Assumed Existing Below Ground Foul/SW Drainage Systems

Proposed Below Ground Foul Drainage System

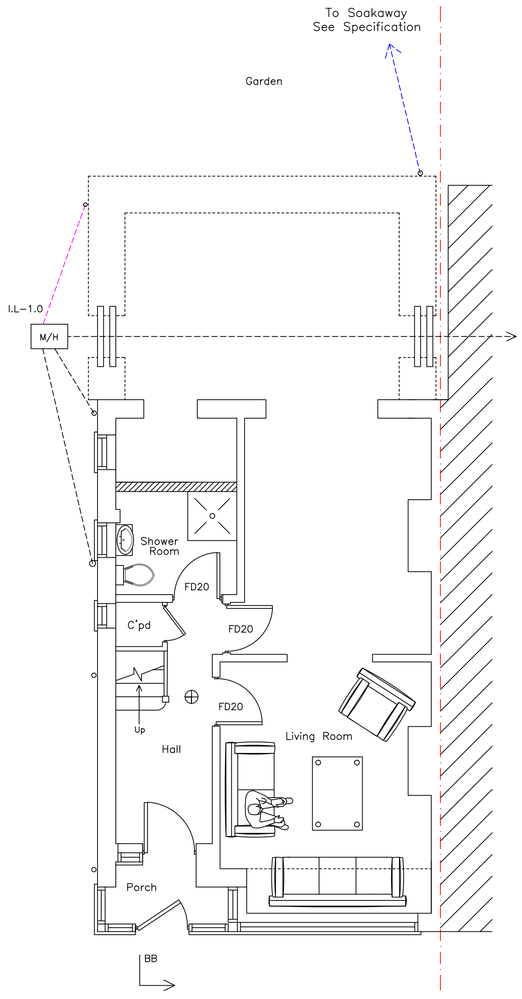
Proposed Below Ground SW Drainage System

RAINWATER GOODS

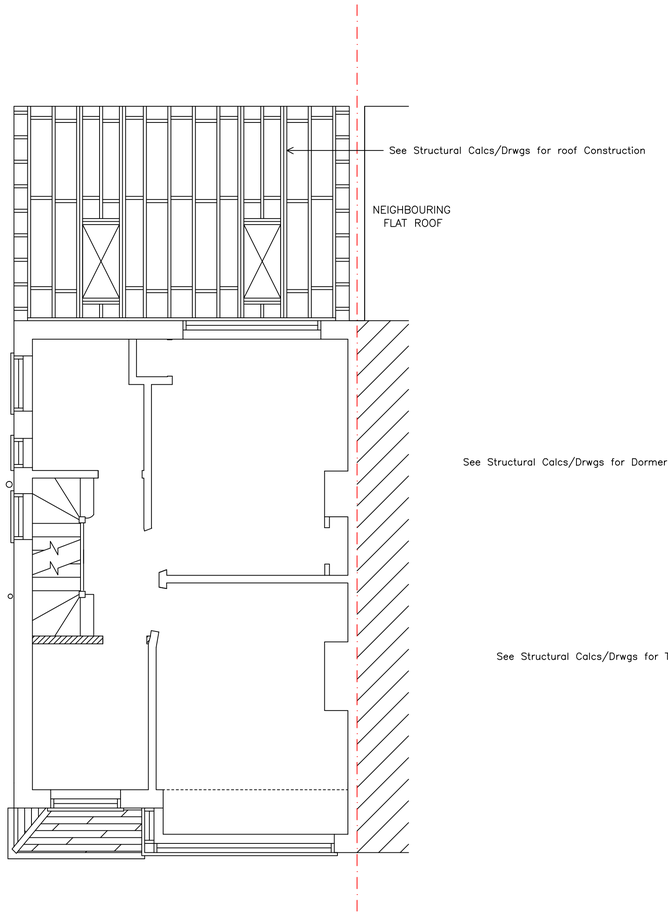
Rainwater goods to be **Osma Roundline** PVC-U system or similar. 112mm diameter half round gutters, 68mm diameter downpipes, connected to the below ground surface water drainage system discharging to existing system or soakaways as shown on plans.
Note:
125mm gutters - **Osma Superline**
150mm gutters - **Osma Roofline**

