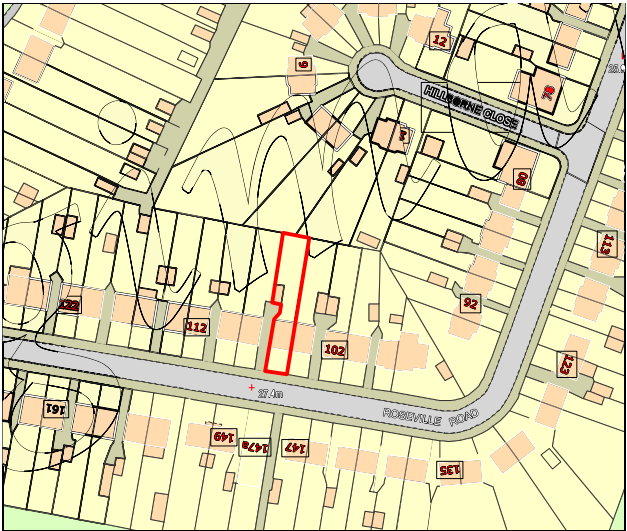


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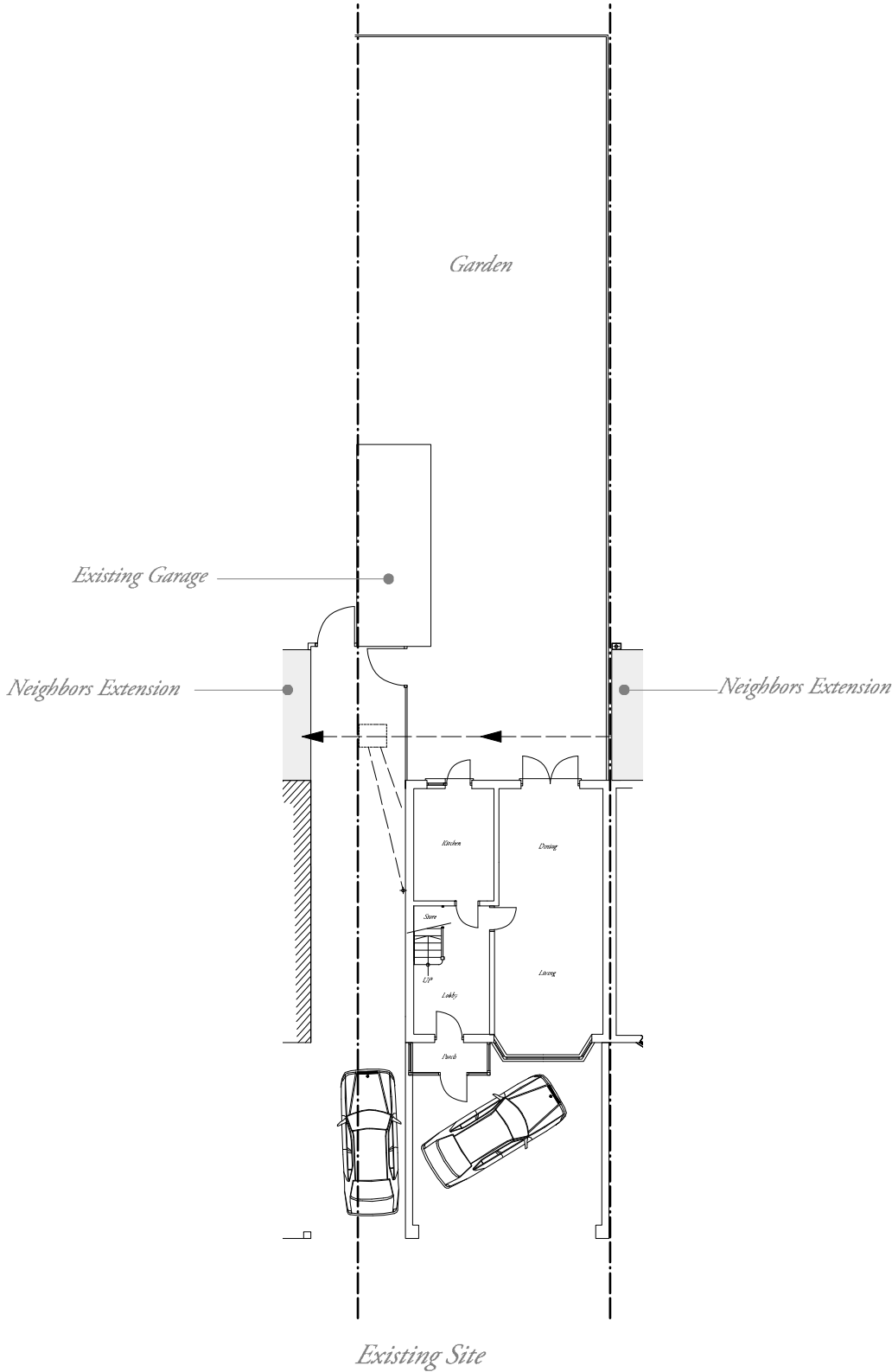


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Location Plan 1:2000



Revision		
160503_Building Reg+ Sewer Drain Update A		
Project		
106 Roseville Road, Hayes UB3 4RA		
Drawing		
Location Plan + Plot Plan		
Drawn	Date	Scale
DRV	03-05-16	1:200@A3
Job No	Drawing No	Revision
....	1.0	A

