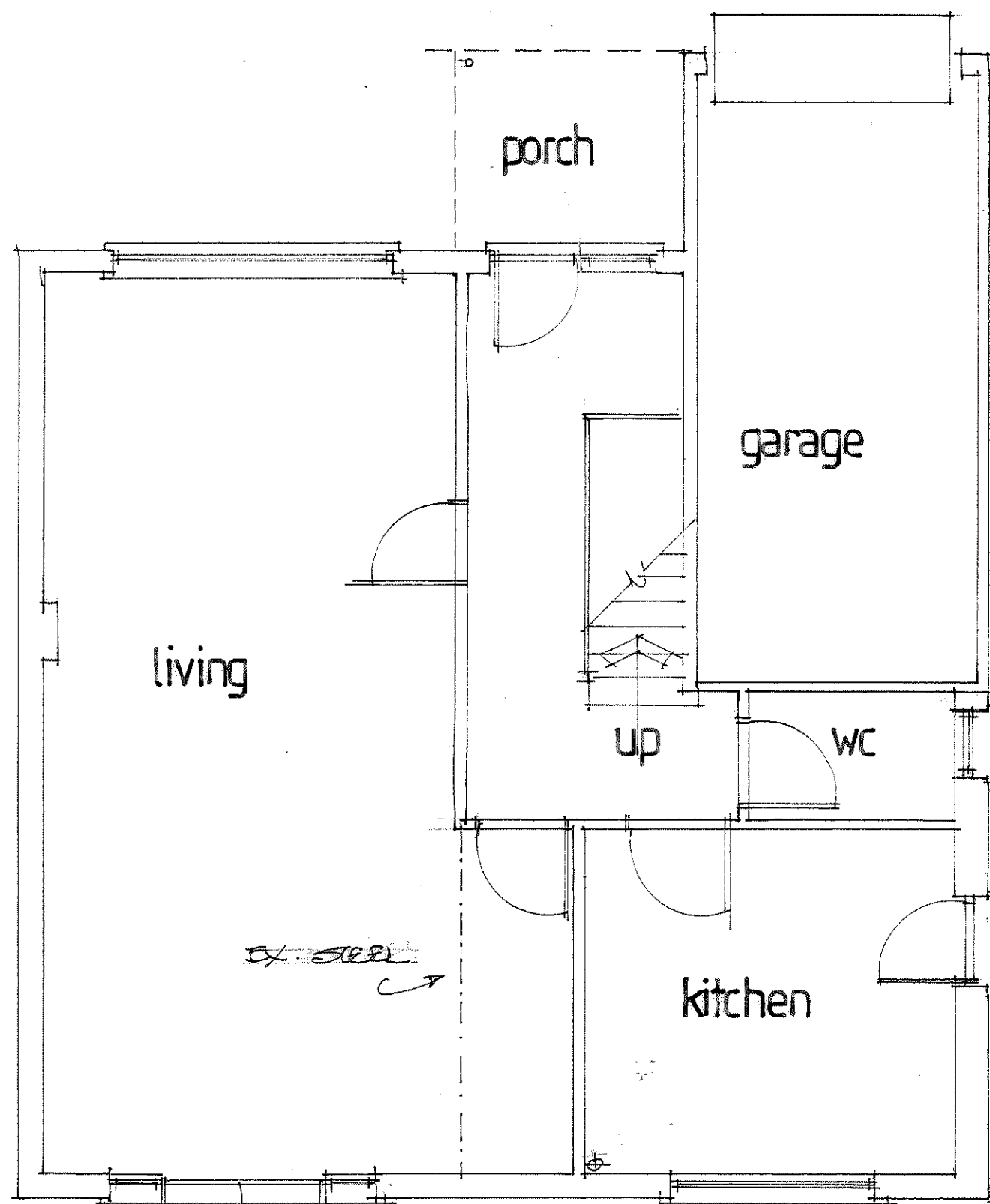
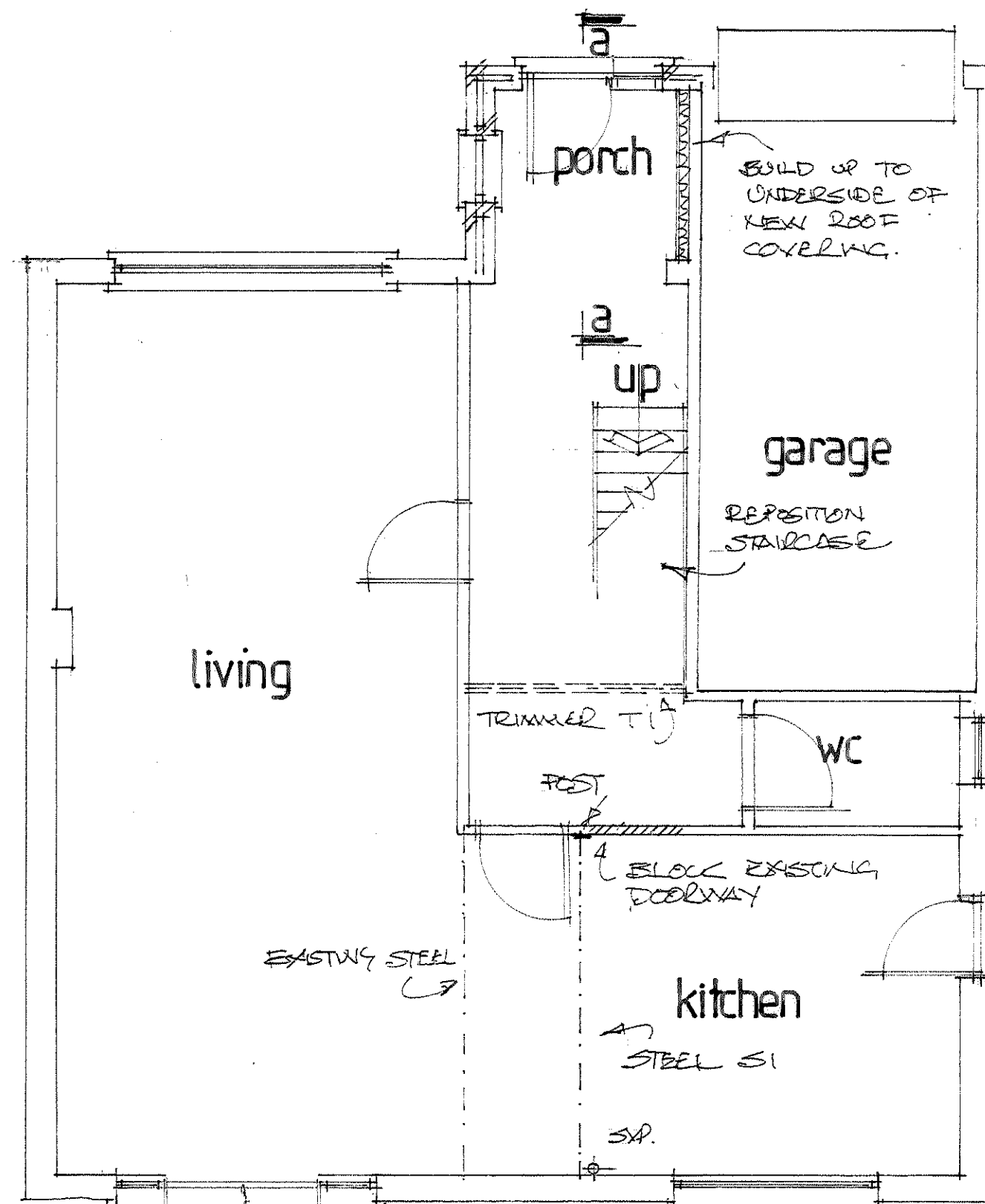
