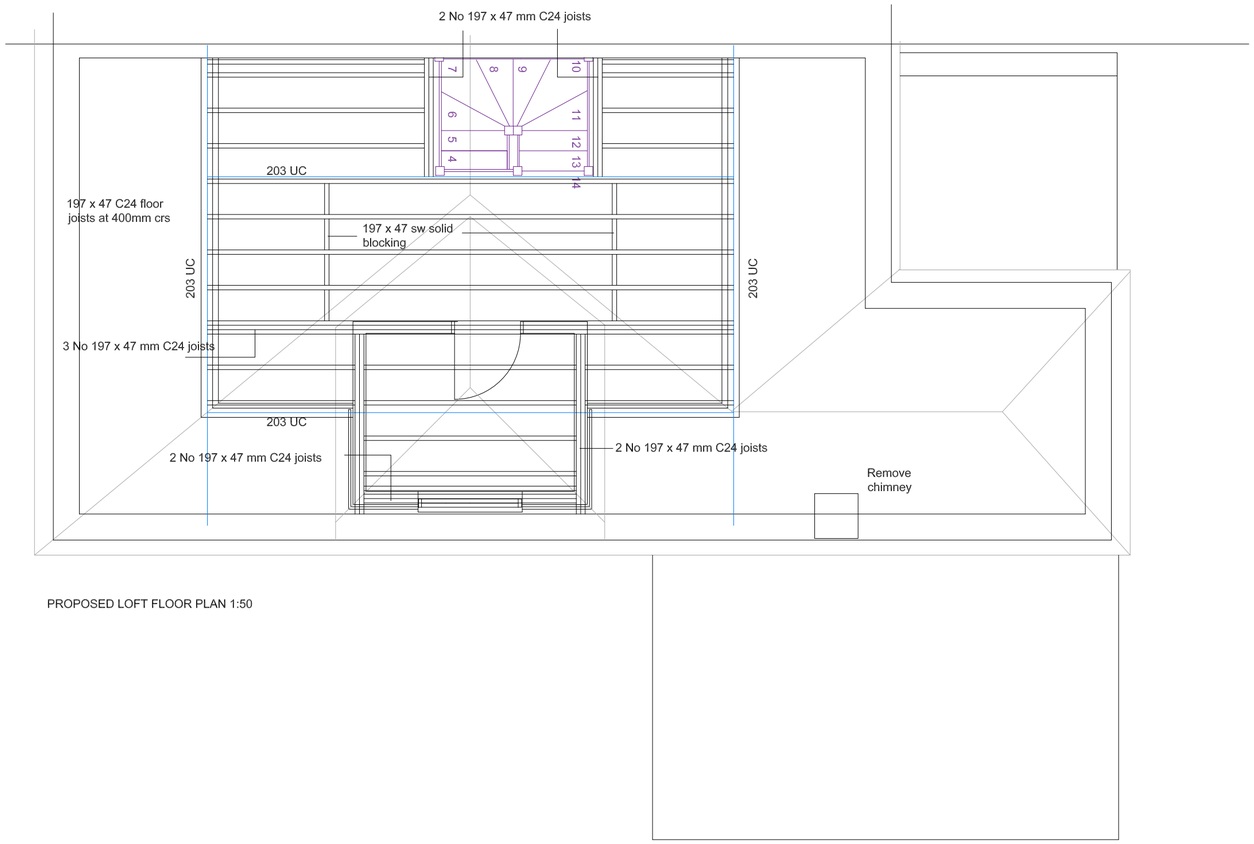
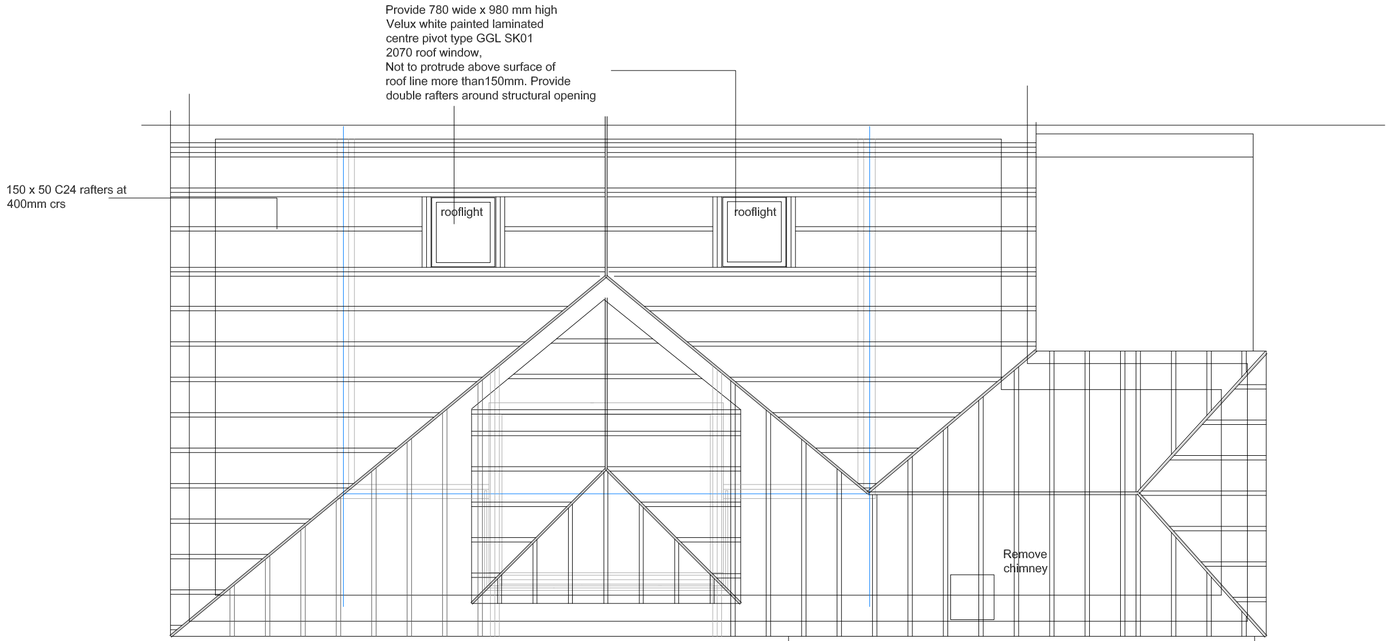