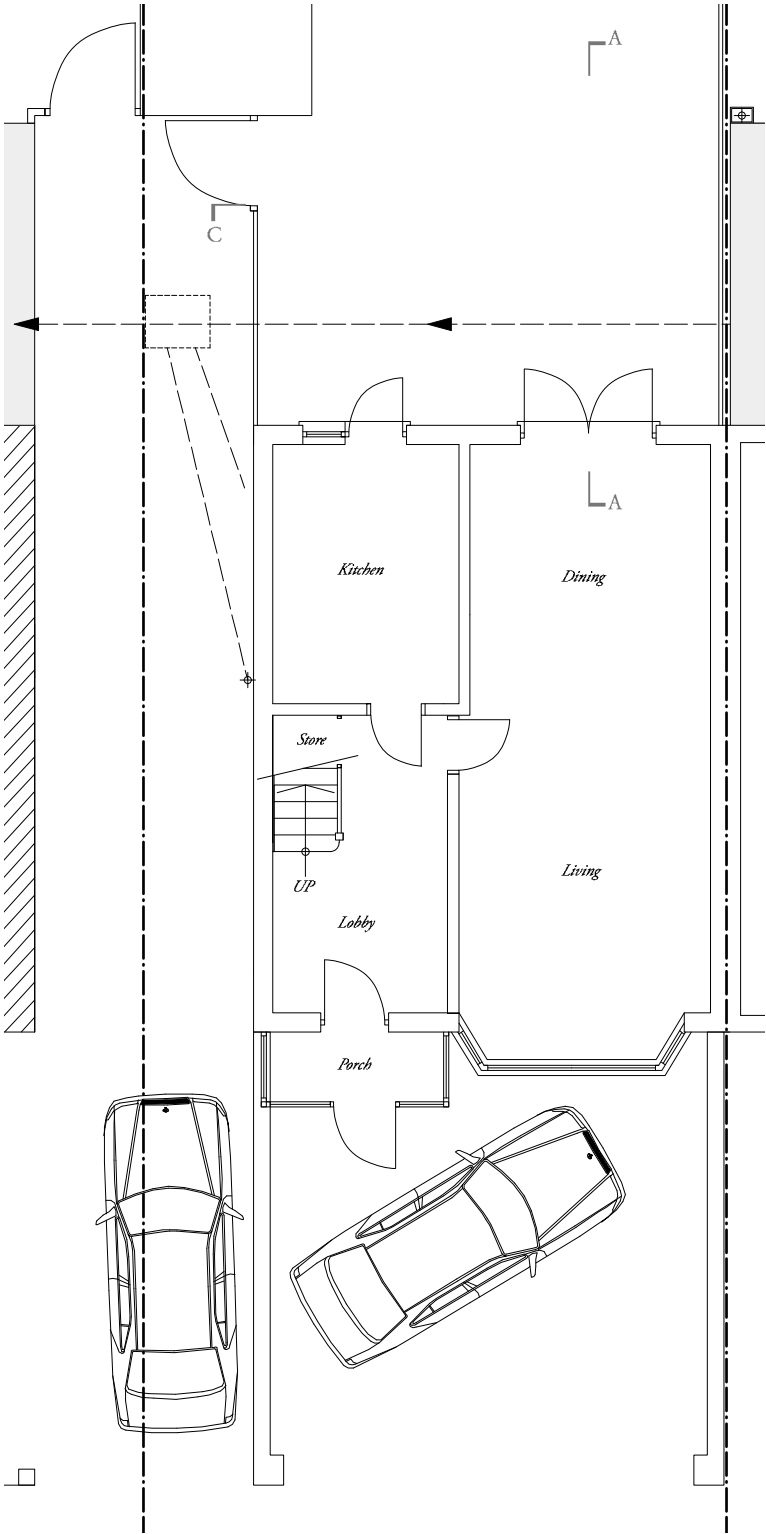
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Scale

