Existing First Floor landing window to be removed and opening enlarged to suit new external door.
Support over with 1.G box 200 lintel or similar approved.

Existing landing floor to be raised as necessary to suit new external staircase gantry. Raised floor to be level with an existing step.

Block up opening for existing access to Ground Floor as shown.

Remove existing raised planter to make way for proposed steel external staircase.

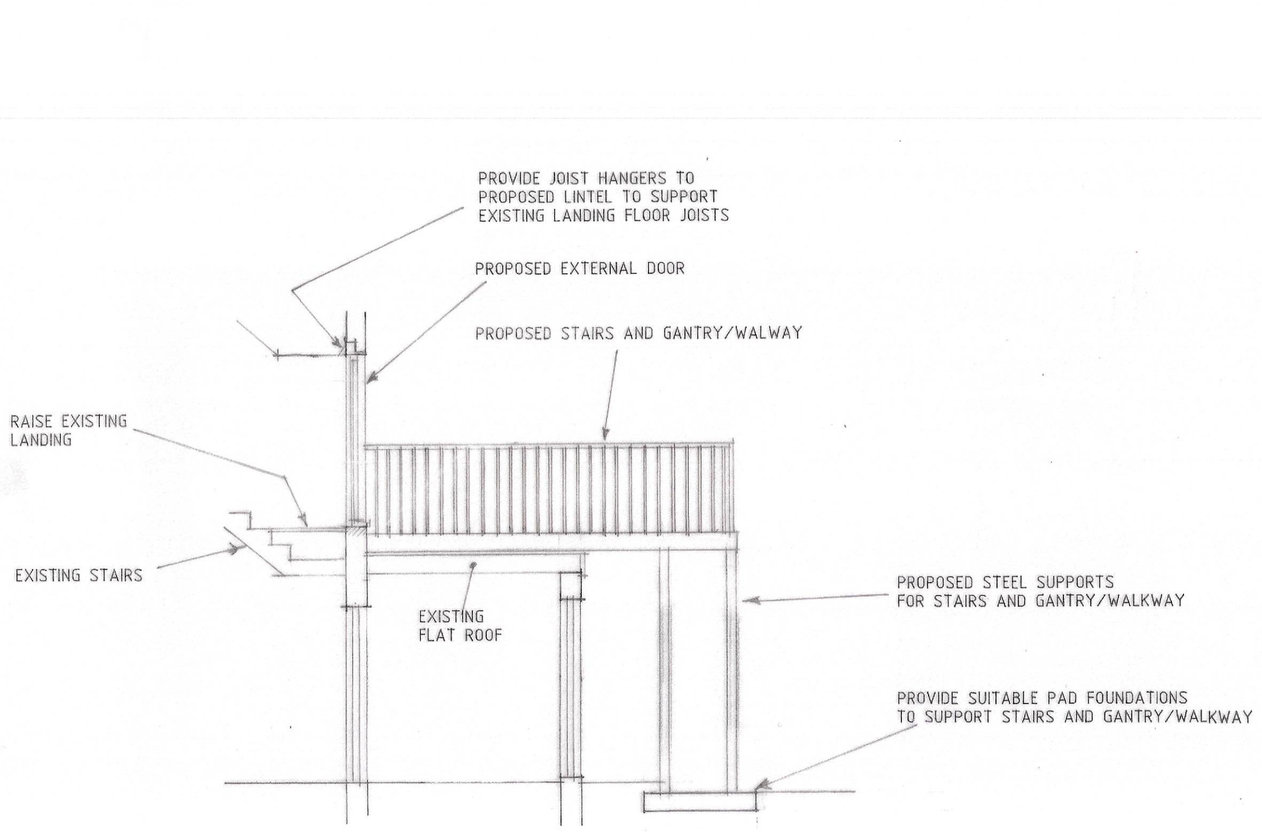
Provide and install steel black painted staircase and gantry as shown.

Provide suitable concrete pad foundation as necessary to support staircase.

Check position of existing foul drains and provide adequate protection as necessary.

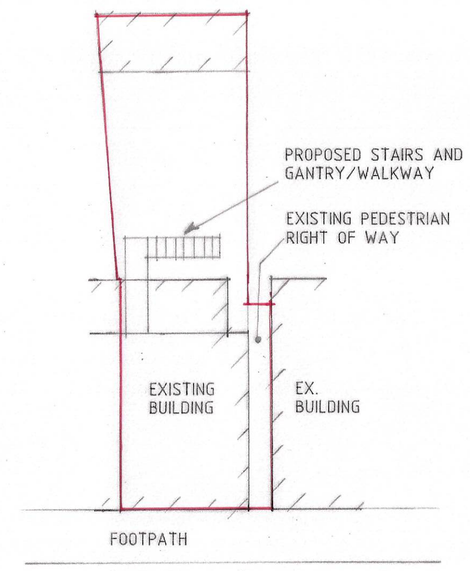
Make good to all disturbed and affected areas.

Staircase and gantry to have balustrading to both sides 900mm above pitch line and 1.1m above gantry and to be capable of resisting horizontal force of 0.36KN/m.
No part of stairs to have any gaps greater than 99mm.
Stairs to have maximum rise of 220mm and minimum going of 220mm.
Maximum pitch of 42°.
Read in conjunction with Approved Document K.



SECTION

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD21-033/1, SD21-033/2



HIGH STREET

SITE PLAN

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photocopied or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site walkways to be maintained by the owner for the life duration of the property.

This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new, unless stated otherwise and all components and materials, etc. to be used, fixed and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 2015 (CDM) and Health and Safety at Work, etc. Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

It is the property/landowner's responsibility to be aware of the Party Wall, etc. Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTERNAL STAIRCAASE TO EXISTING FLAT AT 23 HIGH STREET, LONG SUTTON FOR

MR. D. GAMMON.

SECTION/SITE PLAN

1:50 1:200	SD21-033/3
OCT-21	B.GILHAM.

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