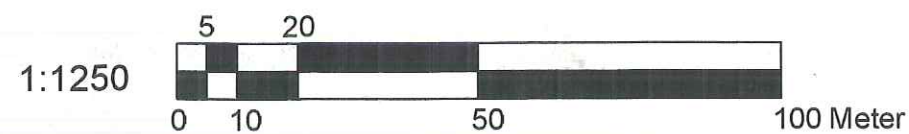
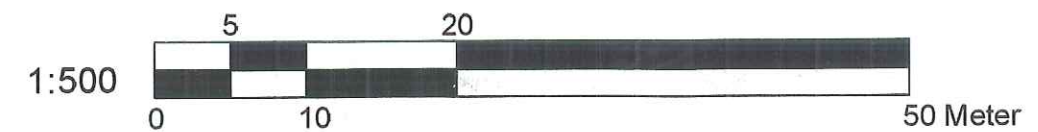




LOCATION PLAN
SCALE - 1:1250



BLOCK PLAN
SCALE - 1:500



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Site Address:

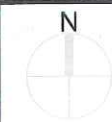
31, Queens Road,
Hayes,
UB3 2RY.

Client Detail:

31, Queens Road,
Hayes,
UB3 2RY.

Title:

Block and Location Plan



Scale:

As shown

Paper Size:

A3

Drawn By: NM

NM

Checked By: PP

PP

Date: 07/2016

07/2016

Drawing No. BC/PP/2665 - 00

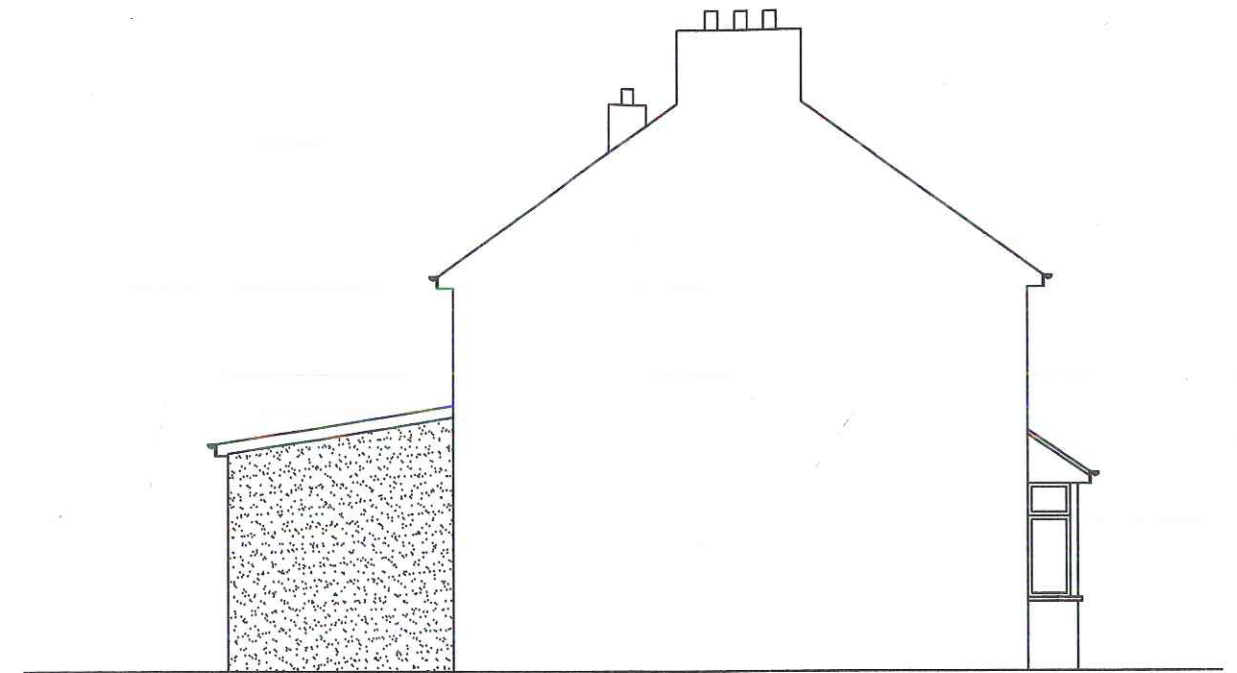
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Revisions:

