

DRAWING SCALE: 1:50

1.0 0 METRES 5.0

- 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
- TYPE E WALL - SEPARATING STUD WALL - NEW BUILD
- UPGRADED WALL FOR THERMAL RESISTANCE
- UPGRADED WALL FOR SOUND RESISTANCE

MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITH BATTERY BACKUP Grade D1: LD2 BS5839: Part 6: 2019

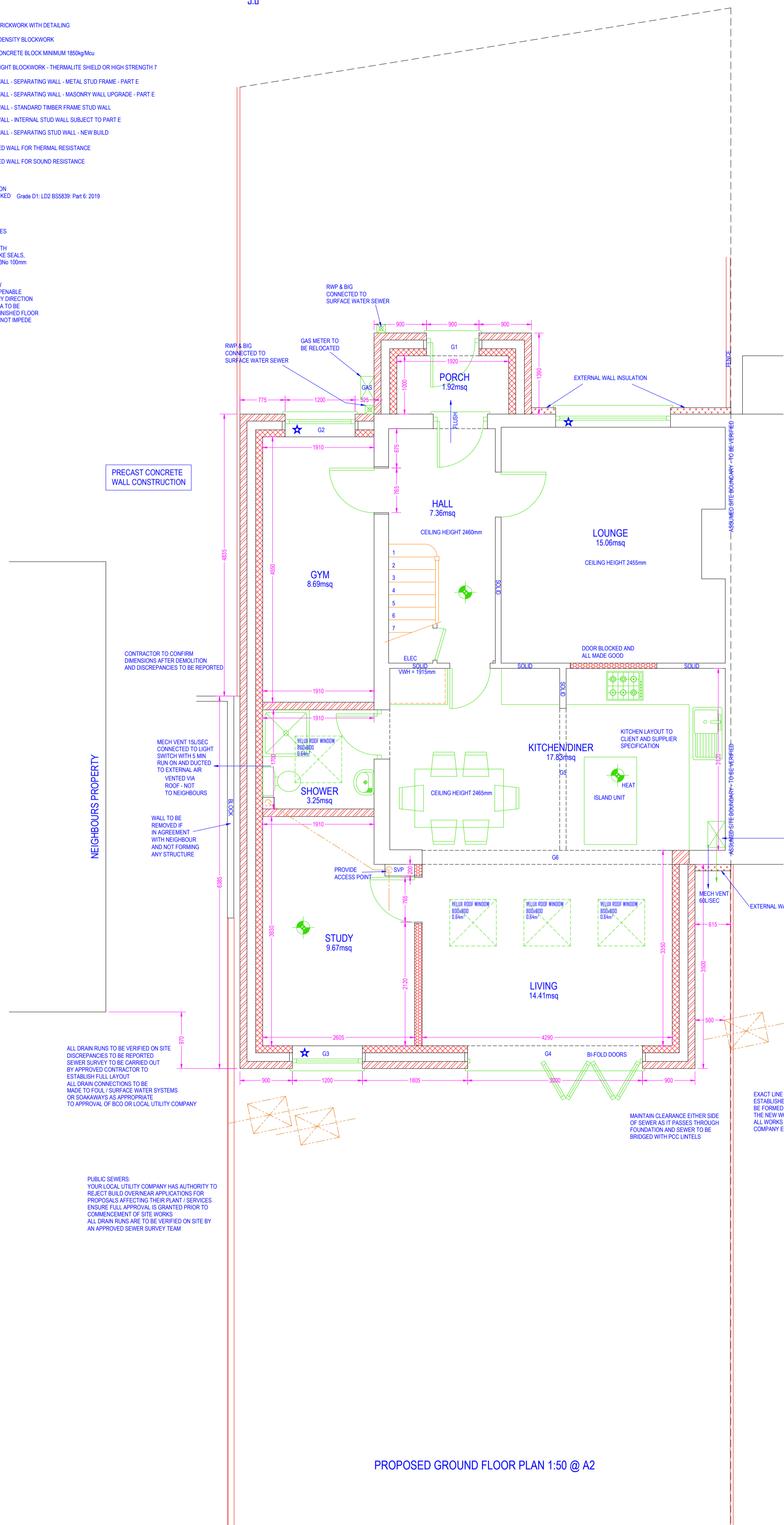
FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS AND 3No 100mm STEEL HINGES

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

MEANS OF ESCAPE WINDOW MINIMUM 0.33m² 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

REF.	BEAM
G1	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G2	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G3	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G4	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G5	SEE ENGINEERS DESIGN
G6	SEE ENGINEERS DESIGN

ALLOWABLE GLAZING BY AREA CALCULATION = 17.62m²
ACTUAL PROPOSED GLAZING = 14.65m²



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

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

NEW WALL HUNG GAS FIRED CONDENSING COMBINATION BOILER FOR HEATING AND DHW FLUED TO EXTERNAL AIR IN ACCORDANCE WITH MANUFACTURERS GUIDELINES AND TO APPROVAL OF BCO

EXACT LINE AND LEVEL OF SEWERS TO BE ESTABLISHED AND NEW FOUNDATIONS TO BE FORMED SUCH THAT NO LOADING FROM THE NEW WORKS WILL BE APPLIED TO THE SEWER ALL WORKS IN ACCORDANCE WITH LOCAL UTILITY COMPANY ENGINEERS AND TO APPROVAL OF BCO

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

PUBLIC SEWERS: YOUR LOCAL UTILITY COMPANY HAS AUTHORITY TO REJECT BUILD OVERNEAR 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

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

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SCHEME:
SINGLE STOREY EXTENSION TO SIDE AND REAR, PORCH AND EWI
TO BE READ IN CONJUNCTION WITH: Z-810-S001
DRAWING NUMBER: Z-810-D005

DATE: 14TH DECEMBER 2023

REVISION:
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