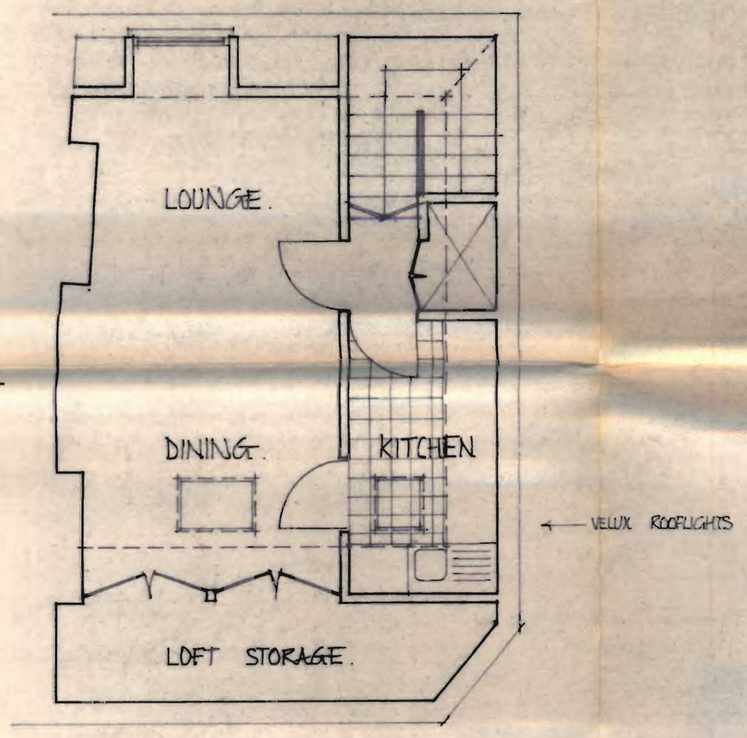
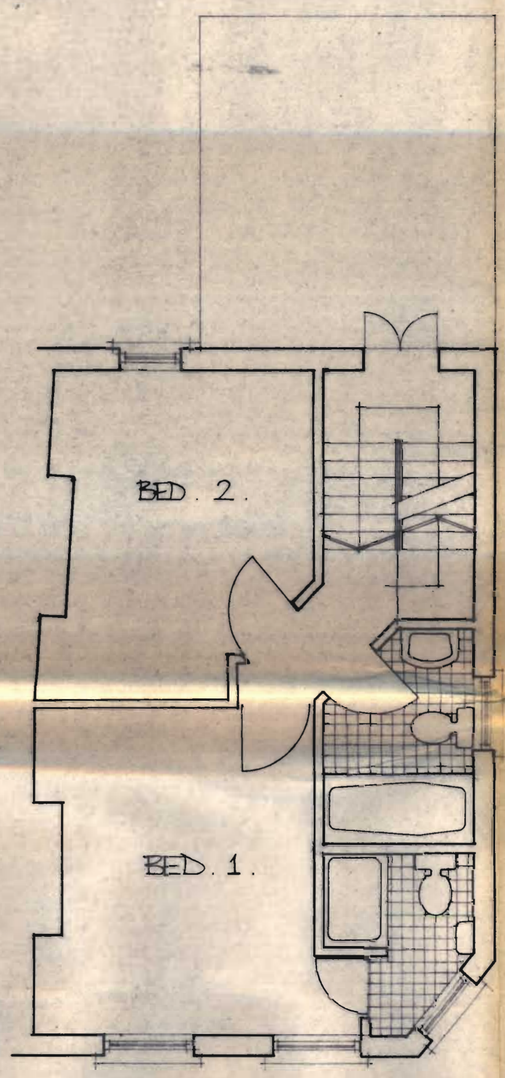
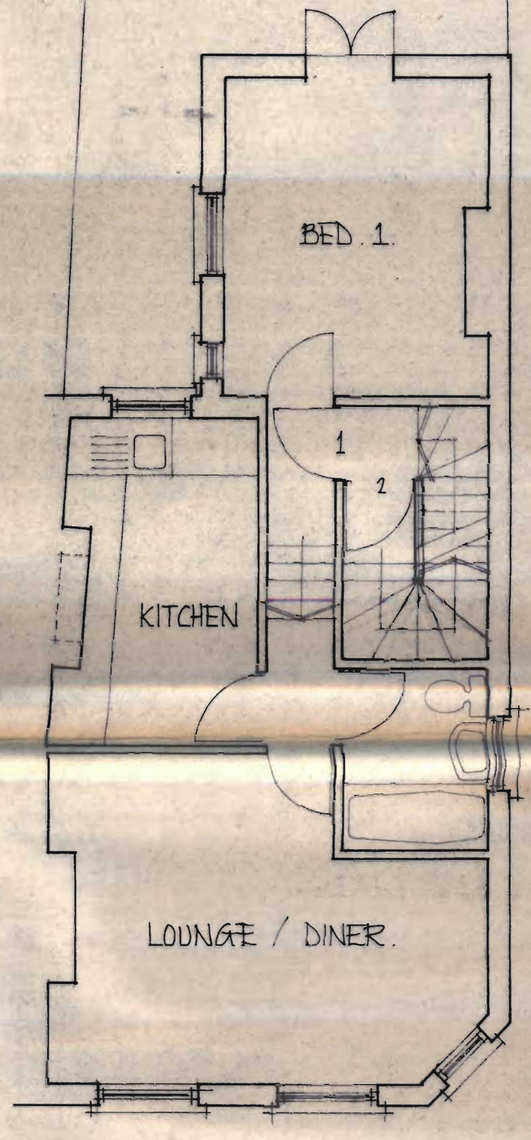