Rev	Revision	Date



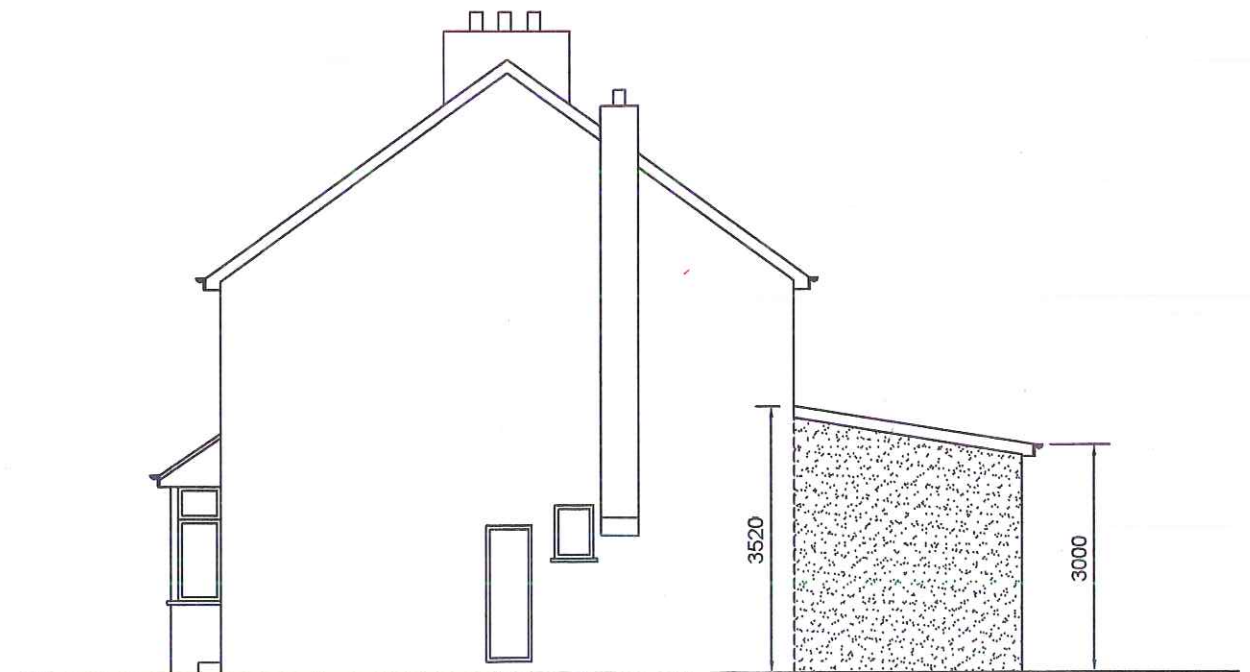
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

1:100



10 Meter

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		31, Queens Road, Hayes, UB3 2RY.	31, Queens Road, Hayes, UB3 2RY.	Proposed Elevations	Rev		Revision	Date	
27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526				Scale:	1:100	Paper Size:	A3		