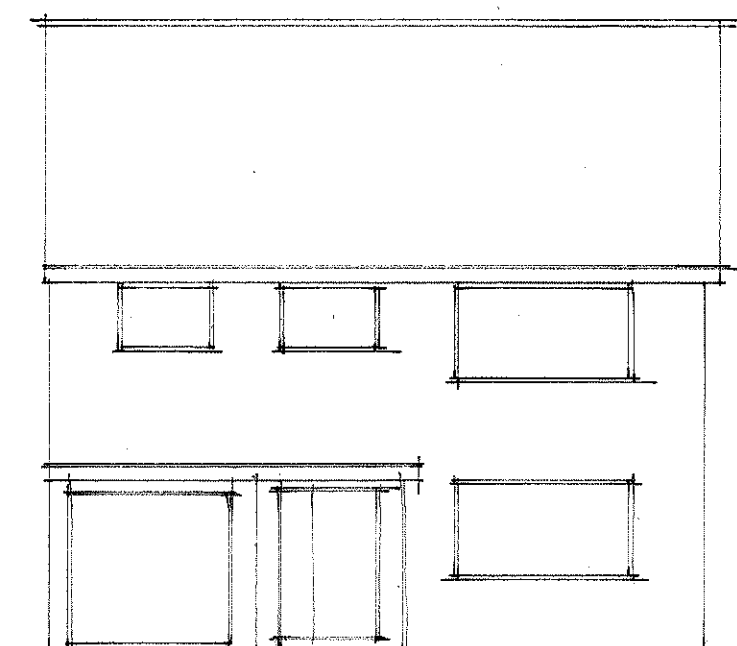