SOAKAWAYS

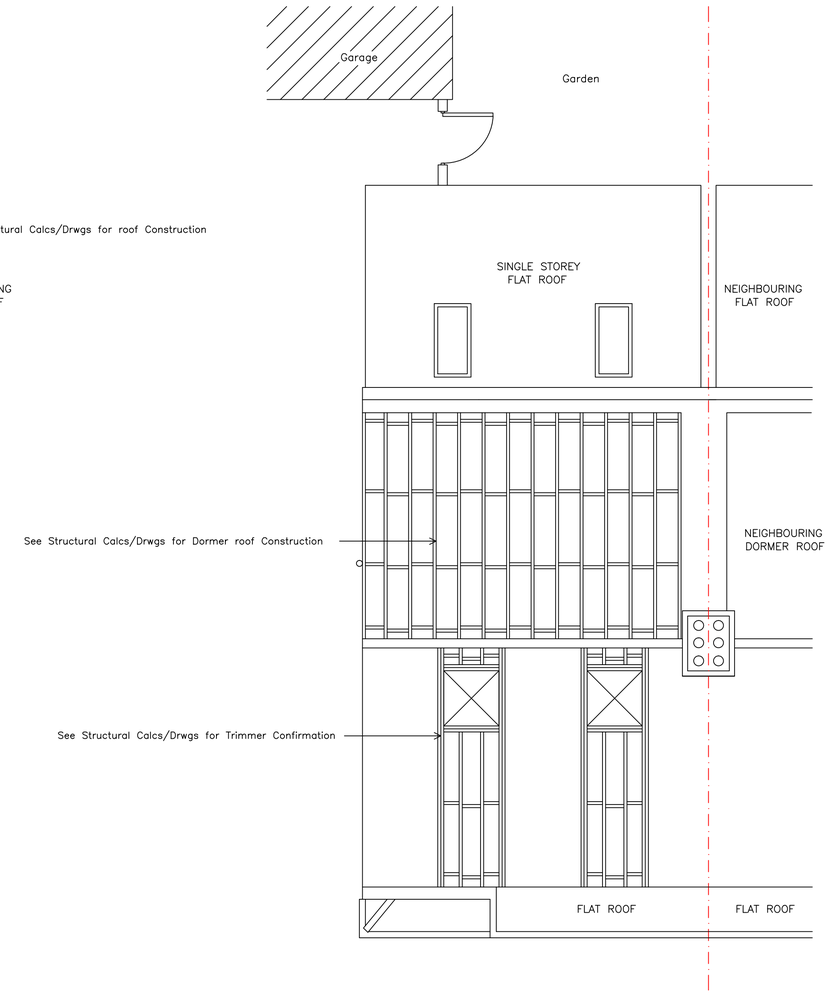
Soakaway(s) to be a minimum 1.0m^3 capacity measured below the invert level of the inlet pipe. To be 'Stormcell' boxes wrapped in a suitable geotextile and positioned not less than 6.0m from any building.
Capacity of soakaway to be based on the effective roof area being drained. Capacity to be calculated as 1.0m^3 for every 16m^2 of effective roof area being drained.