NOTES

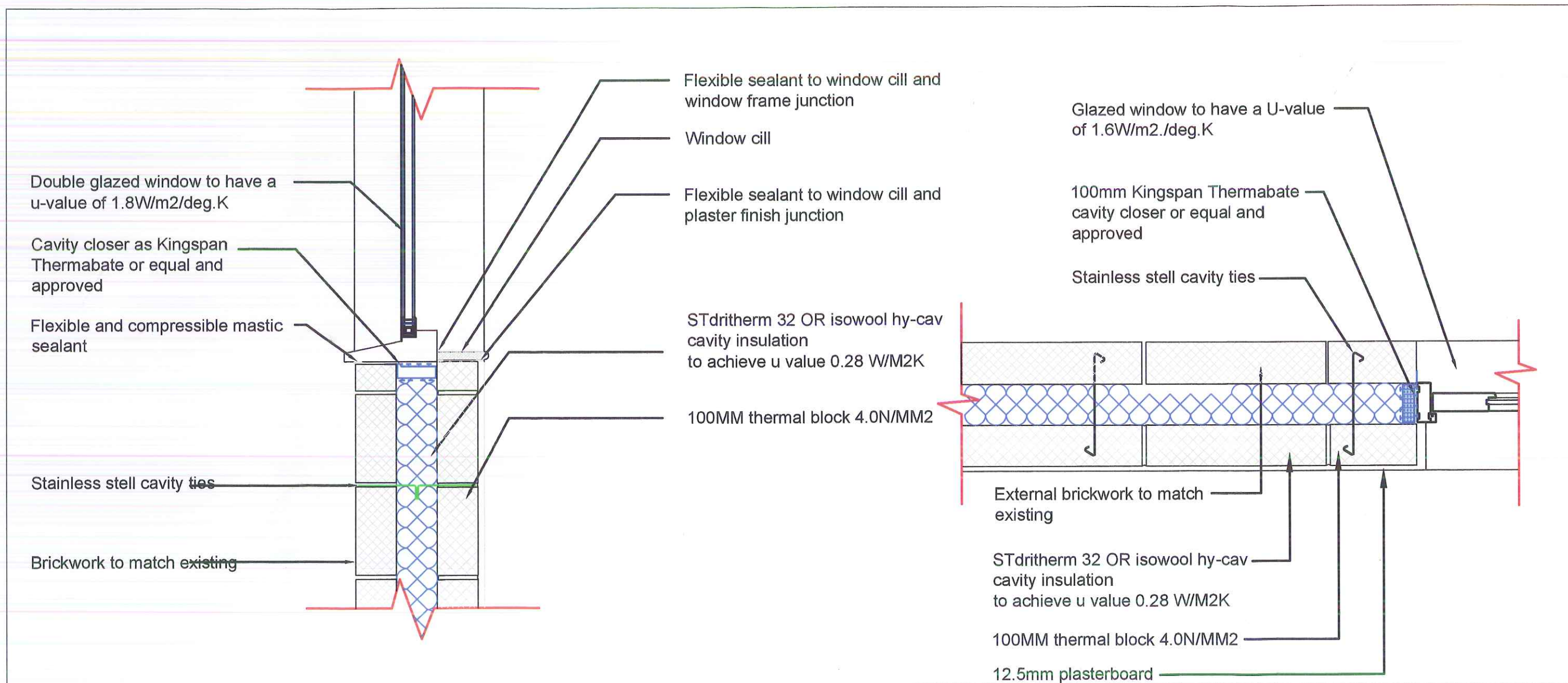
- 1. DO NOT SCALE FROM DRAWING.
- 2. ALL NEW DOORS AND WINDOWS TO HAVE CATNIC LINTELS OVER UNLESS SPECIFIED OTHERWISE WITH 150mm MIN END BEARING. FOR EXTERNAL WALLS, WEEPHOLES TO BE PROVIDED AT NOT MORE THAN 450 mm C/C.
- 3. ALL NEW CEILINGS 12.5mm PLASTERBOARD AND 5mm SKIM.
- 4. VENTILATION TO COMPLY WITH BUILDING REGS AND BS 5250 MINIMUM 1/20 OF FLOOR AREA. PROVIDE MECHANICAL EXTRACT FAN, CEILING OR WALL FIXINGS -DISCHARGE TO OUTSIDE VIA 100mm DIA PVC OR FLEXIBLE DUCTS. - BATHROOM FANS MIN 15 L/S DISCHARGE RATE (INTERNAL BATHROOM FAN WIRED TO LIGHT WITH 20 MINUTE OVER RUN). - KITCHEN FANS MIN 60 L/S DISCHARGE RATE (OR ALTERNATIVE IN COOKER HOOD MIN 30 L/S/ AIR CHANGE RATE).
- 5. PROVIDE BACKGROUND VENTILATION AS FOLLOWS:- ALL HABITABLE ROOMS - MIN 8000mm2 TRICKLE VENT. - KITCHENS - MIN 4000mm2 TRICKLE VENT.
- 6. WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON K GLASS AND 16mm AIR GAP. OPENABLE AREA OF WINDOW TO BE 1/20TH OF THE FLOOR AREA, WITH 0.33M2 OPENABLE AREA AND A MINIMUM OF 450mm IN EITHER DIRECTION. HEIGHT OF CILL NOT MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT BELOW 800mm ABOVE FLOOR LEVEL. ALL WINDOWS TO BE ARGON FILLED AND HAVE A U-VALUE OF 1.1 W/m2K.
- 7. SAFETY GLASS TO BE PROVIDED. GLAZED DOORS AND SURROUNDS IN CRITICAL LOCATIONS TO COMPLY WITH BS 6206 AND BS 6200 AND PART N AND N1 OF BUILDING REGULATION.
- 8. DRAINAGE AND PLUMBING GENERALLY TO COMPLY WITH CURRENT BUILDING REGS, C.P., LOCAL WATERBOARD AND THE FOLLOWING:- - BS 830 BUILDING DRAINAGE. - BS 5572 SANITARY PIPEWORK. - BS 6465 PART 1 SANITARY APPLIANCES.
- 9. ALL NEW DRAINAGE TO BE IN 100mm PVC ENCASED IN 150mm CONCRETE FLEXIBLY JOINTED AND LAID TO BS 8301 WITH 150mm PEA SHINGLE. PROVIDE R.C. LINTELS (2 NOS BOURNCRETE LINTEL TYPES R15A) OVER WHERE DRAINAGE PASSES THROUGH WALLS. FALL ON ALL DRAINAGE NOT TO EXCEED 1:40 AND NOT LESS THAN 1:70.