PROPOSED THIRD FLOOR

MANAGERS FLAT.



SECOND FLOOR.



FIRST FLOOR.

ASST. MANAGERS. FLAT.

NOTES:

DRAINAGE AND PLUMBING: All new drainage to comply with B.S. 5579 1979, and new plumbing to comply with B.S. 5572 1978 and both to be agreed on site. New drains to be 102 mm (4") dia. 'Hepsleve' flexibly jointed, vitreous, clay pipes in 150 mm (6") pea shingle surround, to fall minimum 1 in 40. Any existing drains underneath proposed extension, to be exposed and encased in 150 mm (6") concrete if not already so encased. Drains passing through foundations to have approved R.C. lintels over. Any new inspection chambers to be constructed in 225 mm (9") class 'B' semi engineering brickwork, with air tight covers. Any internal inspection chambers or gullies to have double seal, bolt down, air tight covers with access provided in floor. Provide min. 450 mm concrete base to I.C.
All new gullies to be back inlet type and be roddable. New waste pipes to be polypropathane or similar approved type and have rodding access provided at all bends (rodding eyes). All sanitary units to have min 75 mm (3") deep seal traps (not bottle traps). All wastes connected to a common S.V.P. to have anti-syphonage systems where necessary, to maintain traps under working conditions (single stack system). Sink and bath and shower wastes to be 38 mm (1½") dia. and hand basins 32 mm (1¼") dia. unless specified otherwise on plan. Soil and vent pipes to be 100 mm (4") dia. and where passing through any roof to have adequate Code 4 lead flashing around. Provide wire balloon to vent min. 1 metre (3' 3") above top of highest window. All plumbing air tested on completion. New guttering to be 100 mm (4") H.R. type discharging via 63 mm (2½") dia. R.W.P. to surface water drainage system.
All wastes discharging to existing gullies, to do so below grading level and above water level.

FOUNDATIONS: Unless shown otherwise on plan, 'Trench-fill' foundations to within 200 mm (8") of ground level, min 450 mm (18") wide x 1.1 metre (3' 6") deep. Where any tree roots present, continue foundations down to 1 metre (3' 3") below the roots visible or to L.A. approval. All foundations to be continued down to below the invert of any adjacent drains, to Reg. N 14(2). Use 1:2:4 mix using sulphate resisting cement.

BRICKING UP: Existing openings, provide new foundations as above where none presently existing, or provide approved R.C. lintels under new d.p.c., to be lapped to existing, and brickwork to be bonded to existing. Use sulphate resisting cement.

DAMP PROOF COURSE: Use approved lead lined or P.V.C. Type to B.S. 743, min 150 mm (6") above adjacent ground level and lapped to existing d.p.c. Use sulphate resisting cement on all works below d.p.c. level.

STUD PARTITIONS:
HALF HOUR FIRE RESISTANT: 75 mm x 50 mm (3" x 2") stud partitions with noggins and 75 mm x 50 mm sole and head plates, faced both sides 13 mm (½") plasterboard.
ONE HOUR FIRE RESISTANT: Use 13 mm (½") plasterboard and 9.5 mm (⅜") vermiculite/gypsum plaster on both sides, or 19 mm plasterboard on both sides. Double-up floor joists under all new partitions, where parallel to partitions.

