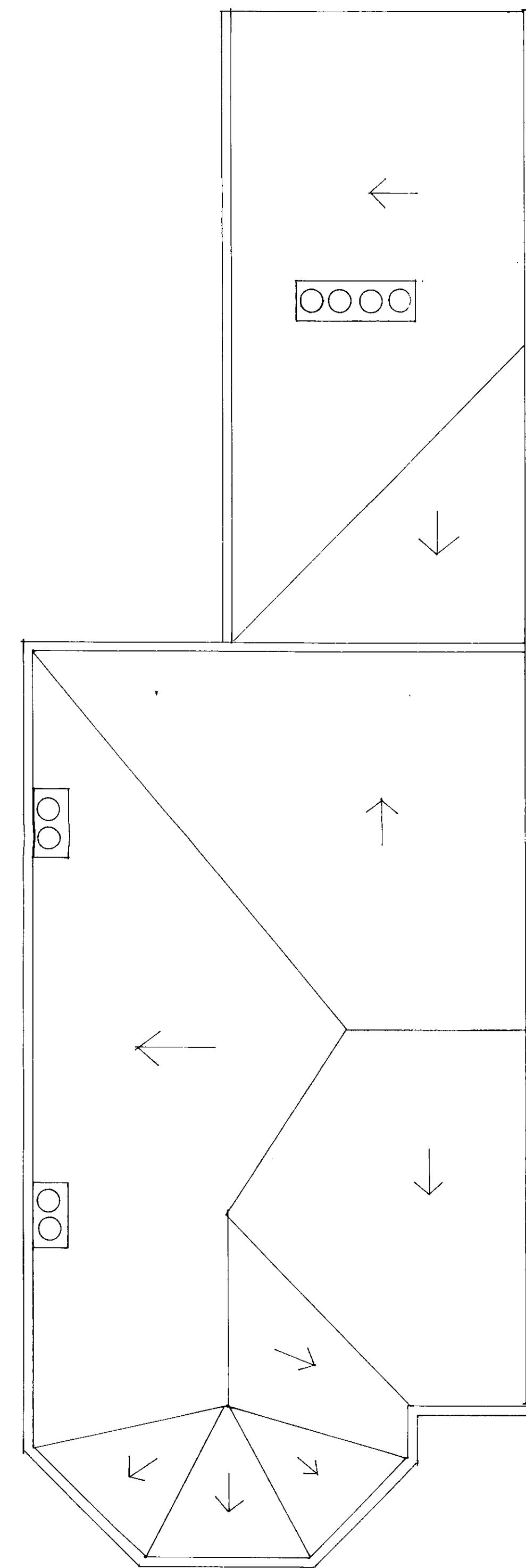


TP9201248



FIRST



ROOF

All dimensions in centimetres.

PCHA Ltd
Architectural
Services
 Oaklands House
 Old Oak Common Lane
 London NW10 6DU
 Tel: 081-453 1177 Fax: 081-965 8985

Site
 190 Fordwych Rd.