- 10. PROVIDE RODDING EYE TO ALL WASTEPIPES WHERE CHANGE IN DIRECTION OCCURS.
- 11. WASTE DISCHARGE TO S.V.P. IS TO BE IN ACCORDANCE TO RECOMMENDATION OF BS 5578 1978.
- 12. SOIL SUB STACK - 110mm DIA UPVC TO BS 4514.
- 13. SOIL BRANCH PIPE - 110mm DIA UPVC TO BS 4514.
- 14. WASTE PIPE TO SINK TO BE 38mm DIA UPVC TO GS 5255.
- 15. ALL SINK, BATH AND BASIN TO HAVE 75mm DEEP SEAL TRAPS WITH CLEANING EYE AT ELBOW AND WASTE PIPES TO TERMINATE BELOW GRATING AND ABOVE WATER LINE IN THE GULLY.
- 16. ALL STUD PARTITIONS ARE TO BE 100 X 50mm SAWN TIMBER @ 400mm c/c & HORIZONTALLY NOGGED @ 600mm c/c. TO BE LINED WITH 15mm SOUNDBLOC PLASTERBOARD BY GYPROC & 5mm SKIM ON BOTH SIDES. ALL PARTITIONS TO HAVE 100mm FIBREGLASS INSULATION.
- 17. ALL DOORS TO BE ½ HOUR FIRE RESISTANCE.
- 18. DOOR STOPS TO BE 25mm X 35mm FIXED WITH SCREWS AT 230c/c AND GLUED.
- 19. ALL STEELWORK IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND PAINTED WITH RED OXIDE.
- 20. ALL STEELWORK TO HAVE HALF HOUR FIRE PROTECTION COMPRISING OF ONE LAYER 12.5mm FIRELINE BOARDS AND 5mm SKIM COAT OR FIRE PROOF PAINT.
- 21. ALL ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED IN A ZONE BETWEEN 450mm AND 1200mm FROM GROUND LEVEL.
- 22. PROVIDE THREE LIGHT FITTINGS THAT TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.
- 23. ALL WRING AND ELECTRICAL WORK WILL NEED TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 16TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE. CERTIFICATE TO BE SENT TO THE LOCAL AUTHORITY WITHIN 30 DAYS OF COMPLETING THE WORKS.
- 24. PROVIDE GAS CONDENSING BOILER TO EACH FLAT WITH AN EFFICIENCY OF 91%.