FLOORS:
HALF HOUR FIRE RESISTANT: To existing floors consisting of lathe and plaster on 7" x 2" joists with close boarding over, overlay and fix down 5 mm (⅛") dense hardboard to provide full ½ hour fire resistance.
ONE HOUR FIRE RESISTANT: As half hour fire resistant floor above, but provide additional 9.5 mm (⅜") plasterboard and 9.5 mm (⅜") vermiculite/gypsum plaster to provide full 1 hour fire resistance, where existing lathe and plaster ceiling sound. If ceiling to be renewed then overlay flooring as described above and provide new 9.5 mm (⅜") plasterboard with 12.5 mm vermiculite/gypsum plaster ceiling.

STAIRCASES:
HALF HOUR FIRE RESISTANT: Underline all stairs with 6 mm (¼") Asbestolux sheeting with cover fillets.
ONE HOUR FIRE RESISTANT: Underline all stairs with 12.5 mm (½") Asbestolux based sheeting with cover fillets.

STRUCTURAL STEELWORK & TIMBER: All twin universal beams (R.S.Js.) to be bolted together with M.S. separator @ ¼ spaces. All structural members, both steelwork and S.W. beams/trimmers to be encased in 9.5 mm (⅜") plasterboard and 9.5 mm vermiculite/gypsum plaster to provide minimum of ½ hour fire resistance. Use 1.6 mm binding wire at 100 mm crs. All structural timbers to be stress graded to B.S. 4978. Where steel beams are exposed to external weathering encase beams in concrete with min. 52 mm (2") cover all round. (Use D.49 wrapping fabric on steelwork.)

VENTILATION: All rooms to have a minimum of 1/20th of floor area in opening lights. Any internal bathrooms and w.c.s to have mechanical ventilation, ducted to outside, providing min 3 volume changes per hour and 20 minute over run - operated by light switch.
Additional openable vent equal in area to 10,000 mm² (16 in²) where ventilation is by external door only.

GENERAL:
Any pipes passing through compartment walls/floors to be encased 9.5 mm (⅜") plasterboard and 9.5 mm vermiculite/gypsum plaster to provide min ½ hour fire resistance, all to Reg. E.12.
Ducts to be fire stopped at each floor level.
S.C.F.D. - denotes self closing ½ hour fire resistant door, with 25 mm x 45 mm stops screwed to frame.
Provide meter cupboard in common hallway, to be min. ½ hour fire resistant.
Provide fire stops between compartment floors and walls, ensure all new and existing separating partitions on ground floor continue down to oversite concrete (on to d.p.c.).
Provide 3 kW electric immersion heaters for H.W. supply to kitchen and bathroom(s).
Provide mains C.W. supply to all kitchen sinks.

STAIRS:
Any new stairs to comply in all respects to Part H.
Minimum going 220 mm. Maximum rise 200 mm. Pitch 42° private, 38° common. Minimum width: 800 mm private, 900 mm common.
Replacement handrail height to be 840 mm above pitch. Maximum spacing between balustrading to be 100 mm. Balustrade to be not less than 1 · 1 metres high.

HEADROOM: Minimum storey height to be 2300 mm (7' 6"). 2000 mm (6' 7") clear headroom below any new beams.

ELECTRICAL WORKS: To be in accordance with I.E.E. Regulations and position of socket outlets and lighting points to be agreed with owners.

EXTERNAL WOODWORK: Knot, prime and stop, paint with 1 undercoat and 2 coats gloss finish.

The Contractors are to check all dimensions, levels, drain runs and conditions on site before works commence. The Chartered Surveyors **Stuart Henley & Partners** to be notified immediately upon discovery of any errors, omissions or discrepancies. Figured dimensions to be used in preference to scaled dimensions.

All works to be carried out in accordance with the relevant Code of Practice and British Standards, and to comply with the relevant by-laws.

REV. | | | TP 8601610

PROJECT:
CONV. TO FORM 2NO. SC FLATS.

LOCATION
56 CHETWYND RD. NW5.

DRAWING TITLE
PROPOSED FLOOR PLANS.

