

DRAWING SCALE: 1:50



- FACING BRICKWORK WITH DETAILING
- MEDIUM DENSITY BLOCKWORK
- DENSE CONCRETE BLOCK MINIMUM 1990kg/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

FIRE ALARM MINIMUM GRADE D1: LD2 BS5839: PART 6: 2019 TO COMPLY WITH LICENSING

PLANS TO BE CONFIRMED WITH HMO LICENSING DEPARTMENT PRIOR TO COMMENCEMENT OF WORKS AND 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

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'

IF BOILER AND TANK NOT BEING INSTALLED RECOMMEND ELECTRIC SHOWERS TO BE FITTED THROUGHOUT

THERMAL ELEMENT CHANGE: WALLS, FLOORS, ROOFS, DOORS, WINDOWS ETC TO BE UPGRADED TO MEET THRESHOLD VALUES AS SET OUT IN AD L

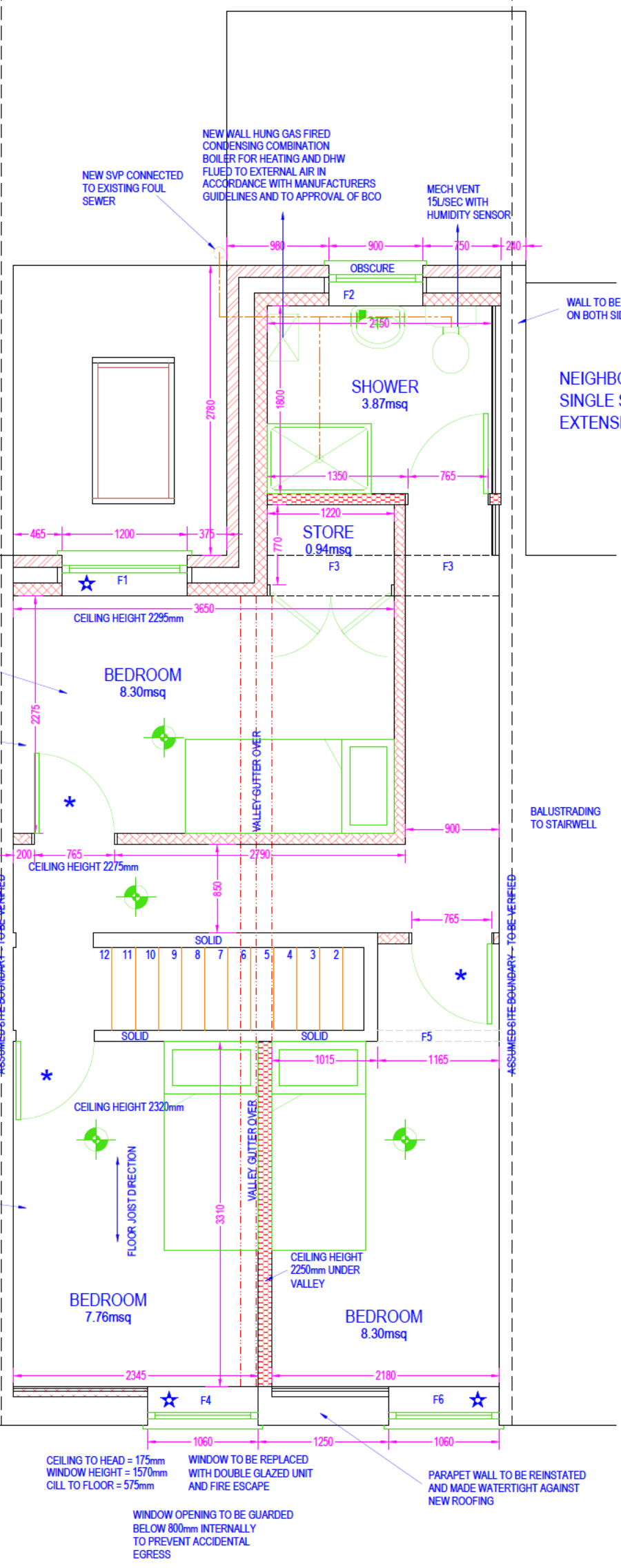
PARTY WALL BRICKWORK TO BE REPAIRED TO ENGINEERS SPEC AND IN AGREEMENT OF NEIGHBOURS

CHIMNEY STACK TO BE REMOVED AND ALL MADE GOOD ENGINEERS ADVICE TO BE TAKEN ON STABILITY OF WALL BEFORE REMOVAL

WHERE CHIMNEY REMOVED TRICKLE VENT MUST BE SUPPLIED TO ROOM WHERE REMOVED TO PROVIDE 8000mm² BACKGROUND VENTILATION

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REF.	BEAM
F1	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
F2	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
F3	SEE ENGINEERS DESIGN
F4	145x95mm PCC LINTEL PER 100mm OF MASONRY - 150mm END BEARINGS
F5	145x95mm PCC LINTEL PER 100mm OF MASONRY - 150mm END BEARINGS
F6	145x95mm PCC LINTEL PER 100mm OF MASONRY - 150mm END BEARINGS

ALL CATNIC LINTELS TO BE VERIFIED BY CATNIC PRIOR TO ORDERING / INSTALLING
DRAWING / SCHEDULE TO BE CROSS REFERENCED WITH STRUCTURAL ENGINEERS DESIGN

NEIGHBOURS SINGLE STOREY EXTENSION

BALUSTRADING TO STAIRWELL

PARAPET WALL TO BE REINSTATED AND MADE WATERTIGHT AGAINST NEW ROOFING

CEILING TO HEAD = 175mm
WINDOW HEIGHT = 1570mm
CILL TO FLOOR = 575mm

WINDOW TO BE REPLACED WITH DOUBLE GLAZED UNIT AND FIRE ESCAPE

WINDOW OPENING TO BE GUARDED BELOW 800mm INTERNALLY TO PREVENT ACCIDENTAL EGRESS

PROPOSED FIRST FLOOR PLAN 1:50 @ A3

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

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	E: mail@abclplans.co.uk	14 MARLBOROUGH STREET, BRISTOL. BS5 6RH	TO BE READ IN CONJUNCTION WITH: Z-862-S001	
			DRAWING NUMBER: Z-862-D006	DATE: 25TH NOVEMBER 2024