Drawing
 Survey

Scale 1:50 Date drawn 2.10.92 by DCA.
 Date checked by

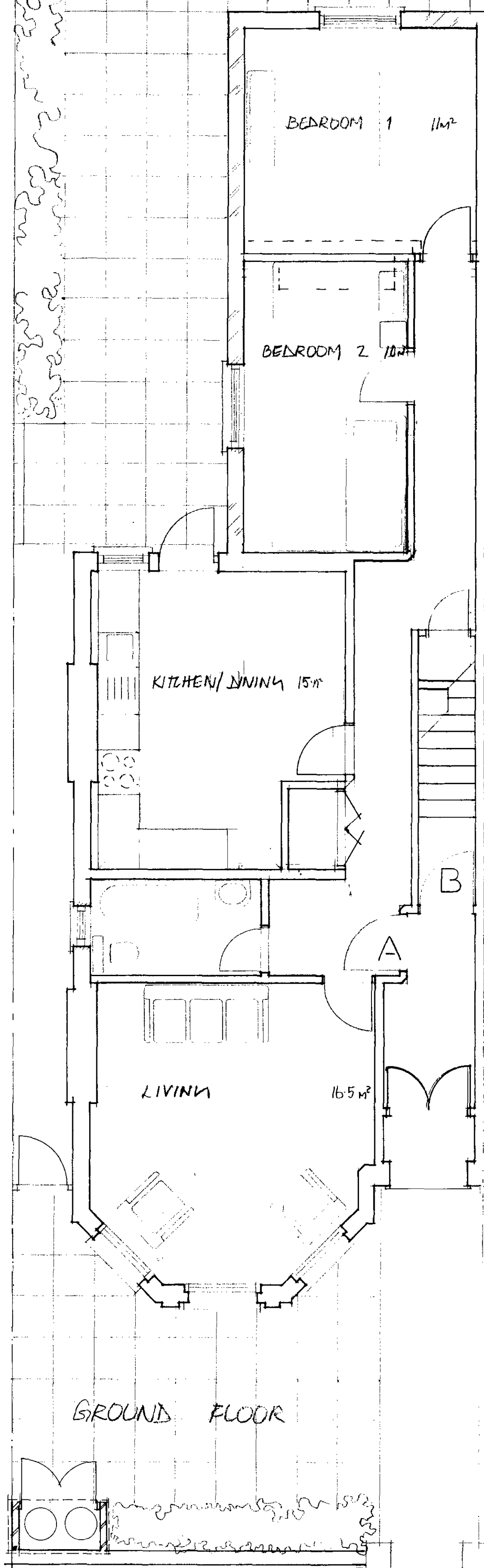
Gross Floor area
 Unit Floor areas
 Accom. schedule