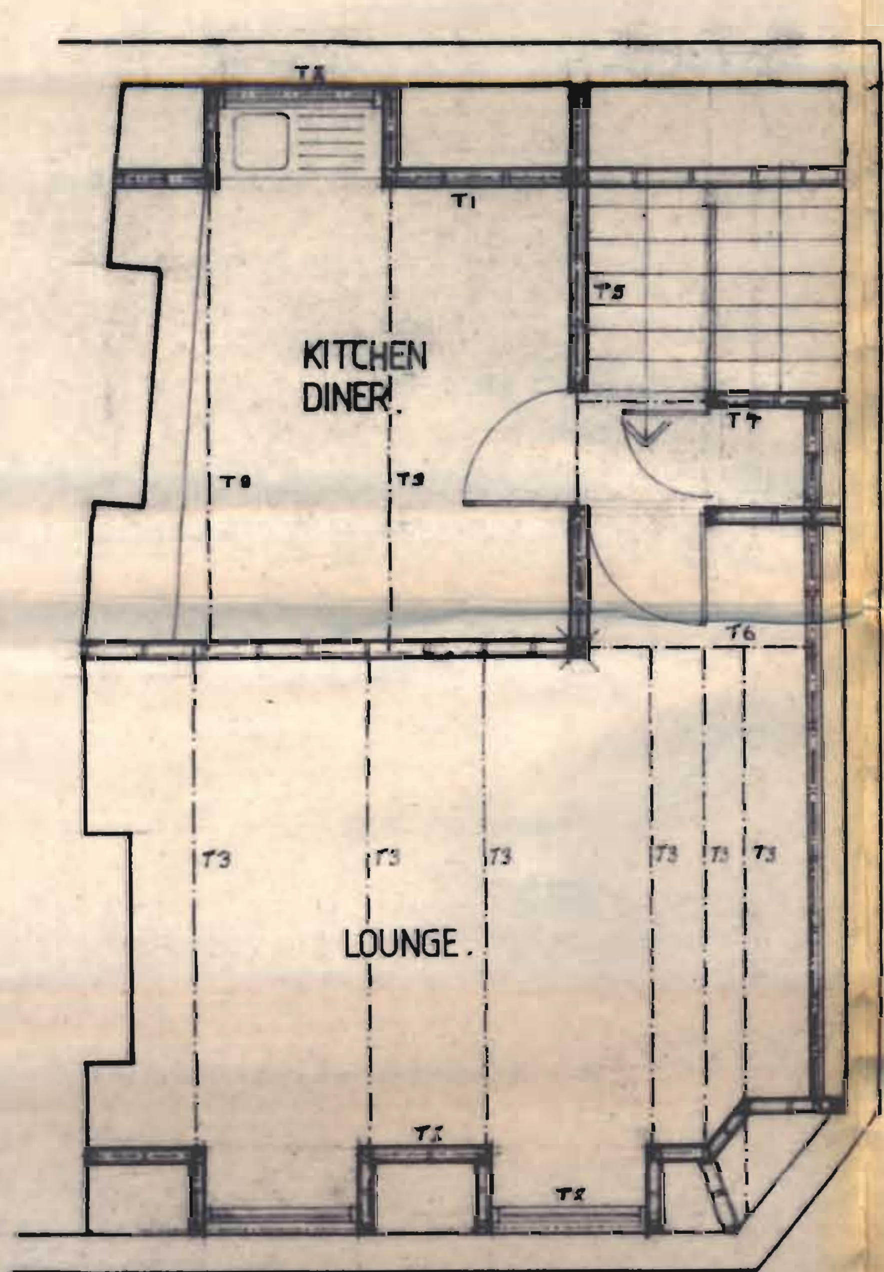
SCALES:	1:50	DRG. No. 686/7	REV.
DRN. BY	GA	DATE AUG. 86.	

STUART HENLEY & PARTNERS,
CHARTERED SURVEYORS,
CONSTRUCTION HOUSE,
18 FRIERN PARK,
LONDON N12 9DA.
ENGLAND.
TELEPHONE (01)-445 1002