CAVITY WALL CONSTRUCTION:- 100mm TURBO BLOCKS WITH 100mm EARTHWOOL DRITHERM CAVITY SLAB 34 IN CAVITY WITH OUTER SKIN OF CONCRETE BLOCK WITH RENDER. PROVIDE MOVEMENT JOINT EVERY 6m FOR BLOCK WORK. USE STAINLESS STEEL WALL TIES (E.G BY CATNIC REF:- BB-2), TO BE A MINIMUM OF 750mm HORIZONTALLY AND 450mm VERTICALLY AND 225mm ON ALL JAMB.S DPC TO BE 150mm ABOVE GROUND LEVEL. USE ENGINEERING BRICKS BELOW DPC LEVEL CAVITY WALL TO BE CLOSED OFF AT REVELS WITH A INSULATED CAVITY CLOSER TO PREVENT COLD BRIDGING (E.G. THERMABATE) USE BEDJOINT REINFORCEMENT ON TWO COURSES ABOVE AND BELOW DOOR OR WINDOW OPENINGS ALSO WHERE STEEL BEAMS ARE GOING TO BEAR ON THE WALL.

GROUND FLOOR CONSTRUCTION:- FLOOR JOISTS 200 X 50 @400c/c, 22MM TIMBER FLOOR BOARDS WITH MINIMUM MASS PER UNIT AREA 15kg/m2. 100MM CELOTEX INSULATION BETWEEN THE JOIST. MINIMUM 225 MM VOID WITH 50MM OVERSITE CONCRETE.PROVIDE AIRVENTS TO EXISTING FLOORS. OR ALTERNATIVE CONCRETE BEAM AND BLOCK SUSPENDED FLOOR TO MANUFACTURER'S DETAIL WITH 100MM CELOTEX INSULATION AND 75MM SCREED. PROVIDE CROSS VENTILATION WITH 2AIR BRINCKS TO EACH ELEVATIONS.

PITCHED ROOF CONSTRUCTION: 12.5 mm PLASTERBOARD AND SKIM. 150 X 50 TANALISED S/W RAFTERS SC3 @ 400 C/C ON HEAVY DUTY JOISTS HANGERS AND 200X50@400 C/C CEILING JOISTS. 1000 X 30 X 5 MILD STEEL STRAPS SCREWED AND PLUGGED TO THE WALL AT 1800 MM C/C, 100 X 50 WALL PLATE. TILE ROOF COVERING TO MATCH EXISTING TILES AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS ON 38mm X 25mm TANALISED BATTENS ON BREATHABLE FELT. MEMBRANE TO SAG AT LEAST 10MM OVER COUNTER BATTENS, 300MM ROCKWOOL ISULATION OVER 200 X50 CEILING JOISTS. PROVIDE 12.5mm PLASTERBOARD AND SKIM COAT

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	31, Queens Road, Hayes, UB3 2RY.		31, Queens Road, Hayes, UB3 2RY.		CONSTRUCTION NOTES		Checked By: PP		Rev	Revision	Date
							Date: 07/2016				
							Drawing No. BC/PP/2665 - 06				
					Scale:		Paper Size:	A3			



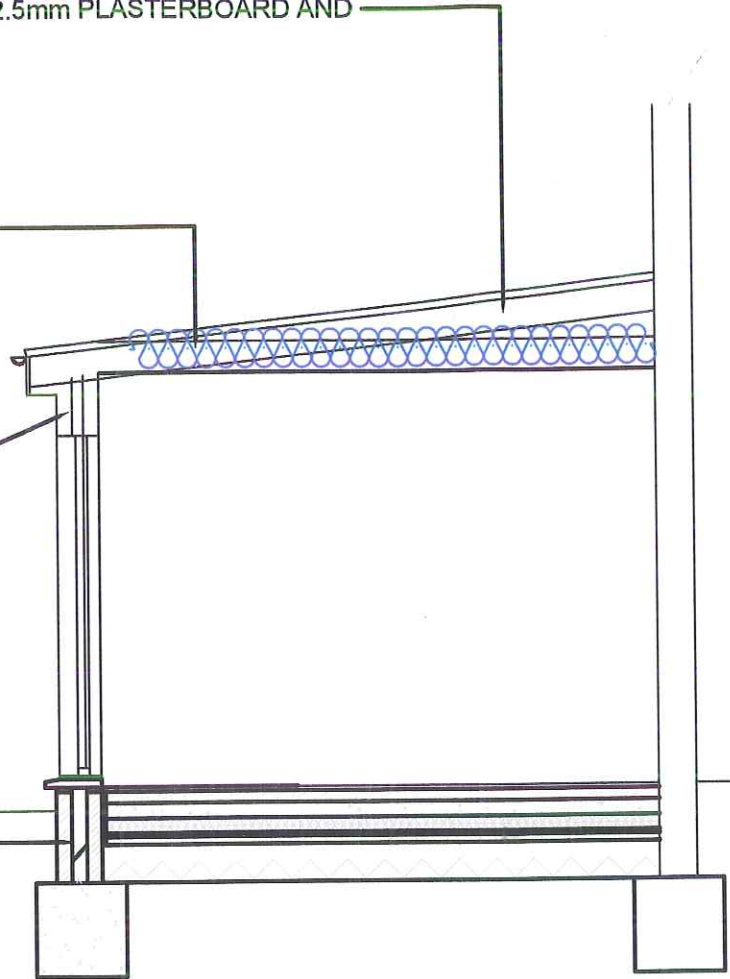
 BANCIL PARTNERSHIP LTD 27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526	Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.		Site Address:	Client Detail:	Title:	Drawn By: NM Checked By: PP Date: 07/2016 Drawing No. BC/PP/2665 - 08	Revisions:				
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27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526					Scale:	1:10	Paper Size:	A3			

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300MM ROCKWOOL INSULATION TO ACHIEVE U VLAUE 0.18W/M2K.