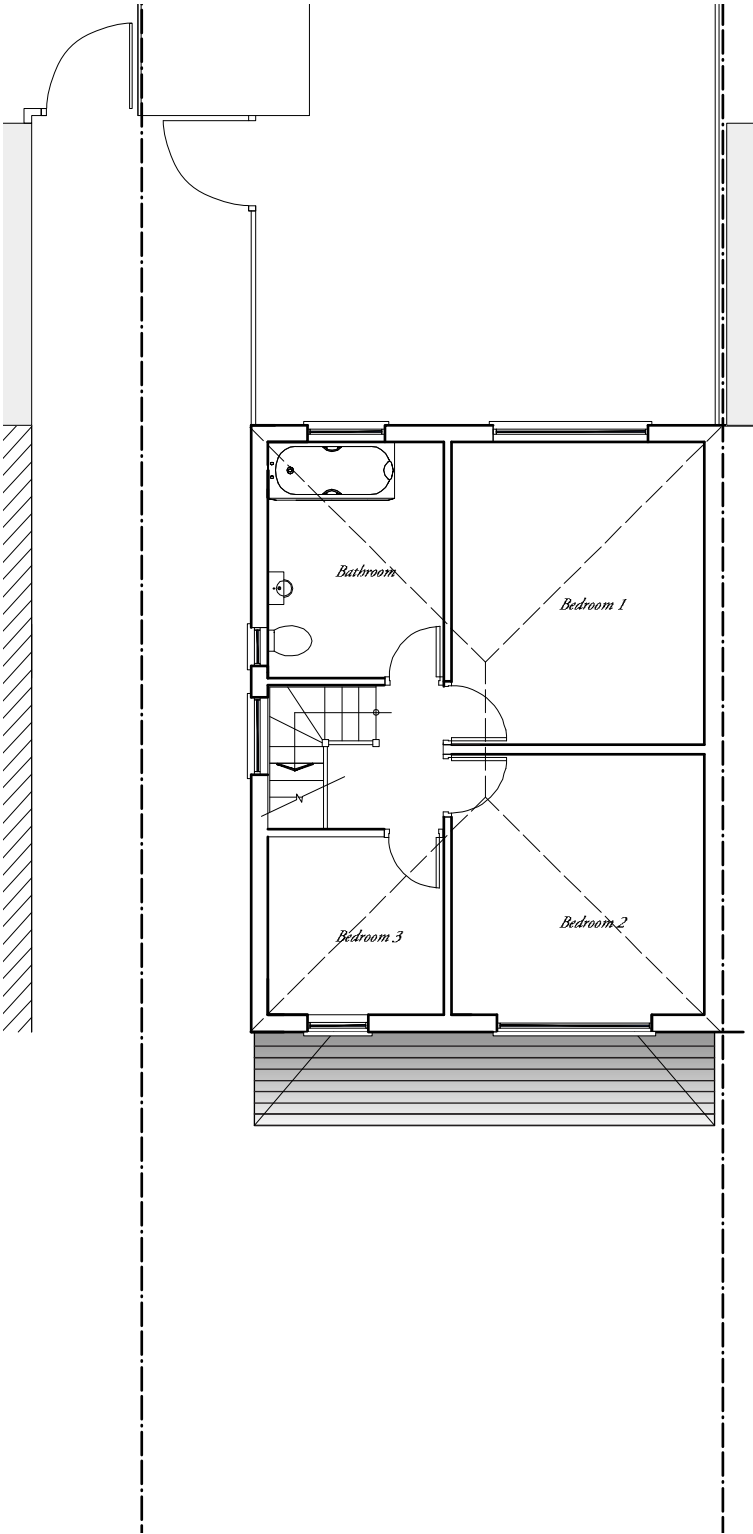


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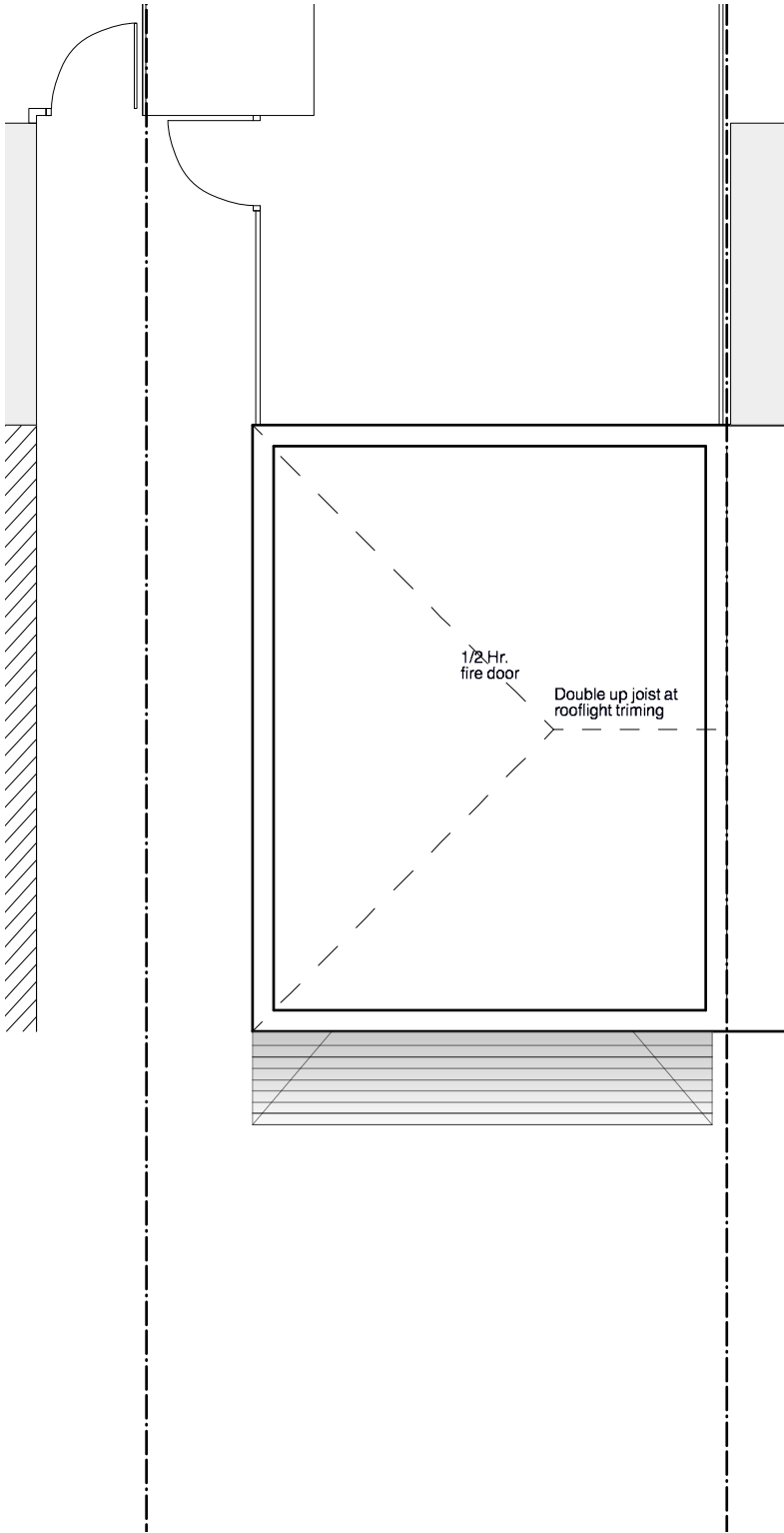
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Existing Ground Floor



