

PROPOSED SIDE ELEVATION 1:100

PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100

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.

ELECTRICAL INSTALLATION

Electrical installation to be to the current I.E.E regulations and British Standard.

Low energy light fittings to be provided that only take lamps having a luminous efficiency of 40 lumens per circuit-watt either one per 25m sq of floor area created or one per four fixed light fittings.

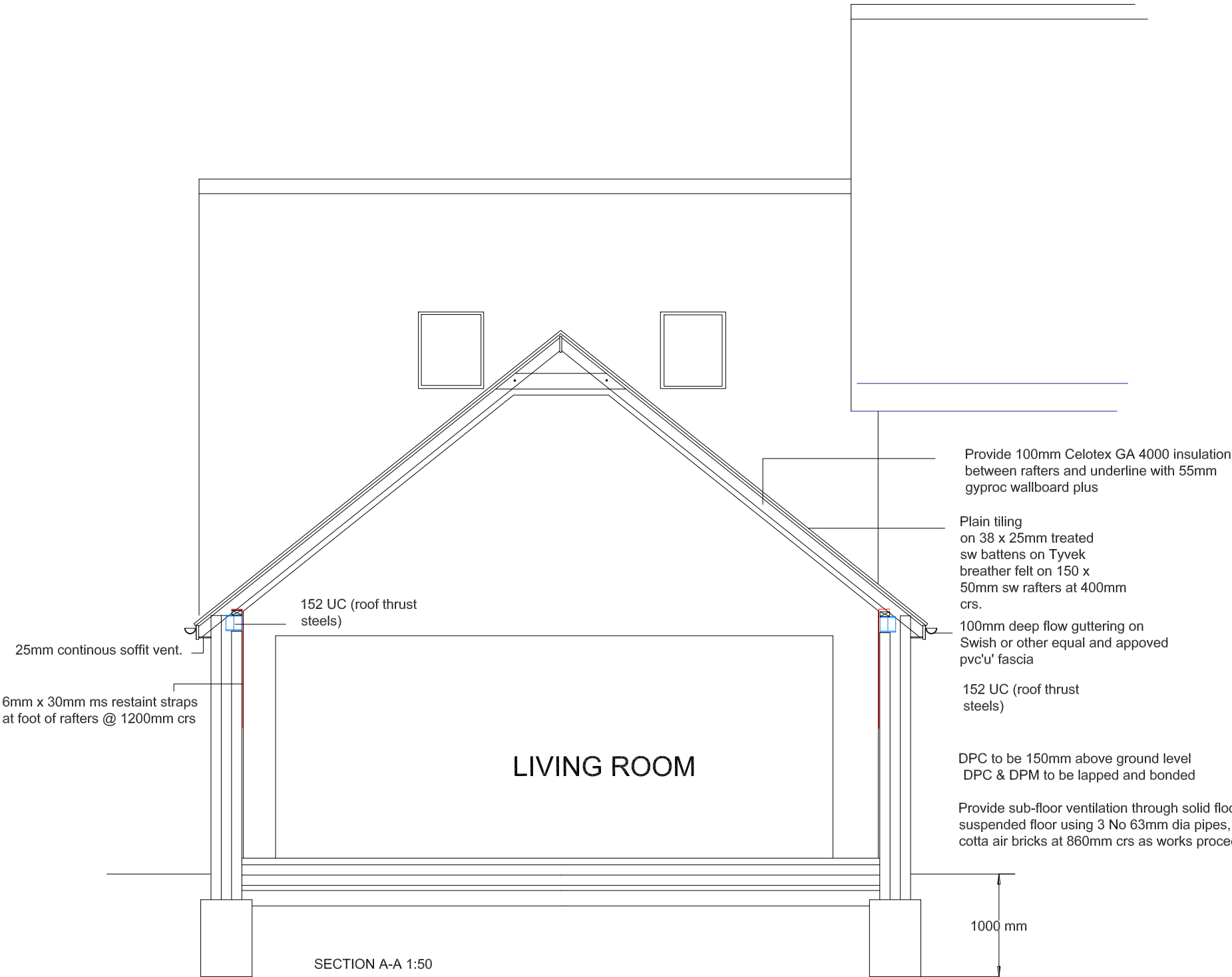
Flush fitting downlighters to be half hour fire rated as manufactured by Electro Technik Ltd.

External lights not exceeding 150W per fitting are to have P.I.R detectors to extinguish light when there is enough daylight or when light is not required at night. Lantern lights are to be controlled by Photo Electric Cell (PEC).