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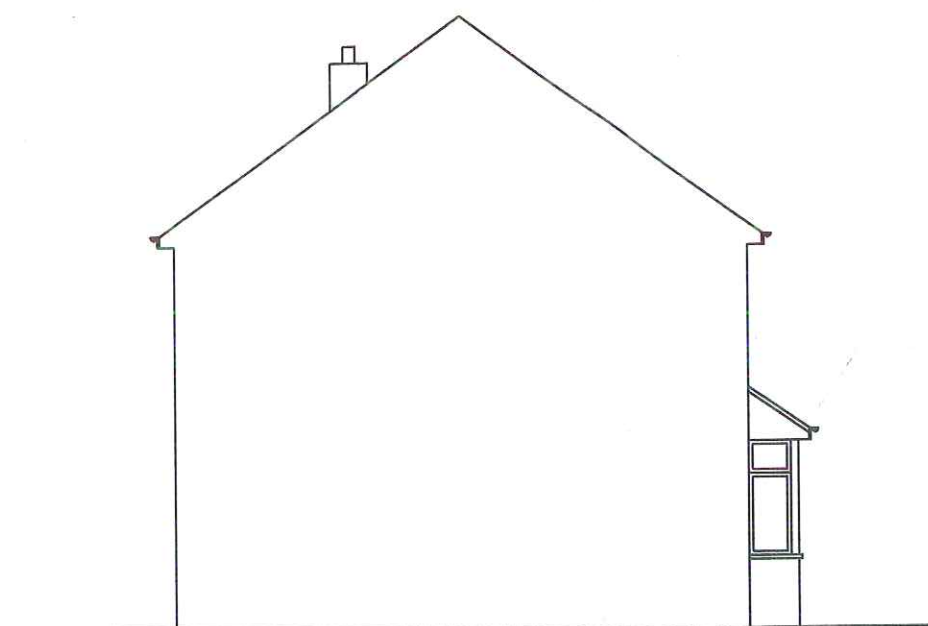


PROPOSED SECTION

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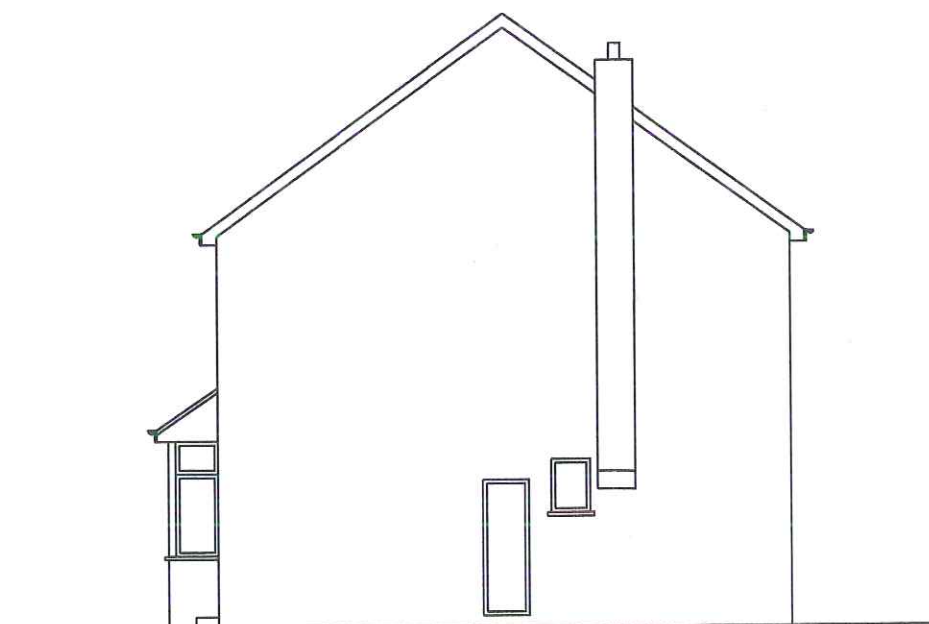
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