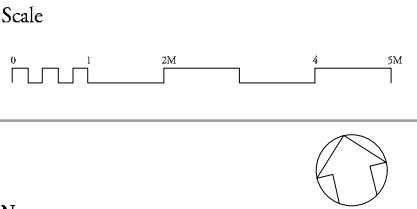
Existing First Floor



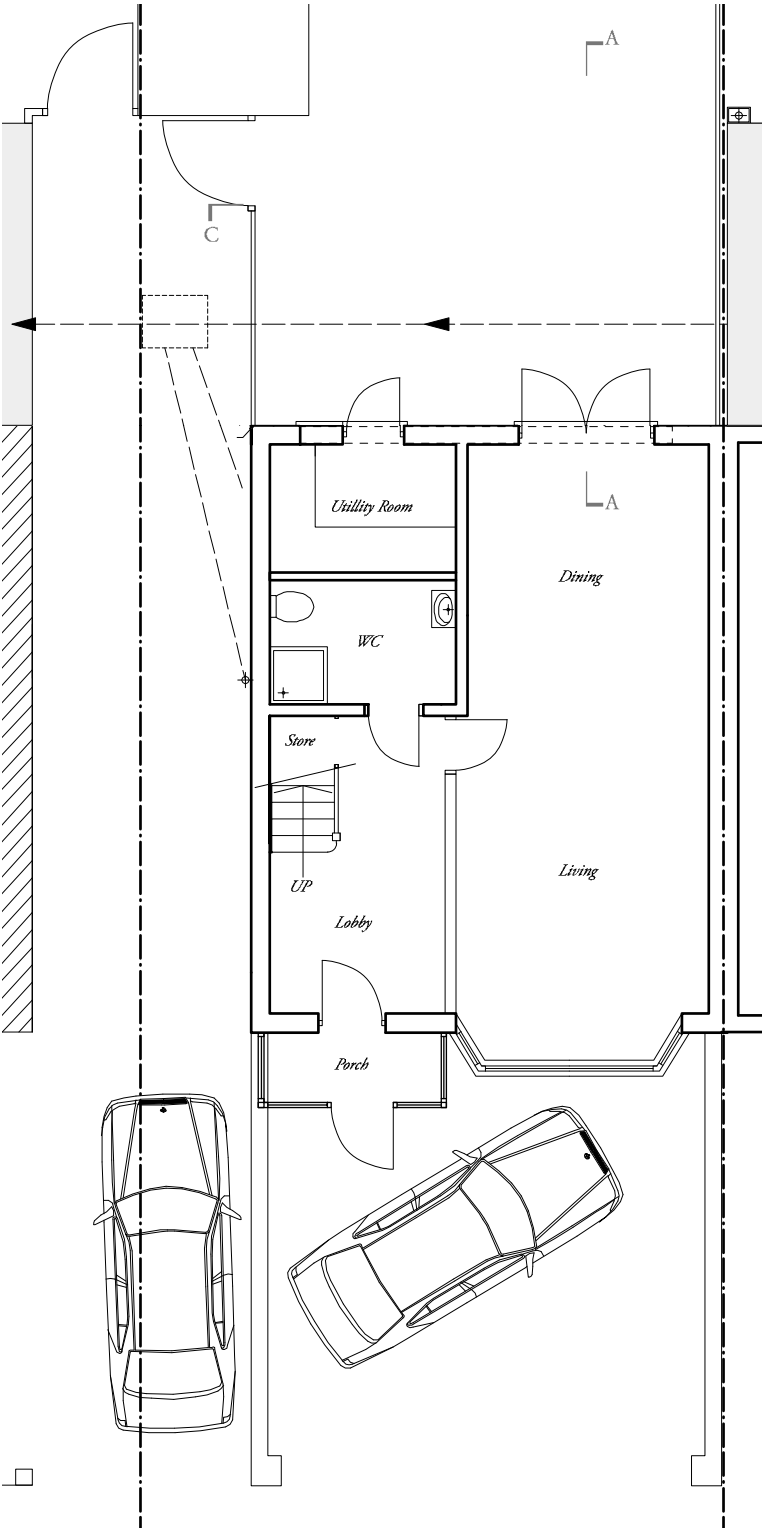
Existing Roof

Revision		
160503_Building Reg+ Sewer Drain Update A		
Project		
106 Roseville Road, Hayes UB3 4RA		
Drawing		
Existing Plans		
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DRV	03-05-16	1:100@A3
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Drawing No		Revision
