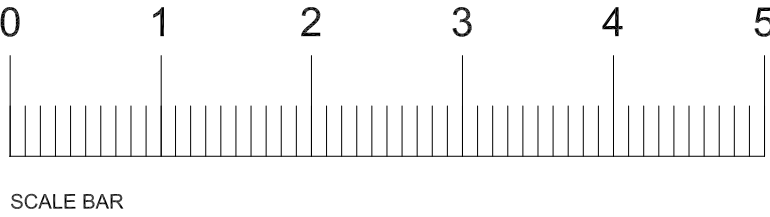


EXISTING STRUCTURE:
Elements of the existing structure such as foundations and lintels
are to be inspected by Building Control and are to be upgraded
or replaced if found to be necessary.

- Electrical
-  double socket outlet
 -  light pendant
 -  switch
 -  downlighter
 -  extract



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

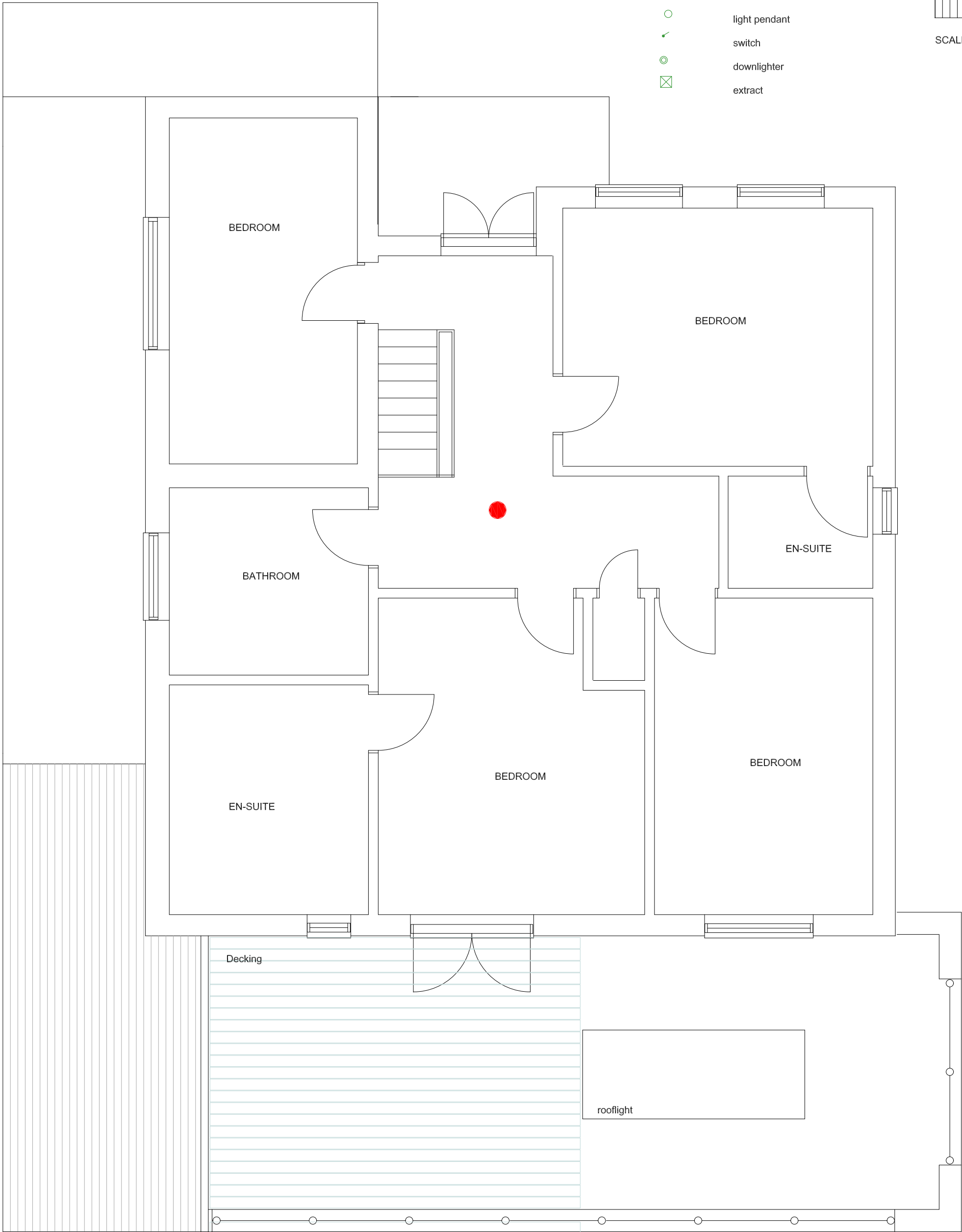
MECHANICAL VENTILATION
The kitchens are to be provided with either a mechanical extractor
capable of extracting at a rate not less than 60 litre/second, switched
for intermittent operation or a cooker hood capable of extracting at a
rate of 30 litre/second. Utility rooms are to be provided with mechanical
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 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 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
into all gaps between pipes at intermediate floor levels.
SVP 100mm dia to terminate 900mm above highest window head
if within 3000mm of window or opening.
bath 40mm, 32mm whb, combined waste, sink 40mm
wc 75mm. All traps 75mm deep seal.
waste pipes to fall approx 2.5deg to SVP. wc to fall 9mm/m run.
Steel beams to be encase in two layers of 12.5mm plasterboard
to provide 1/2hour fire resistance.



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:
53ASouthwood Road
Hayling Island
Hampshire, PO11 9PT

Title:
Proposed First
Floor plan



Building Surveying
& Project Management

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e'mail: langley_jb@yahoo.com

Scale:
1:50
@ A2

Drawing No

Date:
MAR 2022

SW/003