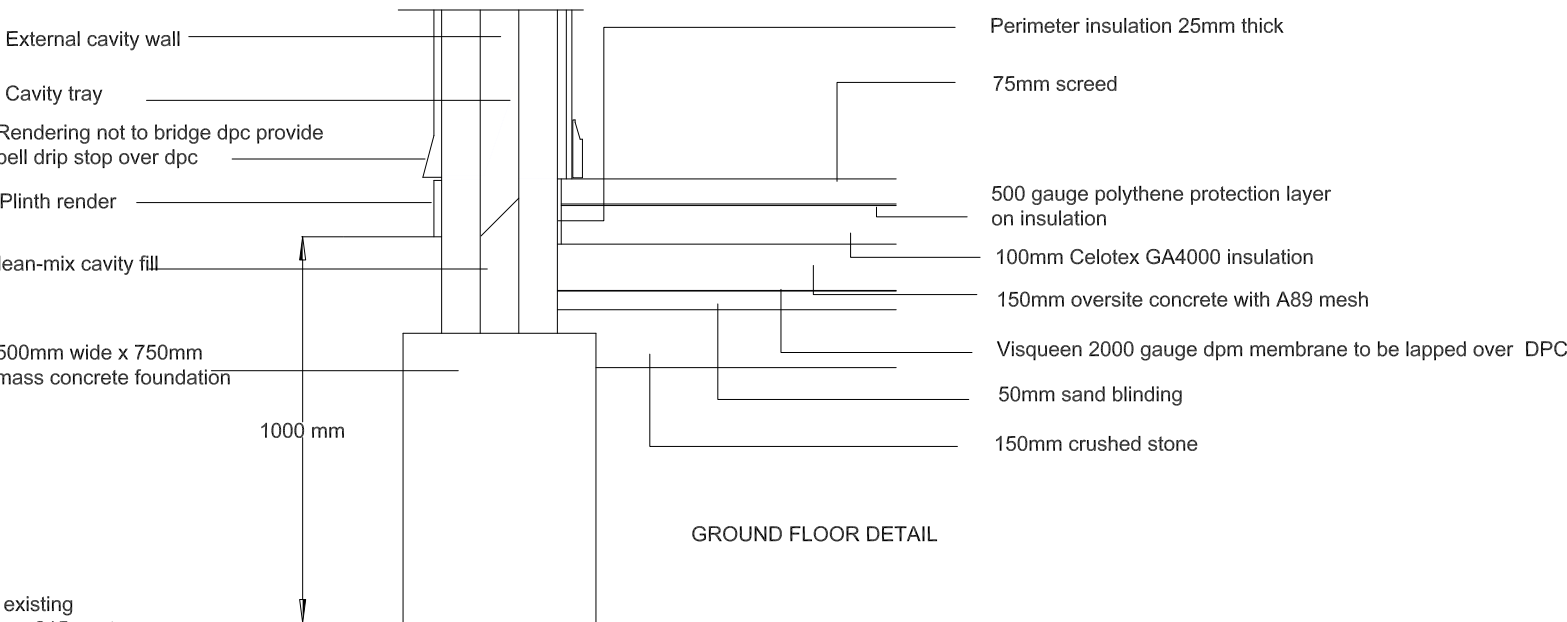
Switches and socket outlets to be positioned between 450mm and 1200mm above finished floor level.

All electrical work is to be carried out in strict accordance with BS 7671- the IEE current wiring Regulations for the design construction, inspection, testing and certification of the installation.

Electrical work to be carried out by a competent person registered with a Building Regulations Approved Document P self certification scheme. A competent person is to be registered with one of the following full competence schemes.



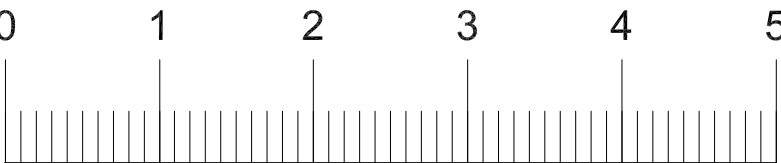
SECTION A-A 1:50



DPC to be 150mm above ground level to be lapped with existing and DPM  
Provide lean mix cavity fill to ground level

Note: DPC and DPM are to be lapped and taped to be continuous with any existing DPC

Actual size and depth of foundations to be determined on site and subject to Thames Water build over licence.



SCALE BAR

James. B.Langley Limited

Project:  
2 South View  
Epsom, Surrey

Title:  
Proposed Section &  
Elevations



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Building Surveying  
& Project Management

Scale:  
1:100 & 1:50  
@ A2

Date:  
JUNE 2021

Drawing No

SV/003