

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
- 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

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'

FOUNDATIONS TO BE FORMED MINIMUM 150mm BELOW INVERT LEVEL OF SEWERS

ENSURE ADEQUATE SUPPORT GIVEN TO NEIGHBOURING LAND AND STRUCTURES DURING WORKS

DPC TO SIDE ELEVATION TO BE ABOVE GROUND LEVEL

TANKING TO WALL BELOW GROUND LEVEL TO SPECIALIST SPECIFICATION

GARDEN RETAINING WALL TO BE REBUILT TO ENGINEERS DESIGN

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

UP 880mm

UP 350mm

NEW RWP & BIG TO SOAKAWAY OR EXISTING SURFACE WATER SEWER

UP 880mm

UP 350mm

UP 880mm

UP 350mm

UP 880mm

UP 350mm

UP 880mm

UP 350mm

UP 880mm

PUBLIC SEWERS: YOUR LOCAL UTILITY COMPANY HAS AUTHORITY TO REJECT BUILDING CONTROL 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

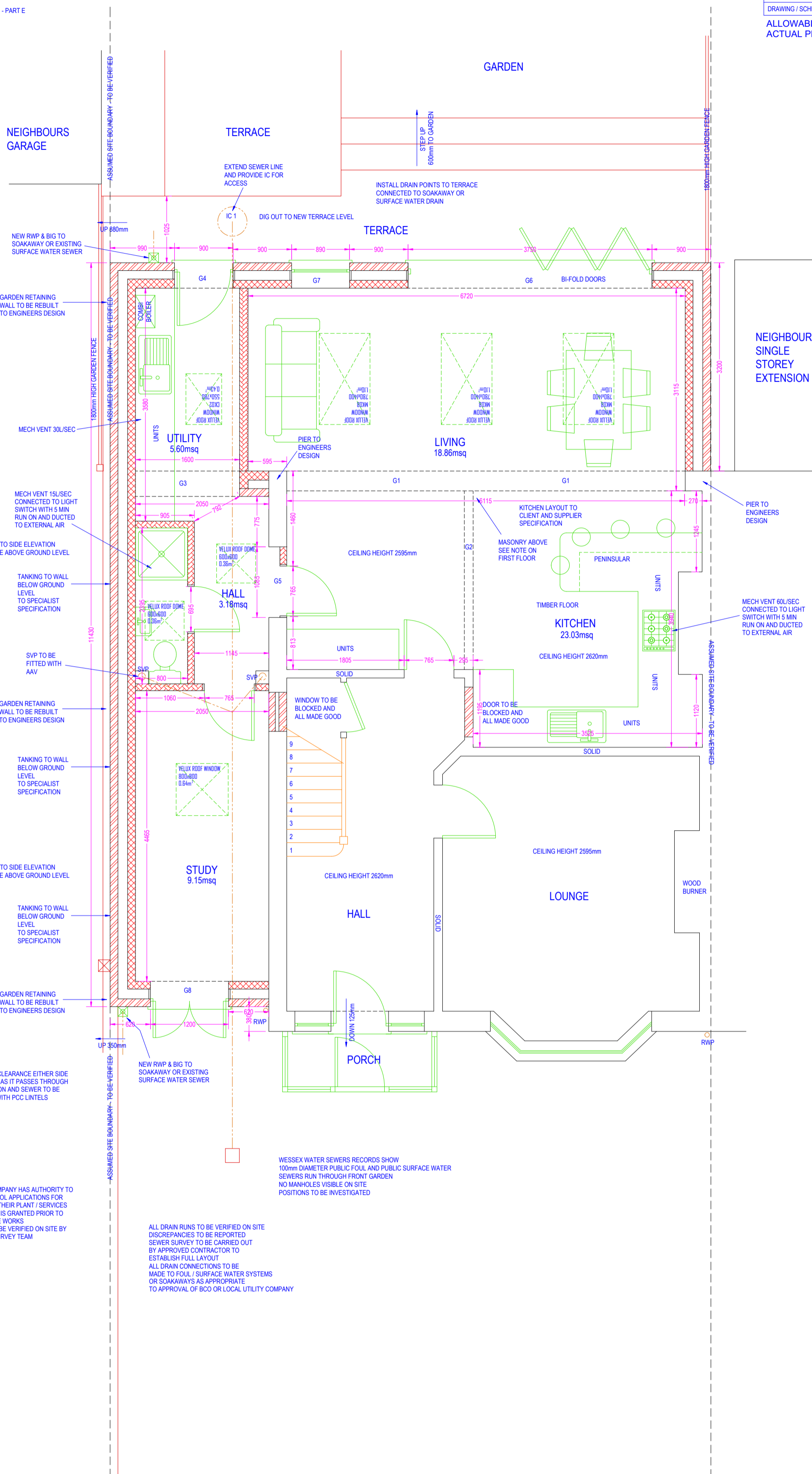
ALL DRAIN RUNS TO BE VERIFIED ON SITE DISCREPANCIES TO BE REPORTED SEWER SURVEY TO BE CARRIED OUT BY APPROVED CONTRACTOR TO ESTABLISH FULL LAYOUT ALL DRAIN CONNECTIONS TO BE MADE TO FOUL / SURFACE WATER SYSTEMS OR SOAKAWAYS AS APPROPRIATE TO APPROVAL OF BCO OR LOCAL UTILITY COMPANY

WESSEX WATER SEWERS RECORDS SHOW 100mm DIAMETER PUBLIC FOUL AND PUBLIC SURFACE WATER SEWERS RUN THROUGH FRONT GARDEN NO MANHOLES VISIBLE ON SITE POSITIONS TO BE INVESTIGATED

REF.	BEAM
G1	SEE ENGINEERS DESIGN
G2	SEE ENGINEERS DESIGN
G3	CATNIC CH150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G4	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G5	EXISTING LINTEL
G6	CATNIC CX150/100 - 150mm END BEARINGS - MAX LENGTH 4800mm
G7	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G8	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm

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 = 21.05m²
ACTUAL PROPOSED GLAZING = 21.78m²



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.abcpplans.co.uk
E: mail@abcpplans.co.uk

CLIENT: LANG
SITE: 47 LAURIE CRESCENT, BRISTOL, BS9 4SZ

SCHEME:
SINGLE STOREY EXTENSION TO SIDE AND REAR
TO BE READ IN CONJUNCTION WITH: Z-773-S001
DRAWING NUMBER: Z-773-D005

DATE: 21ST APRIL 2023

REVISION:
X