Revisions	Date
A	
B	
C	

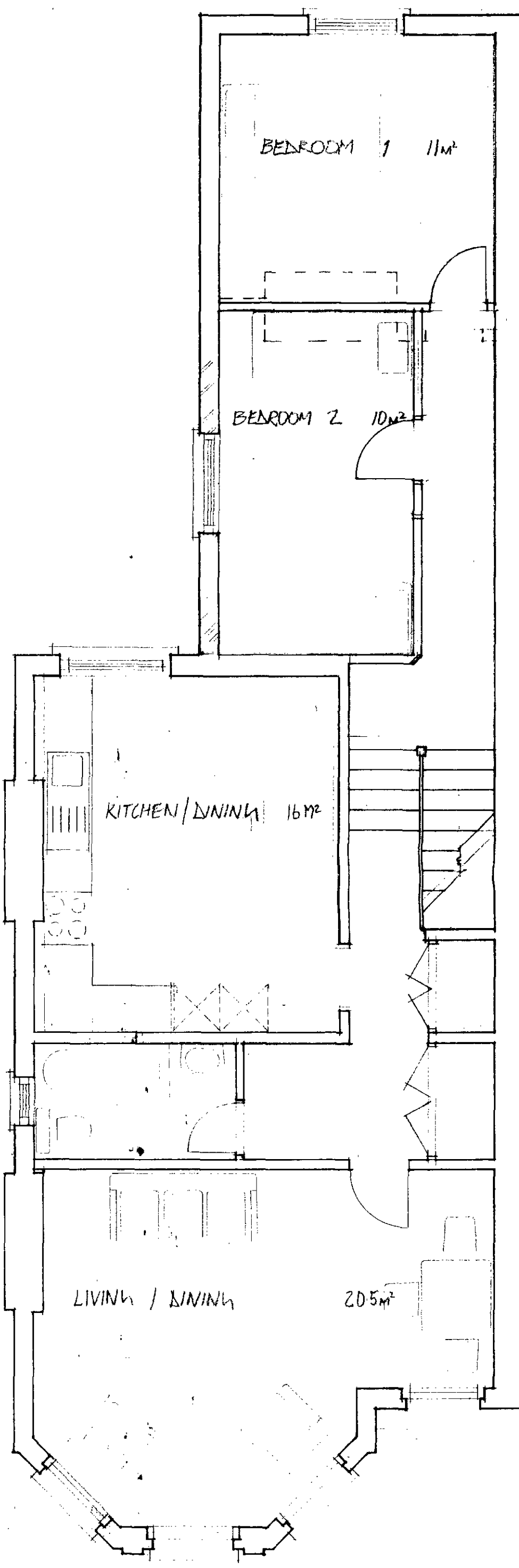
TP9201248

LONDON BOROUGH OF
 TOWN AND COUNTRY PLANNING
 17 DEC 92
 PLANS NOT TO BE USED
 ON BEHALF OF THE COUNCIL

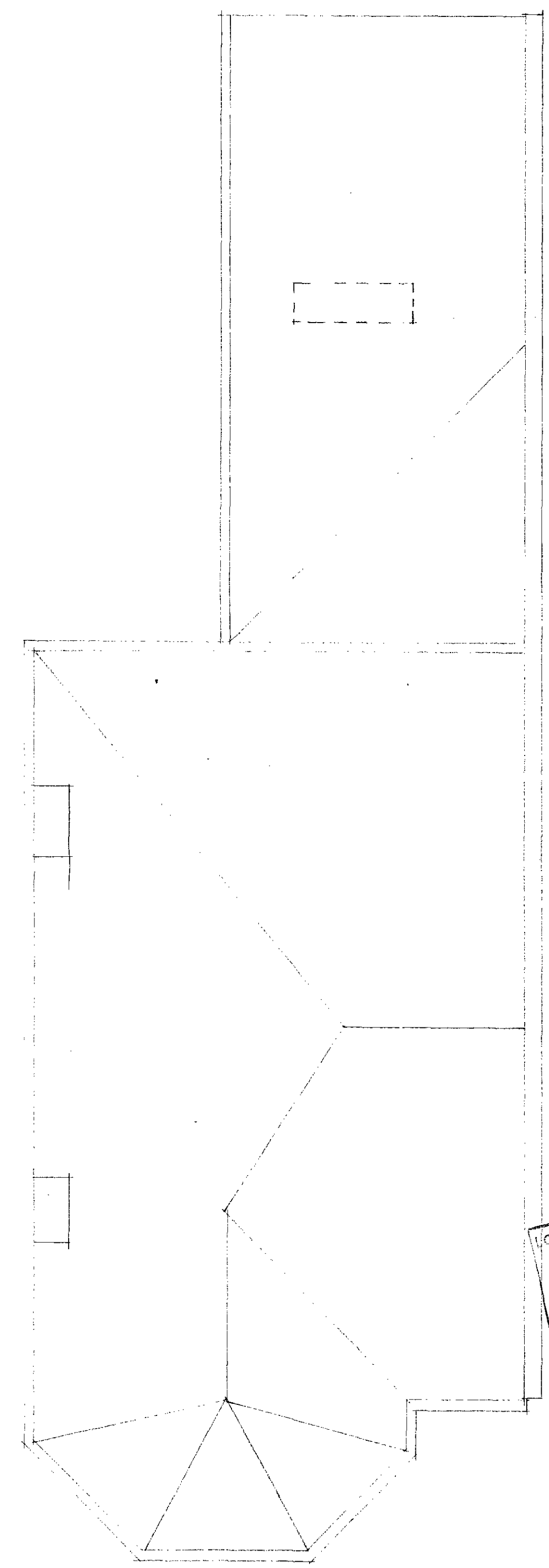
Revision
 765/01



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

- NOTES:**
- Written dimensions to be taken in preference to scaled ones.
 - All setting out, levels, etc. to be agreed with the Architect prior to the commencement of the work.
 - All furniture, fitted cupboards, fixtures, appliances, fittings, floor coverings and existing services to be stripped out and carted away.
 - The installation of drainage shall comply with BS CP 8301:1985.
 - All new drainage unless otherwise shown shall be 'Camdrain' 110mm PVC pipework laid on 50mm pea-shingle and backfilled at least 100mm above the pipework. Where within building perimeter continue around and backfill up to the underside of oversite concrete or floor slab. New manholes shall be either 'Camdrain' universal inspection chambers up to 1 metre deep, 'Camdrain' manhole base and precast concrete (shaft ring) chamber, or constructed in 225mm semi engineering brickwork laid in English bond on a base of 150mm thick (min) concrete on 150mm well consolidated hardcore.
 - Internal manhole/inspection chambers to be fitted with double seal cast iron cover and frame. Where drainage passes through structural walls concrete lintole shall be provided.
 - All sanitary pipework installation shall comply with BS 5572.
 - All baths, sinks and lavatory basins to have 75mm dia deep seal 'P' traps. All appliances to have 40mm dia (min) wastes unless otherwise stated on the drawing.
 - All rooms with external walls/windows to be ventilated with a 90° UPVC extract to BS 450 part 2 giving a free air space of 4.645sq.m. Recuses with boilers to be ventilated in compliance with BS 5440 part 2.
 - Mechanical Ventilation:
 - All bedrooms and WC's to have mechanical extract ventilation of 15L/S, 54m³/h with integral humidity stat with 15 minute over-run providing 3 air changes per hour, wired to light switch.
 - All kitchens to have mechanical extract ventilation of 20L/S with humidity stat wired to switched neon spur.
 - Existing flues (where used for back boilers or boiler outlets) to be lined with 'Kopax' or similar approved flexible stainless steel flue liners. Flue apertures in fireplaces to be sealed with proprietary sealing plates.
 - All solid floors to be of 150mm min. well consolidated hardcore, 75mm 1.8 lean mix, 1200 gauge 'Bluthane' D.P.M., 50mm Styrofoam 'SP' insulation, 100mm concrete slab and 75mm sand and cement sand and cement screed trowelled smooth to take vinyl floor tiling.
 - All internal finished floor levels to be minimum 150mm above finished external ground level. Minimum floor to ceiling height of habitable rooms to be 2300mm.
 - All partitions shown dotted to be demolished.
 - New 'CASHLITE' plasterboard panels.