PROPOSED LOFT FLOOR PLAN 1:50



PROPOSED ROOF STRUCTURE PLAN 1:50

MECHANICAL VENTILATION
The kitchens are to be provided with either a mechanical extractor capable of extracting at a rate not less than 60 litre/second, switched for intermittent operation or a cooker hood capable of extracting at a rate of 30 litre/second. Utility rooms are to be provided with mechanical extractor capable of extracting at a rate of not less than 30 litres/second. Bathrooms and cloakrooms are to be provided with mechanical extractors capable of extracting at a rate of not less than 15 litre/second for intermittent operation. Mechanical extractors at second floor level are to be ducted through the roof space, insulated as necessary, and to exit through tile/slate terminals. Internal cloakrooms and bathrooms to have a mechanical extractor capable of extracting not less than 6 litre/second operated via light switch with minimum 15 min overrun facility. Ducts serving extract fans in ground and first floor ceilings to be fitted with intumescent duct closer to provide a minimum half hour fire resistance. Fire dampers to be provided where ventilation ducts pass through fire resisting walls.

SMOKE DETECTORS
Each dwelling shall have a number of mains operated automatic self-contained smoke detectors with battery backup to BS 5446. There should be a smoke detector with 7.0m of the kitchen and living rooms and within 7.0m of bedrooms. There should be a least one detector on each level of accommodation within each dwelling All units shall be interconnected such that detection by any one unit will operate all the alarms in the dwellings.
All units to be installed in strict accordance with manufacturer's recommendations.

FLASHINGS
Flashings provided at all roof to wall abutments and around dormer windows etc: are to be code 4 lead soakers and code 4 lead flashings with minimum upstands of 150mm. Where applicable lead to be secured with wedges , clips and pointing. Cavity trays to be positioned above all lintels and openings and stepped at roof abutments.

PLUMBING
The internal plumbing is to comply with BS 552 utlising PVCu pipework comprising:
110 mm dia soil and vent pipes, stub stacks.
Minimum 100mm dia WC wastes.
Minimum 40mm dia bath, shower and sink wastes (3.0m run max).
Minimum 32mm dia basin and bidet waste (1.7 m run max).
For basin and bidet wates over 1.7m run, but not exceeding 3.0m run , increase waste pipe to 40mm dia.
For bath, shower or sink wastes over 3.0m run, but not exceeding 4.0m run, increase waste pipe to 50mm dia. For wastes in excess of the above lengths anti-syphon or branch ventilating pipes are to be incorporated.

