





Metres	Frequency
0.0	1
0.5	2
1.0	3
1.5	4
2.0	3
2.5	2
3.0	1
3.5	2
4.0	3
4.5	2
5.0	1

-  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 FD03s RATED WITH
INTUMESCENT STRIPS, SMOKE SEALS,
SELF CLOSING DEVICE AND 3no 100mm
STEEL HINGES
-  MEANS OF ESCAPE WINDOW
MINIMUM 0.33sqm 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 IMPED
EGRESS.

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

NEIGHBOURS DOUBLE STOREY EXTENSION

CONTRACTOR TO CARRY OUT SITE
INVESTIGATION TO DETERMINE RUNS
OF FOUL AND SURFACE WATER
ANY DISCREPANCIES TO BE REPORTED
ALL CONNECTIONS TO BE MADE APPROPRIATELY

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

WALLS BEING REMOVED TO
BE ASSESSED FOR LOADS
FROM ABOVE PRIOR TO REMOVAL
SUPPORT AS NECESSARY

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

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

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

CONTRACTOR TO CONFIRM
DIMENSIONS AFTER DEMOLITION
AND DISCREPANCIES TO BE REPORTED

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"

NEW RWP & BIG TO
SOAKAWAY OR EXISTING
SURFACE WATER SEWER

ASSUMED SITE BOUNDARY - TO BE VERIFIED

NEIGHBOURS DOUBLE STOREY EXTENSION

FENCE

UNABLE TO
LIFT COVER

NEW RWP & BIG TO
SOAKAWAY OR EXISTING
SURFACE WATER SEWER

NEW RWP & BIG TO
SOAKAWAY OR EXISTING
SURFACE WATER SEWER

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

CHIMNEY STACK TO BE
REMOVED AND ALL MADE
GOOD
ENGINEERS ADVICE TO BE
TAKEN ON STABILITY

WESSEX WATER SEWER RECORDS
SHOW PUBLIC FOUL SEWER BUT
NO EVIDENCE ON SITE

MAINTAIN CLEARANCE EITHER SIDE
OF SEWER AS IT PASSES THROUGH
FOUNDATION AND SEWER TO BE
BRIDGED WITH PCC LINTELS

LINE OF EXISTING
GARDEN WALL

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 196 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

REVISION:
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