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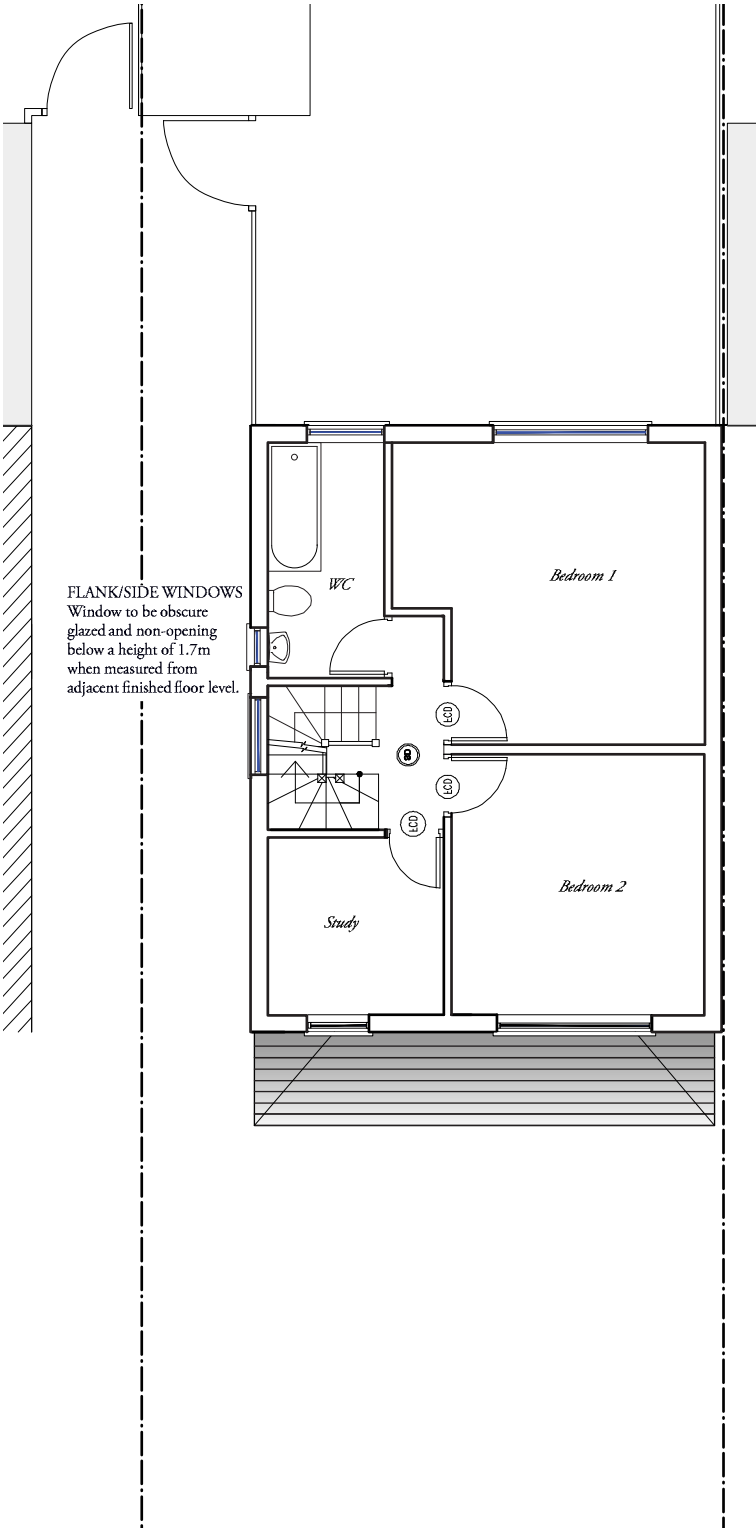
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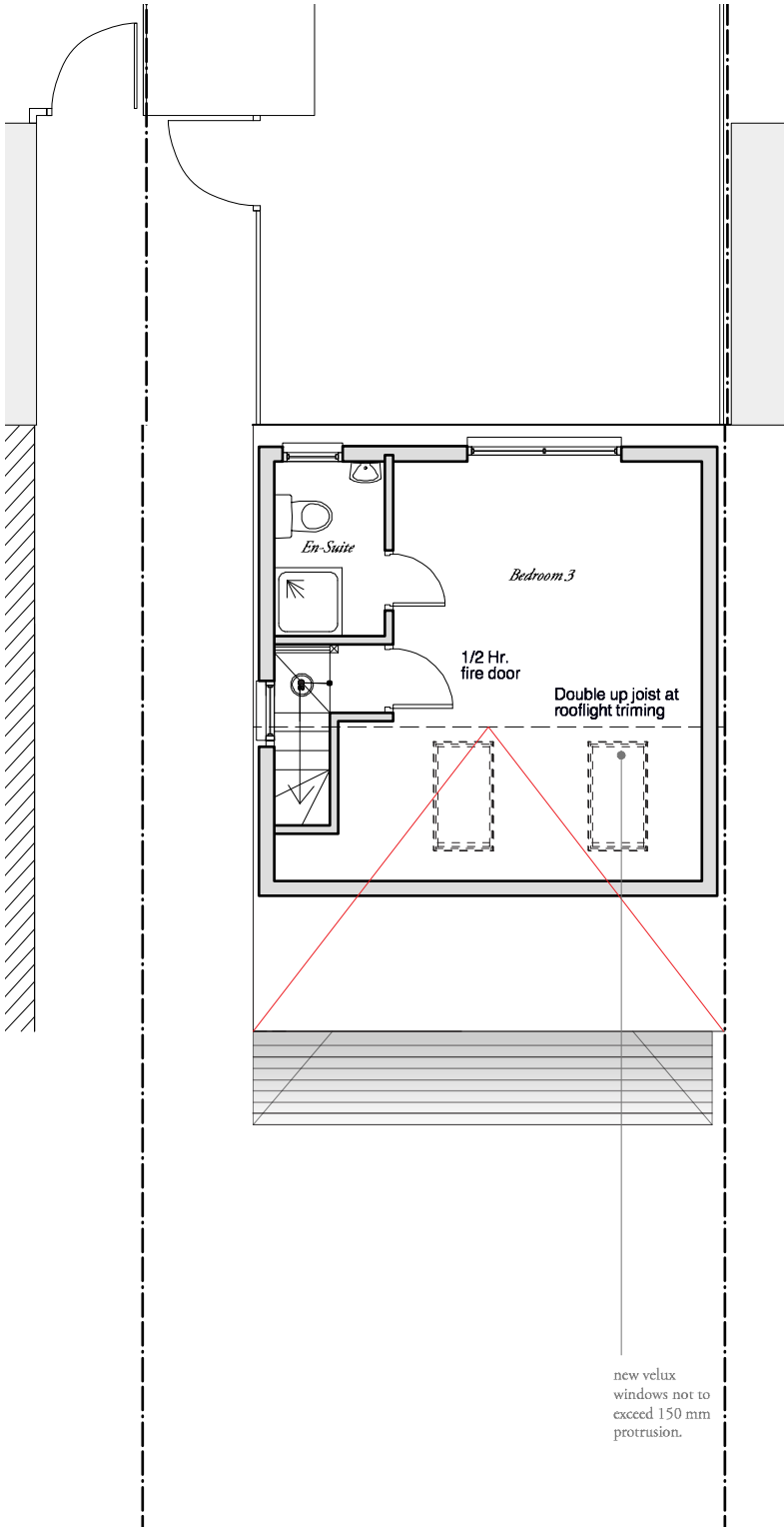
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Proposed Ground Floor



Proposed First Floor



Proposed Roof Extension

Revision
160503_Building Reg+ Sewer Drain Update | A

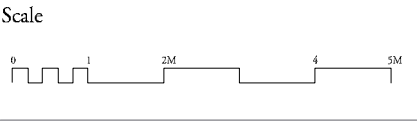
Project
106 Roseville Road, Hayes UB3 4RA