Combined bath and basin wastes to be 50mm diameter.
Provide 75mm deep sealed traps to appliances. Waste pipes to have rodding points to provide access to any length of pipe that cannot be reached from any other part of the system.
Waste pipes should be reasonably accessible for purpose of repair and maintenance.

SVPs and stub stacks to be provided with access points at ground level . Branch connections shall not discharge into stacks lower than 450mm above the invert of bend at foot of stack. Bends at foot of SVPs and stub stacks are to have a minimum radius of 200mm at the centre line.
SVPs located at heads of drainage runs are to be terminate minimum 900mm above window heads where openings are within 3.0m of the pipe to avoid nuisance or health hazards.
Terminals to be fitted to proprietary roof tile vents via a flexible pipes within the roof space.
Other SVPs terminating below roof level are to be fitted with with air admittance valves located above flood level of uppermost appliance level. Provide ventilation and access panels to all pipe casing at location of air admittance valves.
Overflows from WCs to return into pan and water tanks to run in 19mm dia PVCu to outside walls.
Casings to SVPs and stub stacks are to comprise 2 No layers of plasterboard on 38mm x 38mm sw framework to provide 1/2 hour fire resistance . Pipes to be insulated with minimum 25mm thickness glass fibre quilt within boarded ducts. Access points to be provided in pipe casings coinciding with access points in soil stacks. Fire stopping of mineral wool to be packed tight around pipes at intermediate floor levels.

WINDOWS AND GLASS
All windows to be white pvc'u' sealed double glazed units to achieve 1.6W/msqK, with 16mm Soft Coat, argon filled glass to positions as shown on drawings. Windows to habitable rooms and WC's to provide minimum openable area equivalent to 1/20th of room floor area.
Windows to habitable rooms to be fitted with trickle ventilators with a minimum equivalent area of 8000mm sq to habitable rooms and in the case of kitchens, bathrooms and utility rooms .Total equivalent area for background ventilators to dwellings to be 50,000mm cu. trickle ventilators to non-habitable rooms to be minimum 4000mm sq.

DOORS
Internal doors to be to clients requirements . Fire doors to be provided in positions as indicated on the floor plans. All fire doors except where noted to be fitted with self closers.

Internal partition
100mm x 50mm sw studs at 400mm crs with 100mm glass wool between with 15mm wallboard eachside.

FOUL WATER DRAINAGE (TO BE DESIGNED AS A SEALED ACCESS SYSTEM).
100mm dia PVCu soil drains and PVCu soil and vent pipes and 100mm diameter roddable back inlet gullies to be jointed to 100mm dia PVCu soil drains laid at a minimum fall of 1 in 60 in 150mm pea shingle bed and surround. Where the depth exceeds 900mm precast concrete inspection chambers manufactured to BS 5911, Part 200 are to be installed . All drains passing underneath buildings or private drives are to be encased in a min 150mm pea shingle bed and surround.

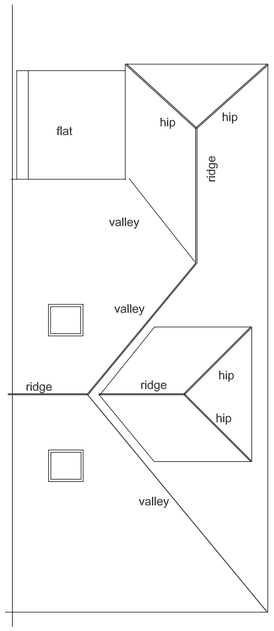
Provide pre-cast pre-stressed concrete relieving lintels above all drains where they pass through load bearing walls.

Light duty single covers to be provided to all inspection chambers.

Step irons to all manholes. Top iron to be between 450mm and 700mm below C.L., Bottom iron to be 300mm above benching. Marley inspection chambers to be used where invert level is less than 1.0m to BS 7158,: 1989.

PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

REV	DATE	DETAILS	DRAWN



PROPOSED ROOF PLAN 1:100

James. B.Langley Limited

Project:
5A The Parade
Spa Drive, Epsom
Surrey, KT18 7LG

Title:
Proposed Floor & Roof Structure Plans

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Scale: 1:50 @ A2
Date: JUN 2021
Drawing No TP/005