

EXISTING STRUCTURE:
Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necessary.

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

Staircase 2765mm fit to fit, to be checked on site before fabrication floor to floor height to be checked on site before fabrication of staircase. 14equal risers of 197.5mm each, going 235mm (to match existing) Width of staircase to match existing, handrail to be 900mm above pitch line and 1100mm at landing level. No aperture between balustrading to be greater than 100mm.

The pitch of the staircase should not exceed 42 degrees.

All stairs in a flight should have uniform rise and tread and the normal relationship between dimensions is that twice the rise plus the tread should be between 550mm and 700mm.

All stairways should have a clear headroom over the length and width of the stairway of at least 2.0m

Tapered treads should have a min 50mm going at the newel. The going at the centre-line should be designed to comply with thread requirements of a straight flight.

Landings should be provided at the top and bottom of every flight. The width and depth of the landing should be at least as great as the smallest width of the stairway. Handrails and guarding should be at least 900mm with max 100mm spacing, the guarding and its fixings into the building should be capable of safely resisting a horizontal loading of 0.36kN per linear metre applied at the top of the guarding.

WINDOWS AND GLASS

All windows to be white painted softwood 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.

First floor windows to habitable rooms to be escape windows with an openable area of at least 0.33m sq and at least 450mm wide and 450mm high with the bottom of the openable window not more than 1100mm above floor level.

Where windows occur adjacent to stair flights such as all or part of window is less than 900mm above the pitch line, both window frame and glazing shall be capable of resisting a horizontal load of at least 0.74kN/m. All glazing to be carried out in accordance with Approved Document N1 of the Building Regulations and BS 6206. All windows and doors are to be double glazes and are to have a 'U' value of 1.8W/msqK. Certified by manufacturer. Laminated glass to be provided to all doors and to any glazed panel below 800mm above floor level in windows and 1500mm to glazed screens within 300mm of doors.

DOORS

Internal doors to be to clients requirements . Fire doors to be provided in positions as **MECHANICAL VENTILATION** fire doors except where noted to be fitted with self closers. The kitchens are to be provided with either a mechanical extractor capable of extracting at a rate not less than 60 litres/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 1:3 to the eaves.

PLUMBING

The internal plumbing is to comply with BS 552 utilising 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 wastes 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.

PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN 1:50

Provide interconnecting automatic mains operated fire detection system

To be mains operated and interlinked with battery back up to Grade D Category LD3 standard, in accordance with BS 5839-6 (2004). An Installation and Commissioning certificate must be deposited with Building Control in accordance with Approved Doc, B Volume 1, Section 1.23

James. B.Langley Limited

Project:

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Title:

Proposed Ground &
First Floor Plan



Building Surveying
& Project Management

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Scale:

1:50 @ A2

Date:

JUN 2021

Drawing No

TP/002