Drawing
Proposed Plans

Drawn	Date	Scale
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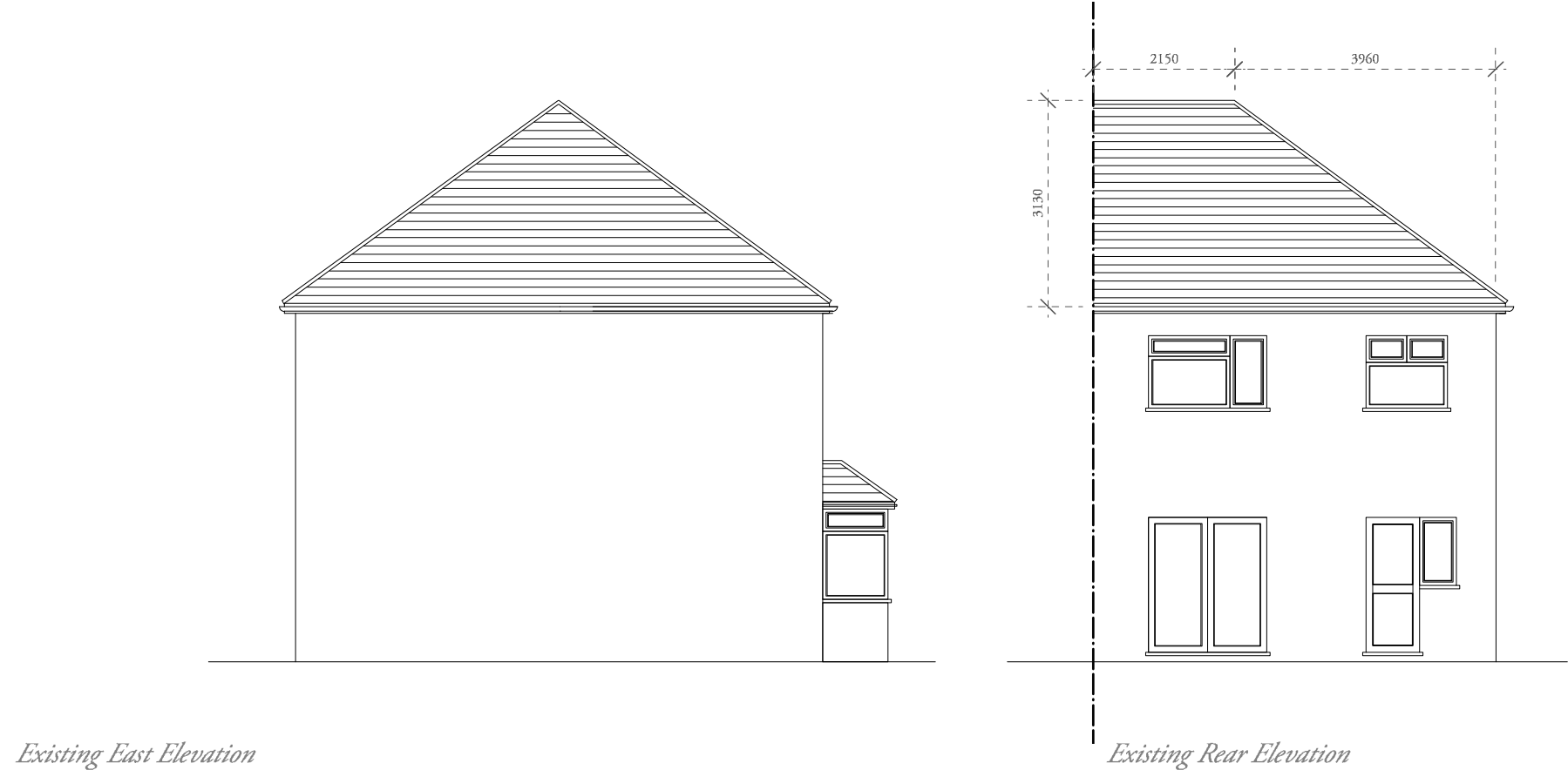
Job No	Drawing No	Revision
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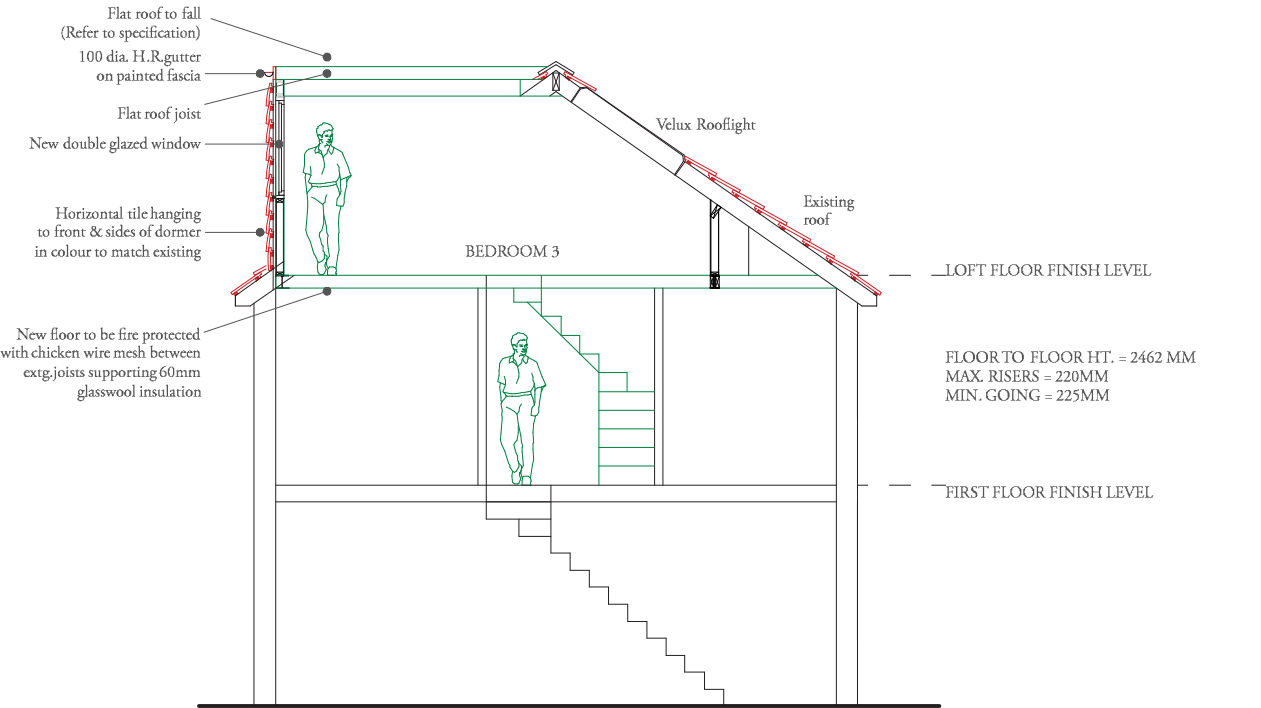
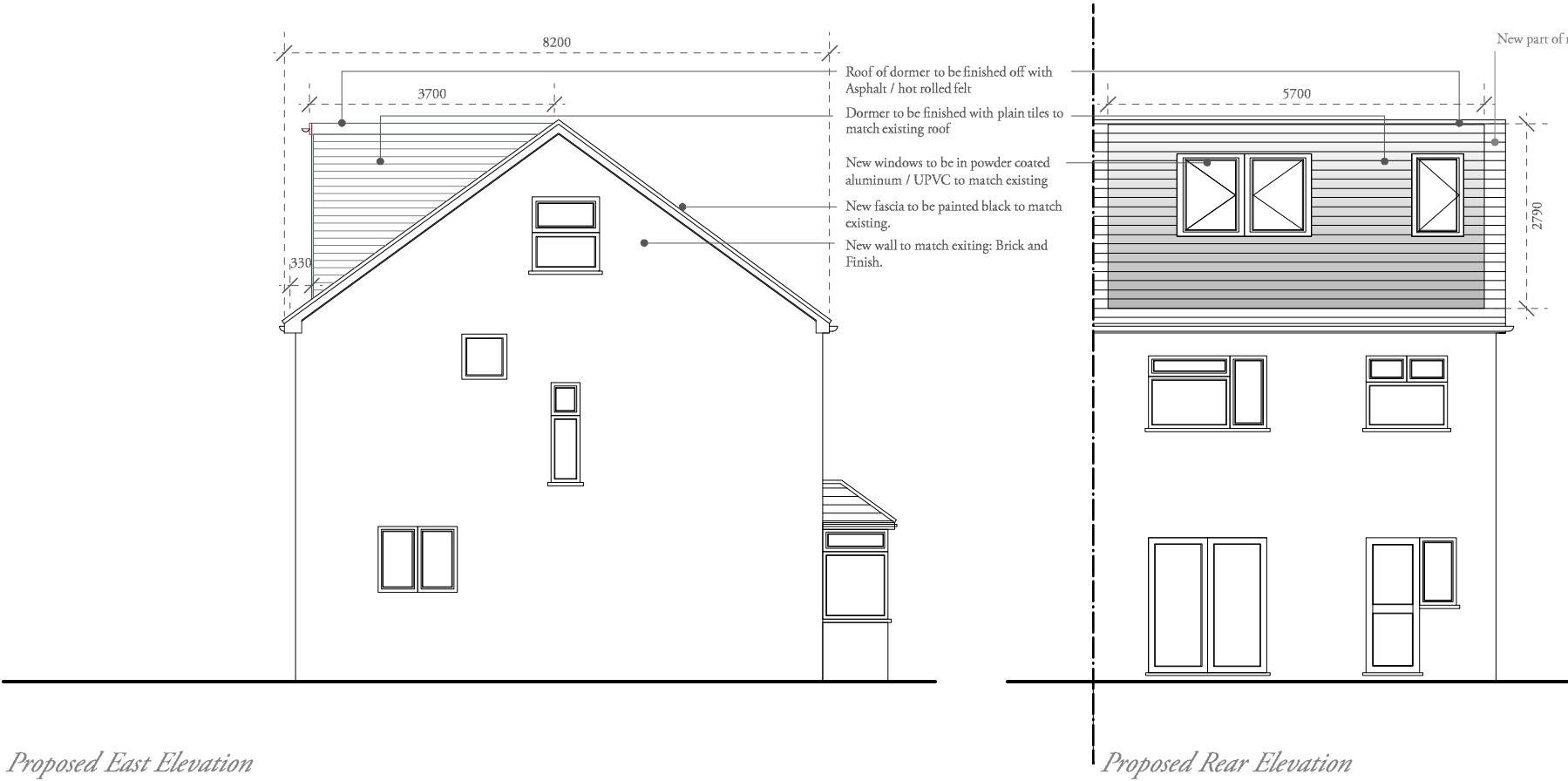
VOLUME CALCULATION
VOLUME OF PROPOSED GABLE.