PROPOSED FOUNDATION/DRAINAGE PLAN



PROPOSED SINGLE STOREY ROOF CONSTRUCTION



PROPOSED MAIN ROOF CONSTRUCTION

NOTE: See Supporting Calculations for Bearing/Spreader Plates
NOTE: Existing Foundations to be Checked for Adequacy
Existing Openings Under Proposed Loads to be Checked for Adequacy
NOTE: Existing Blockwork of Party Wall to be Checked for Adequacy when Positioning RSJs
NOTE: Existing Internal Block & Stud Walls to be Exposed & Checked for Adequacy Under New Loads
NOTE: Minimum Going of Tapered Treads to be 75mm
NOTE: Maintain 1hr Fire Separation Between Dwellings
Line Party Wall & Dormer Walls with 12.5mm FireLine Board
NOTE: Existing Beam over Kitchen to be exposed and checked for adequacy
If found to be inadequate Structural Engineer to justify through calculation
NOTE: Upgrade Existing Party Wall within loft space with 62.5mm Celotex PL4065 Thermal Board Insulation + 5mm skim finish
NOTE: Expose Existing Ground/1st Floor Construction & Report Findings

Beams, Bearings and Associated Structure to be Justified by a Structural Engineer Design

All Existing Beams , Bearings and Associated Structure to be Exposed and Confirmed by Building Control to Justify Adequacy

SCALE 1:50

0M 1 2 3 4 5 6 7 8 9 10

NOTES

1. NECESSARY NOTICES ON RELEVANT ADJOINING OWNERS IN RESPECT OF WORKS ON THE PARTY WALL(S) ARE THE OWNERS RESPONSIBILITY. THE APPOINTMENT OF A PARTY WALL SURVEYOR IS ADVISED.
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ORDERING MATERIALS OR COMMENCING WORK.
3. IN CASE OF DISCREPANCIES IN DRAWING, CALCULATIONS CALCULATIONS OR DETAILS, REFER TO DESIGNER FOR CLARIFICATION. UNILATERAL DECISIONS BY CLIENT OR CONTRACTOR WILL NOT BE ACCEPTED. DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR ADDITIONAL COSTS OF ADDITIONAL MATERIALS ETC. AS A RESULT OF UNILATERAL DECISIONS.
4. FOR ANY INFORMATION NOT COVERED BY THESE DRAWINGS REFER TO DESIGNER FOR CLARIFICATION.
5. THE CONTRACTOR MUST ENSURE THAT THE WORK IS BEING CARRIED OUT TO THE LATEST REVISIONS OF ALL WORKING DRAWINGS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO INFORM THE LOCAL AUTHORITY BEFORE WORK COMMENCES ON SITE AND AT ALL PRESCRIBED STAGES OF WORK THAT THE DISTRICT DISTRICT SURVEYOR MAY REQUIRE.
7. IF WORK COMMENCES ON SITE BEFORE FULL PLANS APPROVAL HAS BEEN GIVEN. DESIGNER ACCEPTS NO RESPONSIBILITY FOR ANY ADDITIONAL WORK OR MATERIALS THAT THE DISTRICT SURVEYOR MAY REQUIRE.
8. THIS DRAWING AND ALL COPIES PRODUCED REMAIN THE COPYRIGHT AND PROPERTY OF THE DESIGNER. IT MAY ONLY BE REPRODUCED BY THE DESIGNER AND ALL COPIES MUST BE RETURNED TO THE DESIGNER IF DEMANDED.
9. BY USING THIS DRAWING THE USER AND HIS EMPLOYEE SIGNIFY THEIR AGREEMENT OF THE ABOVE TERMS AND CONDITIONS.
10. THIS DRAWING AND OTHERS IN RESPECT TO THIS PROPERTY WILL FORM PART OF THE CONTRACT DOCUMENTATION AND ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION ACCOMPANYING THESE DRAWINGS.

BCConsultants
Barry Cunningham
07976098772
bcconsultants@mail.com

Drawing No.
64WoodlandsA/16/05

Scale: 1:50

Paper: A1

Issue Date: 02/04/2016

Client:

Mr & Mrs Burke

64 Woodlands Avenue
Eastcote, Hillingdon
HA4 9RJ

Description:

Single Storey Rear Extension, Loft Conversion with Hip to Gable Roof & Rear Dormer & Associated Internal Alterations with Alteration to Fenestration to Side Elevation