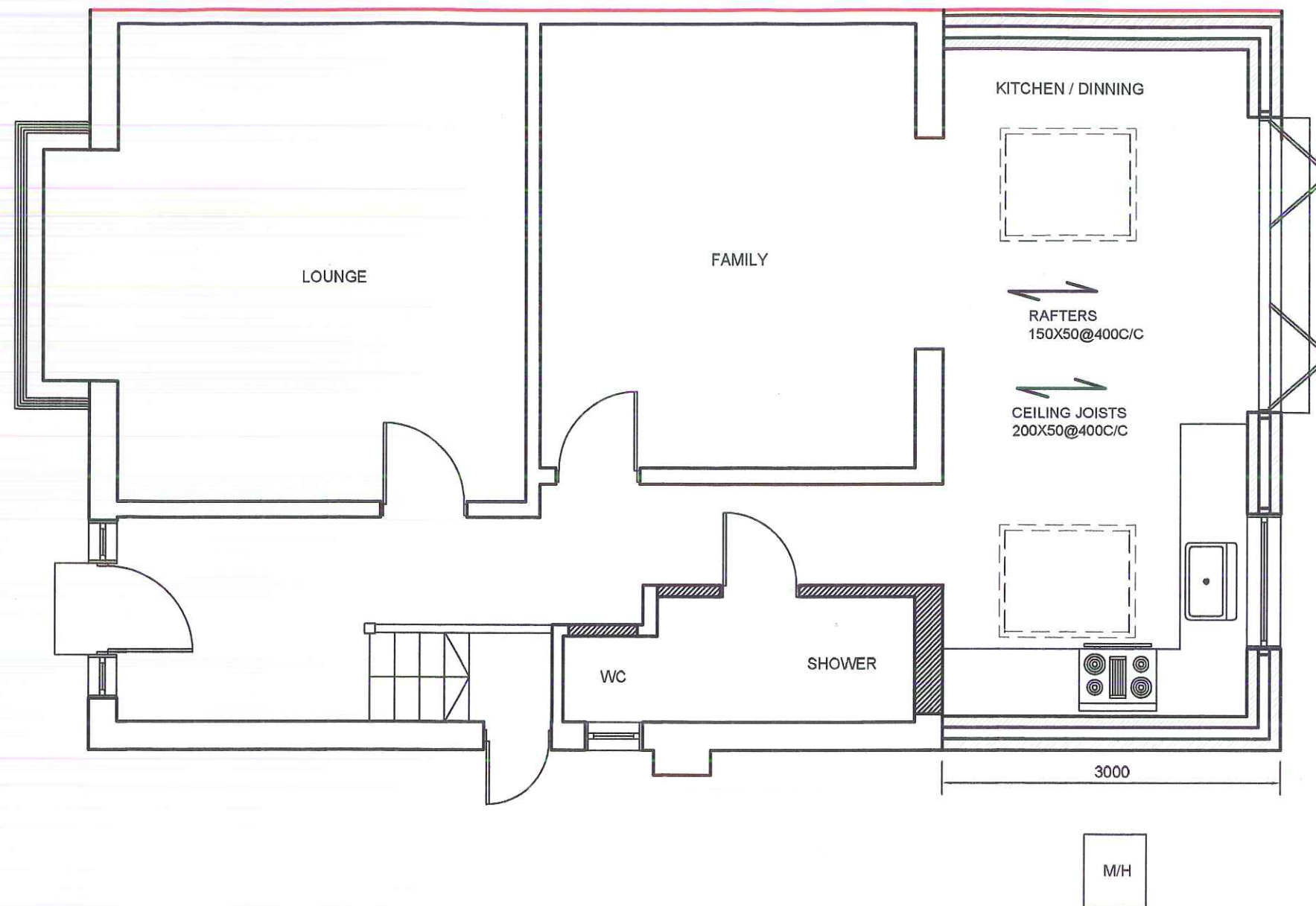


EXISTING SIDE ELEVATION

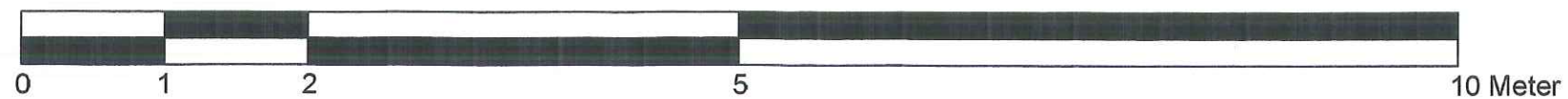
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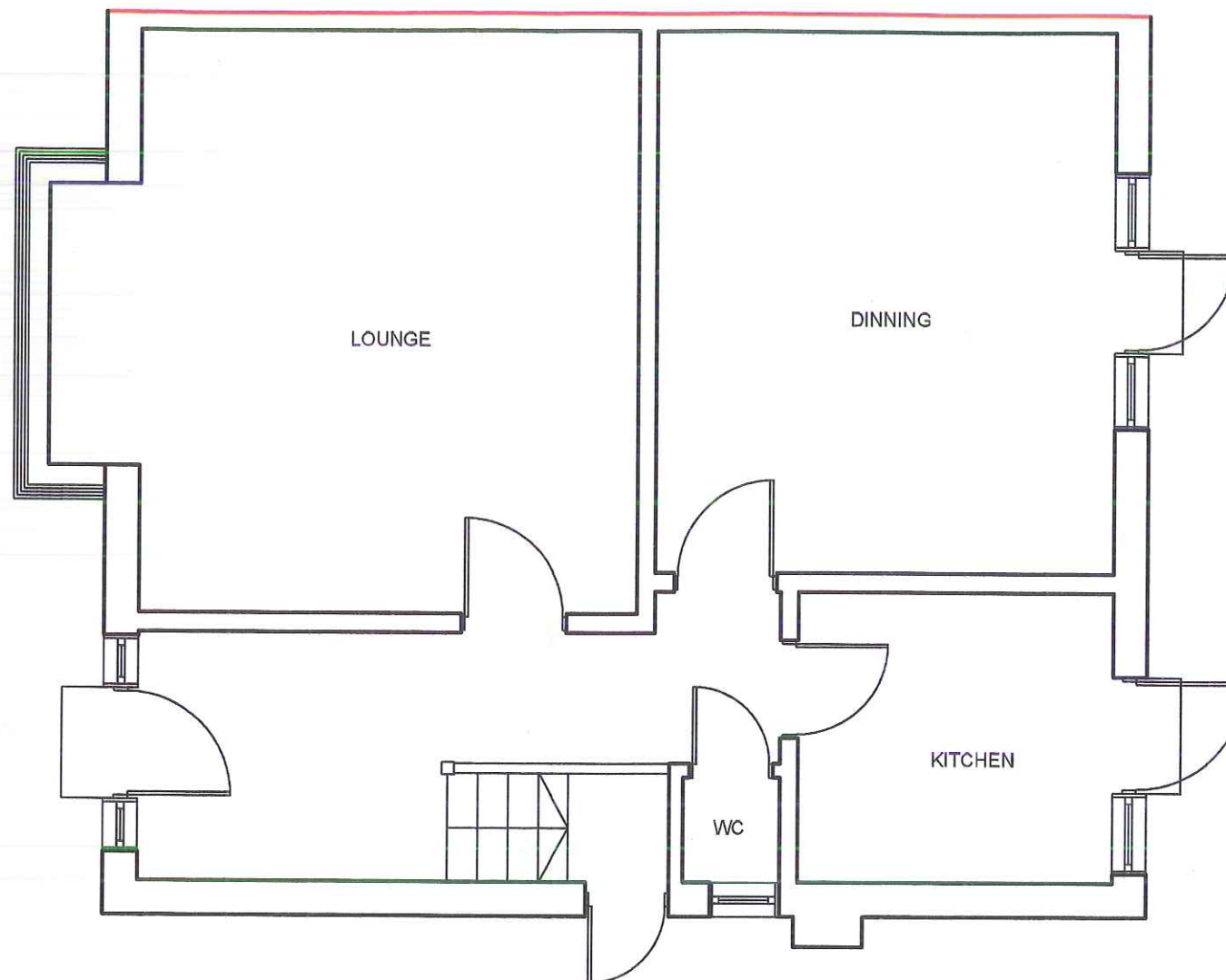
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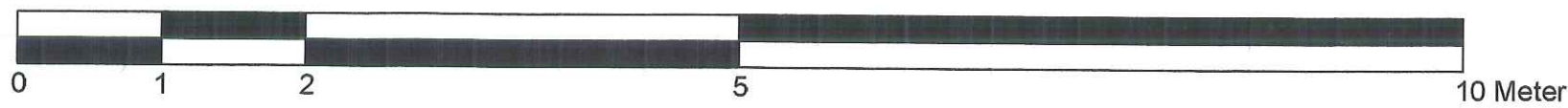


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M/H

1:50



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27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526				Scale:	1:50	Paper Size:	A3				