$$\left(\frac{3.96 \times 8.2}{2} \right) \times 3.130 = 16.9M3$$

VOLUME OF PROPOSED DORMER

$$\left(\frac{2.79 \times 5.7 \times 3.70}{2} \right) = 29M3$$

TOTAL VOLUME = 45.9M3



Revision
160503_Building Reg+ Sewer Drain Update | A

Project
106 Roseville Road, Hayes UB3 4RA

Drawing
Existing + Proposed Elevations
And Section

Drawn	Date	Scale
DRV	03-05-16	1:100@A3

Job No	Drawing No	Revision
....	4.0	A

Notes:
All timber to be preservative treated against fungal and Insect attack. Softwood graded as indicated in the specification or plans to C16 (European redwood / whitewood to BS 4978 GS grade) or C24 (ditto SS grade) of BS EN 338 according to BS 5268:nart 2. Average moisture content at time of grading and delivery to be 18% with no piece greater than 24%. Finger jointed members are not permitted (other than in proprietary manufactured gluelam members) unless specifically approved by the engineer. Unless otherwise noted all timber sizes specified are the desired final target size to tolerance class T1 (sawn). Where T2 (machined / regularised) tolerances are required they will be to indicated.
Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example 'National House Building Council", "British Standards Institution", "Department of the Environment - (Building Regulations 1991). etc.

Ground Condition - TBC when work starts

Traditional Foundations
foundations to be concrete trenchfill type of min. size as shown final design and depth subject to soil conditions, roots growth and drains encountered. to be min, depth shown but also a minimum of 500mm below lowest root growth. Time between excavation and placing of concrete to be kept as short as possible, but no longer than 24 hours unless by prior agreement. the excavations are to be protected from both weather and collapse, are to be kept clean and dry, and must be inspected by the authority. the concrete is to be places immediately after this inspection. any collapse of the trench, standing water or softened trench base is to be removed and cleaned out prior to the placement of the concrete.
Day joints where required are to be formed in accordance with the guidance in NHBC Standards section 4.4, however a Minimum of 3R12 x 800mm long at top and bottom of the concrete for trench fill, or 3R12 for strip are to be used if dowling is proposed.
Where anti heave compressive fill (e.g. Claymaster) is to be installed against the inside face of trenchfill foundations, the bottom 500mm is first to be placed (no Claymaster) before installing the Claymaster against the inside face of the excavation. the foot of the Claymaster should then be restrained by placing a subsequent 100-200mm layer of concrete. the clay master is then is to be adequately propped into place as to prevent any movement or floating whilst the remainder of the concrete is placed. any alternative proposals for installation are subject to approval.
concrete mix to be min. grade C25/30 with min BS12 cement content of 260kg/m3 , 0.65 FWC ratio (class 1 sulphate attack) or RC30

Subsoil/Foundations - Foundation design based on subsoil type Earth/clay, table 12 (building regulations, Approved Document A): trench fill type constructed with 1;3:6 mix mass concrete; 50mm Polystyrene to be provided on outer faces of foundation trenches to avoid damage from tree roots; RC lintels to be-provided to foundations where drains pass though; depth of foundations to be agreed on site with Local Authority Building Control Jofficer, but not less than 2.2m or, the depth of the drains, whichever is greater; 600mm width eccentrically loaded foundation to be provided adjacent to boundary.
Cavity wall construction - (0.30 W/m sq K) - brick outer leaf to match existing; 100mn cavity, fully filled with crown Dritherm Slab 32 mineral wool; 1 00mm lightweight block work inner as Cemex 1400 Ready block or equivalent; finish to be 13mm lightweight plaster; both leaves Class B brickwork below DPC stainless steel butterfly cavity wall ties at 750mm horizontal and 450mm vertical centres; new watts to be built out from existing using Firfix' stainless steel extension profiles; cavities taken down at least 225mm below lowest DPC