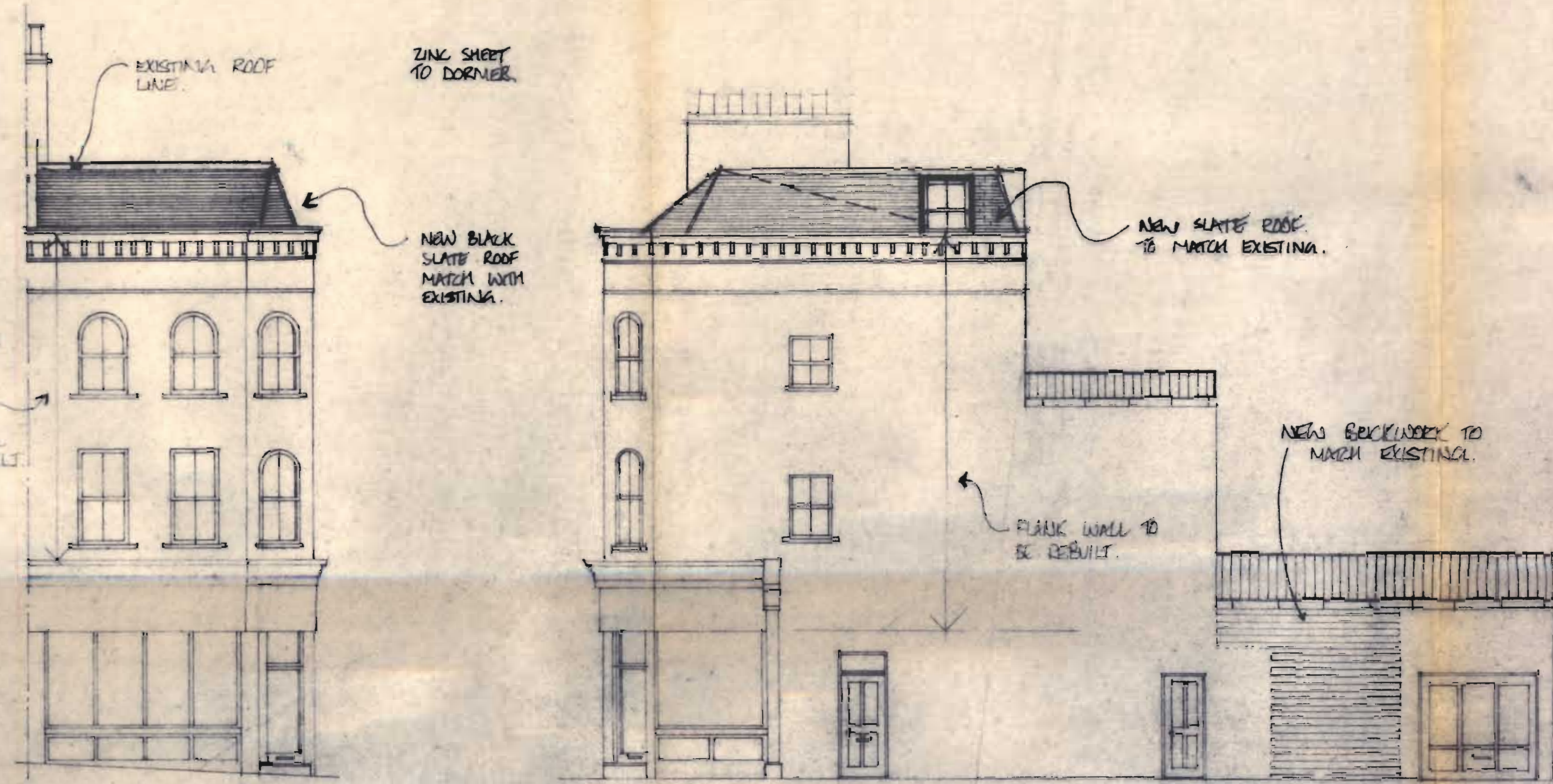
TRIMMER '1'
USE 50 × 150 TIMBERS
TRIMMER '2'
USE 50 × 150 TIMBERS.

POSTS CARRYING TRIMMERS '1' OR '2' OR BOTH USE 50 × 75 BUILT WITHIN THE WALL

NOTE:
ALL TIMBERS TO BE G.S GRADE RED / WHITE.



PROPOSED THIRD FLOOR



PROPOSED: FRONT — SIDE ELEVATIONS

TRIMMERS 3
USE 2 Nº 50 × 175
[UNDER ALL POSTS CARRYING TRIMMERS EITHER TRIMMERS '1' or '2' OR BOTH TO BE BOLTED TOGETHER @ 600 ⅽ/ₗ