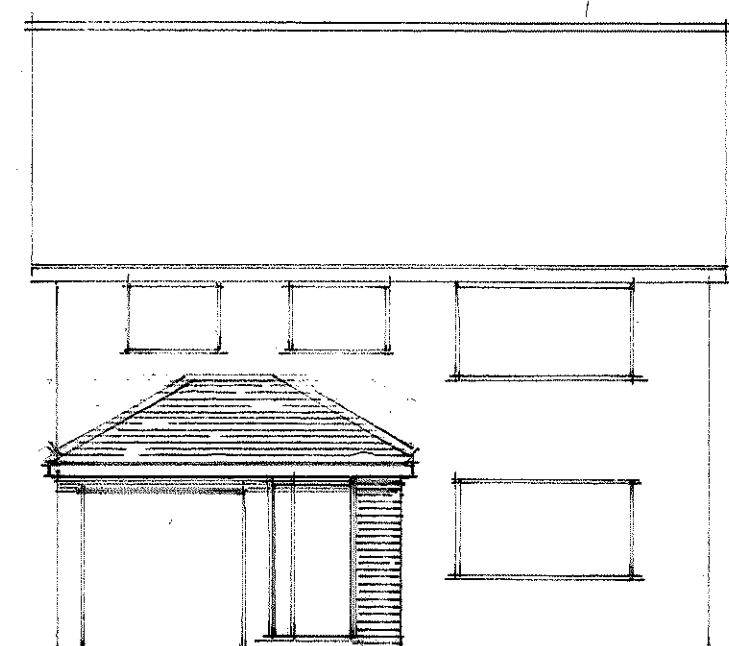
existing ground floor



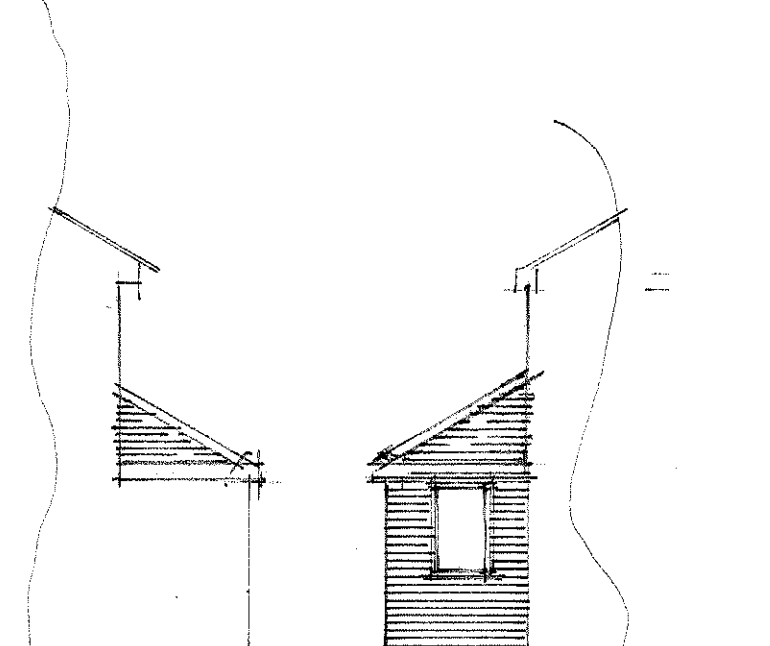
proposed ground floor



existing FRONT

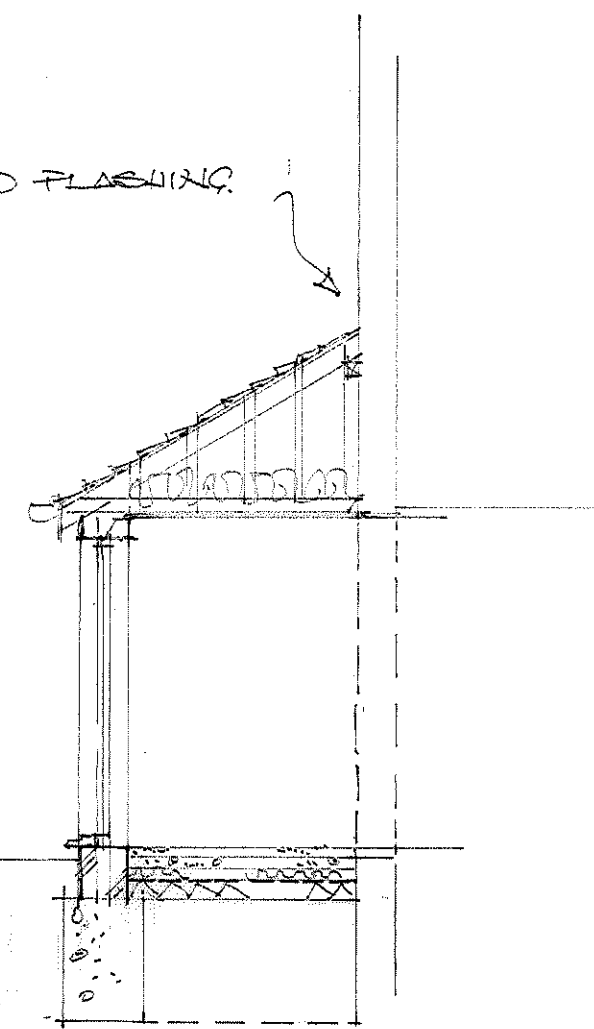


proposed FRONT



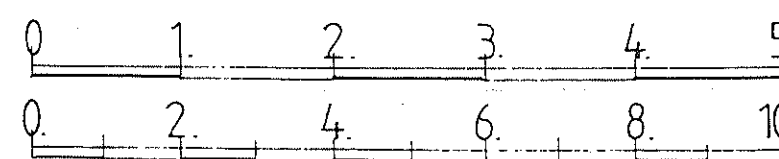
proposed sides

LEAD FLASHING



section a-a

NEW STAIRCASE - Stairs to comply with BS585 and with Part K of the Building Regulations. Max. rise 220mm, min. going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min. 50mm going of tapered treads measured at narrow end. Min. clear width 1.5m. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min. 2.0m headroom measured vertically above pitch line of stairs and landings. However, if there is not enough space to achieve this height the headroom will be satisfactory if the height measured at the centre of the stair width is 1.9m reducing to 1.8m at one side of the stair. Handrail on staircase to be 900mm above the pitch line, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of min. 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Any wall or door glazing in the stair enclosure will be upgraded to achieve half-hours fire resistance. **ALL DIMENSIONS AND CLEARANCES TO BE CHECKED AND MEASURED ON SITE PRIOR TO FABRICATION OF STAIRS.**



scale 1:50 m.

scale 1:100 m.

Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked by Principle Contractor before commencing the works for adequacy prior to commencement of work and as required by the Building Control Officer. Any discrepancies please contact Thorns Young.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department.

C. 24	view title amended.
B. 24	main note added
A. 24	amendment to body
Date	Revision

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Client

MR C. BUCKWOOD

Job Title

10A FIRST AVENUE
DEVILLES
HAWAIT

Drawing Title

PROPOSED NEW PORCH
AND INTERNAL
ALTERATIONS

Scale 1:50 + 1:100

Date SEP. 2024 Drawn by CMC

Drg. No. 8189 : 24 Rev. C.