Solid Ground Floor Construction
75mm sand/cement (3:1 mix river washed sand) screed incorporating D49 mesh reinforcement, on 500g polythene seperating layer on insulation as specified by the architect on 1000g polythene DPM dressed into DPC, in min 150mm Concrete mix to be min, grade C25/30 with min BS12 Cement content of 260kg/m3 , 0.65 FWC ratio (Class 1 sulphate attack) or RC30 with A393 mesh reinforcement on 150m consolidated blinded hardcore. where non-loadbearing masonry partitions are to be constructed, slab to be locally thickened to 250mm over a 300m wide strip. Any existion subfloor ventillation obstructed by new works is to be ducted to similar sized air brick in new wall via. 100mm dia. pipe passing through new floor construction.
Suspended Ground Floor Construction (ONLY IF FOUNDATIONS ARE DEEPER THAN 1.5M)
Beam and Block Floor, laid at 413mm cts infilled with 400 x 215 x 100mm solid blocks with a minimum compressive strength of 3.6 N/mm2 and an approx. density of 1400kN/m3, manufacturedin accordance with BS 6073 parts 1 and 2 (3.5N/mm2 only if tranverse strength test results from block manufacturer, are provided, other wise use 7.0 N/mm2). Joints must be gouted (clean floor then 'wetted' then 4.1 sharp sand : sand @ 50mm slump) prior laying 100 guage polythene damp-proof membrain. 80mn PIR insulation boards as Celotex 'GA3000 and T83020 perimeter upstand then 65nm cement and sand (1:3 mix) anti crack mesh; (maximum floor 'U' value of 0.22 w/m 2K). Provide a minimum 225mm ventillated void under beams. Void under floor to be ventilated by openings providing not less than 600mm2 of open area per m run of external wall (i.e 225x150mm airbricks @ 2.0 cts.

DPC's / cavity closers / Lintels - DPC's as Premium Cavioll' positioned at least 150nm above ground level and laid on Type J DPC support / closer below parapet copings; cavity closers as Type 02 Cavi-closer'; Type E Cavitray cut into existing wall above flat roof tine with weep vents at 450mm centres; all available from Cavity Trays Ltd (freephone 0800 7311 779); all lintels as Catnic open back type CG 70/100 or equivalent with minimum 150mm bearing both ends.
Windows and glazing (1.8 Wm sq K) - all new windows to be double glazed and fitted by FENSA registered company or Building Control approval; appropriate certification to be provided on completion; all glazing to critical locations to be in safely glass lo BS 6206 C/ass C; door and window styles to be confirmed with Employer Partitions 75 x 440mm solid Breese block work with waterproof render both sides; with fine skim water resistant plaster.

New underground Drainage - all works to be fully compliant with the requirements of Thames Water Utilities and current Building Regulations part H1 Section 2; 110mn diameter PVCU drainage pipes and fittings to BS 4460 and BS EN 1401; new pipes laid with 1 in 40 fall to new manhole; pipe bedding and surround installation in accordance with BS E / 1610 Bedding Type 1 - 100mm bed and side fill in suitable granular material to 8S 5955: Pt 6: 1980 Appendix A, new inspection chambers in high impact polypropylene, 450mm diameter on 100mm bed and surround of suitable granular material as described; cast iron Grade II cover to BS 497 : Pt I ; new manholes to have minimum 1200 x 750mm internal dimensions, Constructed with 150mm concrete base and 225mn engineering brickwork walls, and to be provided with cast iron cover and frame as described, step irons at 300mm spacing, cement benching to be formed to channels

Finishes and Fittings - all to be agreed with Employer prior to order.

Electrical - all works carried out by a competent person and designed, installed, inspected and tested in accordance with the requirements of 857671 , the IEE current edition Wiring Guidance and Building Regulation Part P (electrical safety); the Employer to be provided with a copy of the certificate and a BS7671 Electrical installation Test Certificate; new light fittings to be of type suitable only for lamps with luminous efficiency greater than 40 lumens per circuit-watt.

Heating - all new radiators to be fitted with TRV's and sized for output capable of maintaining internal temperature of 21 degrees C for external temperature of -1 degrees C.

Ventilation - habitable rooms to have open able window area equivalent to 1/20 of floor area of room and background ventilation equivalent to 5,000mn sq; shower rooms to be fitted with 15 litre/second extractor fan and have background ventilation equivalent to 4000mm sq; kitchens to be fitted with 60 litre/second extractor fan and have background ventilation equivalent to 4000mm sq; extractor fans to have 15 minute overrun when fitted to rooms not containing open able windows.

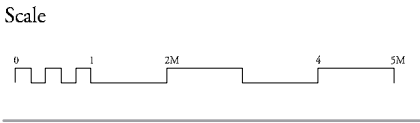
Rainwater Drainage - all works to be fully compliant with current Building Regulations Pt. H3 - 112mm half PVCu gutters securely fixed with correct falls to 68mm downpipe discharging to surface water drain via gully hopper or gully trap where foul and surface water drainage is combined; where ground conditions permit new surface water drains to connect to suitable size / construed soak away.

Sanitary Pipework - all works to be fully compliant with current Building Regulations Pt H1 Section I or BS EN 12056:2000, Pats 1 - 5; polypropylene traps with minimum 75mm depth of seal to all baths wash basin and sinks as applicable; MUPVC wastepipes correctly sized / upsized / vented depending on length of run, laid to correct falls and securely clipped with rodding eyes at all changes in direction; where wastepipes discharge to gully traps connection to be below plate/ grating and above top of the water seal; all new gully traps to be fully roddable: all soil and vent pipes / stub-stacks in PVCu to connect to underground drains via large radius bends, air admittance valves fitted as required.



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Email: rago.verdi@gmail.com

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