 - All plasterboard joints to be taped and scrimmed including ceiling to wall.
 - All new partitions shown black or shaded to be constructed as follows:
 - Half-hour partition: 1 layer 12.7mm Gyproc 'Fireline' board with 5mm min. fibreglass mesh.
 - One-hour partition: 2 layers 12.7mm Gyproc wallboard with 5mm min. fibreglass mesh to both sides of partition as specified.
 - All ceilings and stair soffits, bulkheads and downstands to be replaced as follows except where stated:
 - Half-hour ceiling: 1 layer 12.7mm Gyproc 'Fireline' board with 5mm min. fibreglass mesh.
 - One-hour ceiling: 2 layers 12.7mm Gyproc 'Fireline' board, joints staggered, with 5mm min. fibreglass mesh.
 - 1 1/2 hour ceiling: 2 layers of 15.0mm Gyproc 'fireline' board, joints staggered, with 5mm min. fibreglass mesh.
 - Top floor ceiling: 1 layer 8.5mm foil-backed plasterboard with 5mm min. fibreglass mesh.
 - All stud partitions forming a WC compartment or Bathroom to be lined on the compartment side with expanded metal with sand and cement render and set finish.
 - All fire doors to comply with BS 478 part 22. Unit entrance doors shall be half-hour FD20S. Doors within unit shall be half-hour FD20. All fenestration to be half-hour F.R. and glazed in georgian wired rough cast.
 - A 50mm clear airspace shall be left under all Bathroom and WC doors.
 - Timber floors to be boarded with min. 6mm dense hardboard, stapled at 400mm centres. Timber floors finished in PVC tiles to be boarded with 6mm seen bonded plywood screwed at 100mm centres.
 - All sloping roof areas unless otherwise stated to be insulated at ceiling level with 100mm glass fibre quilt laid between joists. Eaves ventilation to comply with BS 2550:1980. All water storage tanks and cisterns to have manufacturer's lids and insulation fitted.
 - Flat roofs unless otherwise stated shall have 'warm roof' insulation i.e. 18mm wip ply, vapour barrier, 75mm Kingspan 'Aerofibre' B9 insulation, sheathing felt and 25mm mastic asphalt with floating kerb detail to parapets/vents.
 - Pipework within roof space, suspended floor, outside building or similarly exposed to be lagged to BS 5970:1981.
 - Pipework within solid floor, shall be installed in accessible steel ducting, with plywood lids, screwed. All joints to be 'Dense' taped.
 - All boilers within fire to have smoke detectors.
 - All areas marked thus to be finished in PVC tile/welded vinyl with coved edges.
 - All areas marked thus to be finished in felt backed vinyl floor covering OR carpet.

LONDON BOROUGH OF CAMDEN
 PLANS NEARLY COMPLETE
 ON BEHALF OF THE COUNCIL
 17 DEC 1992

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Site
 190 FORDWYCH ROAD

Drawing
 AS PROPOSED

Scale
 1:50 Date drawn by
 Date checked by

Gross Floor area
 196 m²

Unit Floor areas
 A - 71m² B - 81m²

Accom. schedule
 Z BED 1 + P Z BED 1 + P

Revisions	Date
A	
B	
C	
D	
E	
F	

Drawing no. 765/02 Revision

TP9 201248