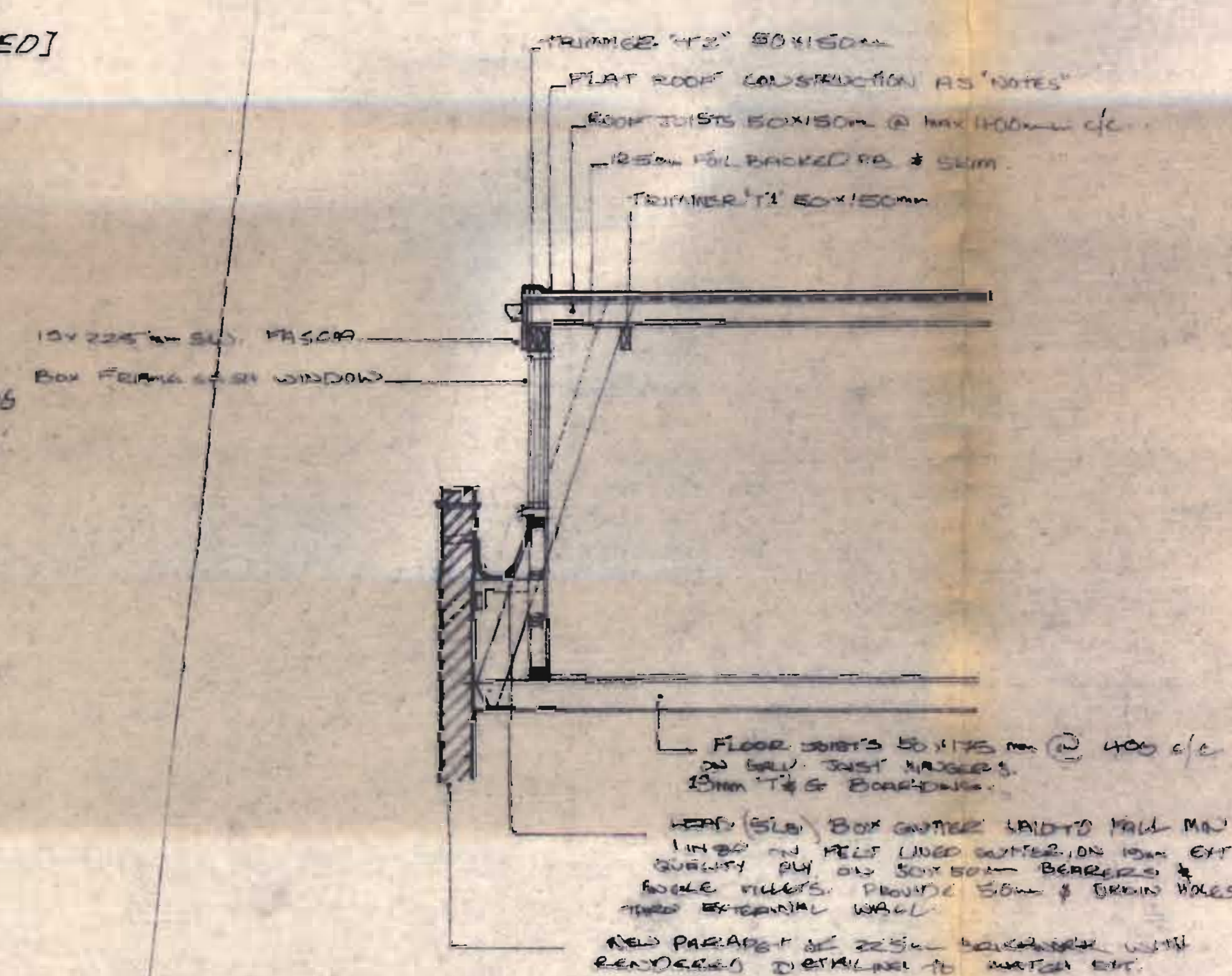
TRIMMER '4'
FOR STAIRCASE TRIMMING
USE 50 × 175

TRIMMER 6
[FLOOR TRIMMING]
USE 2Nº 50 × 175 BOLTED TOGETHER @ 600 ⅽ/ₗ

TRIMMER '5'
EITHER USE G.S GRADE TIMBER 63 × 275 2Nº; BOLTED TOGETHER @ 600 ⅽ/ₗ OR 50 × 175 G.S GRADE TIMBER BOLTED TOGETHER @ 600 ⅽ/ₗ
[TIMBERS TO BE ACTUAL SIZES]

NOTE:
FLAT ROOF.
USE 50 × 150 @ 400 ⅽ/ₗ [REGULARISED].
FLOOR JOISTS.
USE 50 × 175 @ 400 ⅽ/ₗ [REGULARISED]

FOR POSTS CARRYING TRIMMERS 'T5 AND T6' USE 100 × 100



TYPICAL SECTION

NOTES:

FLAT ROOFS. 12.5 mm (½") white spar chippings hot bonded to 3 layers roofing felt (bottom layer to be asbestos based) to B.S. 747 and laid in accordance with C.P. 144 Part 3 1970, on 150 mm × 25 mm (6" × 1") close boarding and laid to fall min. 1 in 80 on firring pieces on S.W. joists [illegible] @ 400 mm (16") centres. Provide 100 mm (4") fibre glass thermal blanket laid on 13 mm (½") foil backed plasterboard ceiling. Provide herringbone strutting between joists and strap irons to tie down joists to reg. D2. Treat ends of joists with timber preservative. Any fascia board to be preservative treated before fixing. Provide a 3 mm gap between fascia board and external wall and between top of wall and deck to ventilate roof void.

LATERAL RESTRAINTS: Provide lateral restraints in roof deck to all unrestrained walls exceeding 3 metres in length with 30 mm × 5 mm steel ties at 1.8 metre centres to schedule 7.

For Two Storey Structures: Provide also lateral restraints at first floor level 30 mm × 5 mm steel ties at 1.8 metre centres to schedule 7.

BRICKWORK:
CAVITY WALLS: 112 mm (4½") facing brickwork with 52 mm (2") cavity and 100 mm (4") Thermalite or Celcon blockwork (800 kg/m³ density max.) internally. Cavity to be filled with [illegible]. 12.5 mm (½") Plaster internally to give U-value [illegible] w/m²°C min. Spacing of wall ties: 450 mm vertically, 900 mm horizontally. Cavity ties every block course at cavity closure. Provide d.p.c. to all unbonded reveals in external cavity walls and d.p.c. (cavity tray) over all openings – allow for weepholes. Use Dorman Long 'combined' lintels over openings (unless specified otherwise on plan) with min 225 mm (9") end bearings. Close cavity at top with 100 mm (4") block.

SOLID WALLS: 200 mm (8") Thermalite or Calcon blockwork (800 kg/m³ density max.) rendered 2 coats sand/cement to C.P. 221 and B.S. 5262 (waterproofing). Below d.p.c. level use 225 mm brickwork. 12.5 mm (½") Plaster internally to give U-value = 1.0 w/m²°C min. Use 1:1.6 mix.

BOND: 'Tooth Bond' new brickwork and 'Block Bond' new blockwork to existing.

DAMP PROOF COURSE: Use approved lead lined or P.V.C. Type to B.S. 743, min 150 mm (6") above adjacent ground level and lapped to existing d.p.c. Use sulphate resisting cement on all works below d.p.c. level.

STUD PARTITIONS:
HALF HOUR FIRE RESISTANT: 75 mm × 50 mm (3" × 2") stud partitions with noggings and 75 mm × 50 mm sole and head plates, faced both sides 13 mm (½") plasterboard.

ONE HOUR FIRE RESISTANT: Use 13 mm (½") plasterboard and 10 mm (⅜") vermiculite/gypsum plaster on both sides. Double-up floor joists under new partitions, where parallel to partition.

FLOORS:
SOLID: 52 mm (2") screed on 3 coats 'Synthaprufe' d.p.m. applied in accordance with the manufacturer's instructions and lapped to new and existing d.p.c's, on 100 mm (4") concrete at or above adjacent g.l., on 150 mm (6") compacted hardcore. Provide 100 mm (4") dia. ducts to exterior, encased in 150 mm (6") concrete, to any existing air bricks, maintaining existing sub floor ventilation. Use sulphate resisting cement for all floors.

TIMBER: 19 mm (¾") T.&G. blockboard flooring on 100 mm × 50 mm (4" × 2") S.W. joists @ 400 mm (16") centres on 100 mm × 50 mm (4" × 2") plates on d.p.c., on honeycombed sleeper walls @ 1.2 metre (4') centres. Provide min 450 mm (18") deep × 225 mm (9") wide concrete foundations under sleeper walls. Provide min air gap of 125 mm (5") beneath underside of joists to top of 100 mm (4") concrete oversite, on 150 mm (6") compacted hardcore. Joists ends to be treated with timber preservative and to be 19 mm (¾") clear of external walls. Provide 225 mm × 75 mm air bricks to external walls @ 1.5 metre centres to reg. C.3.

