DRAWING SCALE: 1:50

1.0 0 METRES 5.0

PUBLIC SEWERS:
YOUR LOCAL UTILITY COMPANY HAS AUTHORITY TO REJECT BUILD OVER/NEAR APPLICATIONS FOR PROPOSALS AFFECTING THEIR PLANT / SERVICES
ENSURE FULL APPROVAL IS GRANTED PRIOR TO COMMENCEMENT OF SITE WORKS
ALL DRAIN RUNS ARE TO BE VERIFIED ON SITE BY AN APPROVED SEWER SURVEY TEAM

ALL DRAIN RUNS TO BE VERIFIED ON SITE
DISCREPANCIES TO BE REPORTED
SEWER SURVEY TO BE CARRIED OUT BY APPROVED CONTRACTOR TO ESTABLISH FULL LAYOUT
ALL DRAIN CONNECTIONS TO BE MADE TO FOUL / SURFACE WATER SYSTEMS OR SOAKAWAYS AS APPROPRIATE TO APPROVAL OF BCO OR LOCAL UTILITY COMPANY

REF.	BEAM
G1	DOOR FRAME TAKEN TO UNDERSIDE OF RAFTERS
G2	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G3	EXISTING SUPPORT TO WALL ABOVE - TYPE / SIZE UNKNOWN
G4	SEE ENGINEERS DESIGN SUPPORT TO FLAT / PITCHED ROOF
ALL CATNIC LINTELS TO BE VERIFIED BY CATNIC PRIOR TO ORDERING / INSTALLING	
DRAWING / SCHEDULE TO BE CROSS REFERENCED WITH STRUCTURAL ENGINEERS DESIGN	

ALLOWABLE GLAZING BY AREA CALCULATION = 7.10m²
ACTUAL PROPOSED GLAZING = 5.90m²

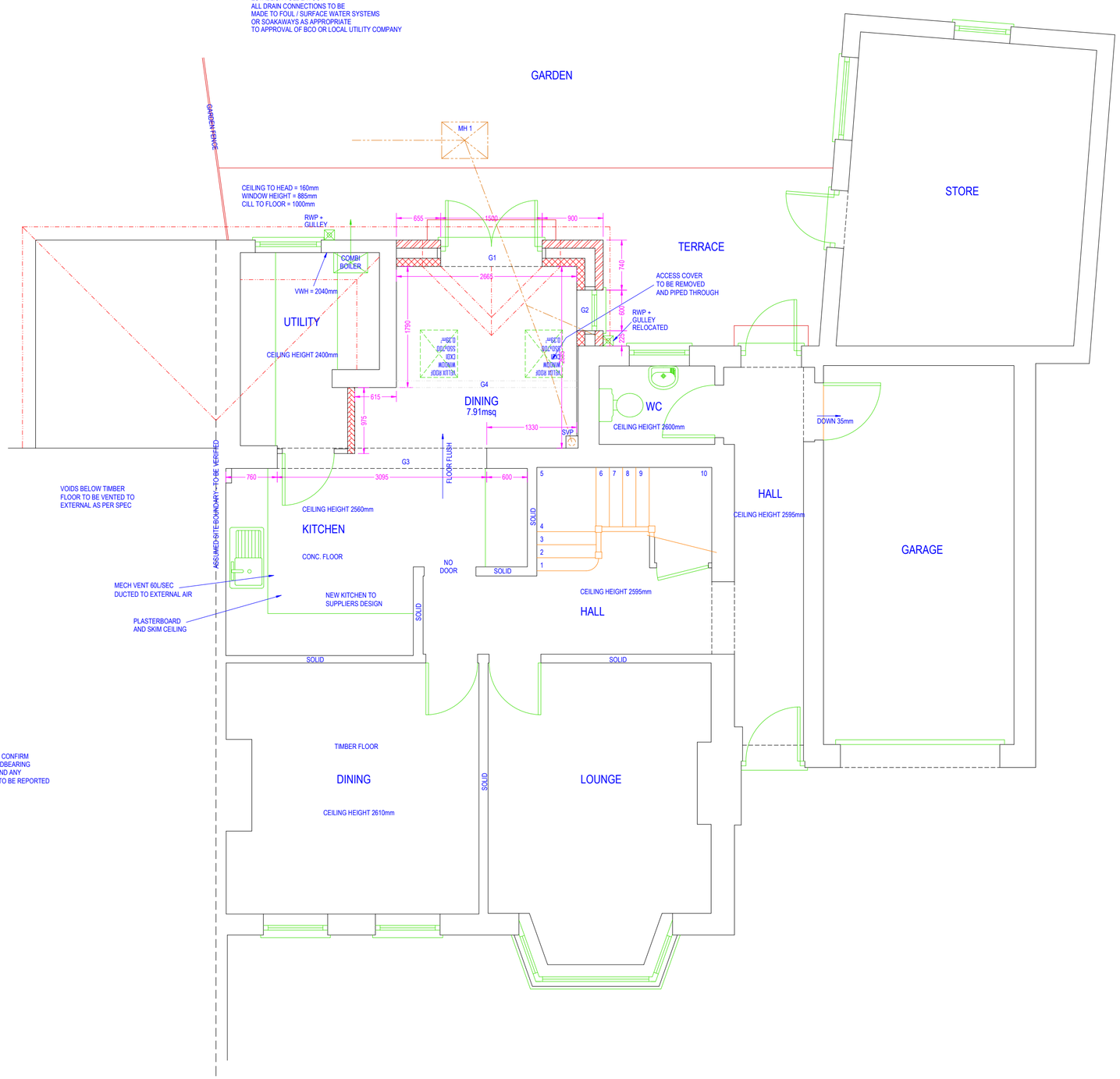
FACING BRICKWORK WITH DETAILING
MEDIUM DENSITY BLOCKWORK
DENSE CONCRETE BLOCK MINIMUM 1850kg/Mcu
LIGHTWEIGHT BLOCKWORK - THERMALITE SHIELD OR HIGH STRENGTH 7
TYPE A WALL - SEPARATING WALL - METAL STUD FRAME - PART E
TYPE B WALL - SEPARATING WALL - MASONRY WALL UPGRADE - PART E
TYPE C WALL - STANDARD TIMBER FRAME STUD WALL
TYPE D WALL - INTERNAL STUD WALL SUBJECT TO PART E

MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITH BATTERY BACKUP

* FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS AND 3No 100mm STEEL HINGES

** FIRE DOOR FD30S RATED WITH INTUMESCENT STRIPS, SMOKE SEALS, SELF CLOSING DEVICE AND 3No 100mm STEEL HINGES

☆ MEANS OF ESCAPE WINDOW MINIMUM 0.33mSQ CLEAR OPENABLE AREA MINIMUM 450mm IN ANY DIRECTION BOTTOM OF OPENABLE AREA TO BE WITHIN 800-1100mm FROM FINISHED FLOOR LEVEL. ENSURE HINGES DO NOT IMPEDE EGRESS



ALL EXISTING LINTELS TO BE CHECKED FOR ADEQUACY TO CARRY ADDITIONAL LOADING. WHERE NECESSARY REPLACE OR UPGRADE TO APPROVAL OF BCO

ALL STRUCTURAL BEAMS, CONNECTIONS PADSTONES, BEARINGS, PIERS, FOUNDATIONS, ETC TO ENGINEERS DESIGN AND TO BE TO APPROVAL OF BCO PRIOR TO ORDERING OR INSTALLING

VOIDS BELOW TIMBER FLOOR TO BE VENTED TO EXTERNAL AS PER SPEC

SPECIALIST REPORTS TO BE OBTAINED TO IDENTIFY THE EXISTING FLOORS, WALLS AND ROOFS FOR THE SUITABILITY TO RESIST THE INGRESS OF MOISTURE REMEDIAL WORK TO BE CARRIED OUT IN RESPECT OF ANY PROBLEMS IDENTIFIED TO THE APPROVAL OF THE BCO

ANY NEW OR REPLACEMENT HEATING, LIGHTING LAYOUTS AND SWITCHING DESIGN TO FOLLOW GUIDANCE AS GIVEN IN PART L1 FOR THE PURPOSES OF CONTROLS, LAYOUTS, EFFICACY AND INSULATION AS APPLICABLE FOR EACH SERVICE. YOUR ATTENTION IS DRAWN TO THE PROVISIONS OF THE "DOMESTIC SERVICES COMPLIANCE GUIDE"

CONTRACTOR TO CONFIRM POSITION OF LOADBEARING WALLS ON SITE AND ANY DISCREPANCIES TO BE REPORTED

PROPOSED GROUND FLOOR PLAN 1:50 @ A2

IF IN DOUBT - ASK
COPYRIGHT CITYSCAPE ARCHITECTURE LTD
ALL DIMENSIONS, LEVELS AND ANGLES TO BE CHECKED ON SITE BY CONTRACTOR
ALL BOUNDARIES ARE ASSUMED AND WE ACCEPT NO LIABILITY FOR BOUNDARY INACCURACY
YOU ARE REMINDED OF YOUR RESPONSIBILITIES UNDER THE 'PARTY WALL ETC. ACT' 1996 WHERE APPLICABLE
RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING
ALL DRAIN RUNS EXISTING AND PROPOSED ARE TO BE VERIFIED ON SITE DUE TO RESTRICTED ACCESS - ENSURE ALL CONNECTIONS MADE TO CORRECT SYSTEMS

CITYSCAPE ARCHITECTURE
T: 0117 900 0124
W: www.abcplans.co.uk
E: mail@abcplans.co.uk

CLIENT: HOUSE	SCHEME:		REVISION:
SITE:	SINGLE STOREY EXTENSION TO REAR		X
39 ELBERTON ROAD, BRISTOL. BS9 2PZ	TO BE READ IN CONJUNCTION WITH: Z-800-S001		
	DRAWING NUMBER: Z-800-D005	DATE: 24TH NOVEMBER 2023	