VENTILATION: All rooms to have a minimum of 1/20th of floor area in opening lights. Any internal bathrooms and w.cs. to have mechanical ventilation, ducted to outside, providing min 3 volume changes per hour and 20 minute over run – operated by light switch.
Additional openable vent equal in area to 1[illegible] mm² (18 in²) where ventilation is by door only.

STRUCTURAL STEELWORK & TIMBER: All twin universal beams (R.S.Js.) to be bolted together with M.S. separators @ [illegible] spacers. All structural members, both steelwork and S.W. beams/trimmers to be encased in 9.5 mm (⅜") plasterboard and 9.5 mm vermiculite/gypsum plaster to provide minimum of ½ hour fire resistance. Use 1.6 mm binding wire at 100 mm crs. All structural timbers to be stress graded to B.S. 4978. Where steel beams are exposed to external weathering encase beams in concrete with min 52 mm (2") cover all round. (Use D.49 wrapping fabric on steelwork.)

ELECTRICAL WORKS: to be in accordance with I.E.E. Regulations and position of socket outlets and lighting points to be agreed with owners.

EXTERNAL WOODWORK: Knot, prime and stop, paint with 1 undercoat and 2 coats gloss finish.

HEADROOM: Minimum storey height to be 2300 mm (7' 6"). 2000 mm (6' 7") clear headroom below any new beams.

DRAINAGE AND PLUMBING: All new drainage to comply with B.S. 5579 1979, and new plumbing to comply with B.S. 5572 1978 and both to be agreed on site. New drains to be 102 mm (4") dia. 'Hepsleve' flexibly jointed vitreous clay pipes in 150 mm (6") pea shingle surround, to fall minimum 1 in 40. Any existing drains underneath proposed extension, to be exposed and encased 150 mm (6") concrete if not already so encased. Drains passing through foundations to have approved R.C. lintels over. Any new inspection chambers to be constructed in 225 mm (9") class 'B' semi engineering brickwork, with air tight covers. Any internal inspection chambers or gullies to have double seal, bolt down, air tight covers with access provided in floor. [illegible] mm Concrete base to I.C.
All new gullies to be back inlet type and be roddable. New waste pipes to be polypropathane or similar approved type and have rodding access provided at all bends (rodding eyes). All sanitary units to have min 75 mm (3") deep seal traps (not bottle traps). All wastes connected to a common S.V.P. to have anti-syphonage systems where necessary, to maintain traps under working conditions (single stack system). All kitchen sinks and baths and shower wastes to be 38 mm (1½") dia. and hand basins 32 mm (1¼") dia. Unless specified otherwise on plan. Soil and vent pipes to be 100 mm (4") dia. and be air tested and where passing through any roof to have adequate [illegible] lead flashing around. Provide wire balloon to vent min 1 metre (3' 3") above top of highest window. New guttering to be 100 mm (4") H.R. type discharging via 63 mm (2½") dia. R.W.P. to surface water drainage system.
All wastes discharging to gullies to be so below grating level and above water level.

FOUNDATIONS: Unless shown otherwise on plan, 'Trench-fill' foundations to within 200 mm (8") of ground level, min 450 mm (18") wide × 1 metre (3' 3") deep. Where any tree roots present, continue foundations down to 1 metre (3' 3") below the roots visible or to L.A. approval. All foundations to be continued down to below the invert of any adjacent drains, to Reg. N 14(2)
Use 1:2½:4 mix using sulphate resisting cement.

BRICKING UP - existing openings, provide new foundations as above where none presently existing, or provide approved R.C. lintels under new d.p.c., to be lapped to existing, and brickwork to be bonded to existing. Use sulphate resisting cement.

The Contractors are to check all dimensions, levels, drain runs and conditions on site before works commence. The Chartered Surveyors, Stuart Henley & Partners to be notified immediately upon discovery of any errors, omissions or discrepancies. Figured dimensions to be used in preference to scaled dimensions.

All works to be carried out in accordance with the relevant Code of Practice and British Standards and to comply with the relevant by-laws.

TP 8601610

REV.	DATE	DESCRIPTION
A	7.3.86	SECTION ADDED

PROJECT:	CONVERSION TO 2no. S/C FLATS
LOCATION	56 CHETWYND RD NW5.
DRAWING TITLE	PLANS / ELEVS.
SCALES:	1:50
DRG. Nº	686/2
REV.	A
DRN. BY	GA
DATE	MAR 85

STUART HENLEY & PARTNERS.
CHARTERED SURVEYORS,
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18 FRIERN PARK,
LONDON N12 9DA.
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