



- FACING BRICKWORK WITH DETAILING
- MEDIUM DENSITY BLOCKWORK
- DENSE CONCRETE BLOCKWORK 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 0.33m<sup>2</sup> 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

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 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

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

REF.	BEAM
G1	SEE ENGINEERS DESIGN
G2	SEE ENGINEERS DESIGN
G3	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G4	SEE ENGINEERS DESIGN
G5	CATNIC CG150/100 - 150mm END BEARINGS - MAX LENGTH 3600mm
G6	SEE ENGINEERS DESIGN - SUPPORT TO FLOOR
G7	145x95mm PCC LINTEL PER 100mm OF MASONRY - 150mm END BEARINGS
G8	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

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

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

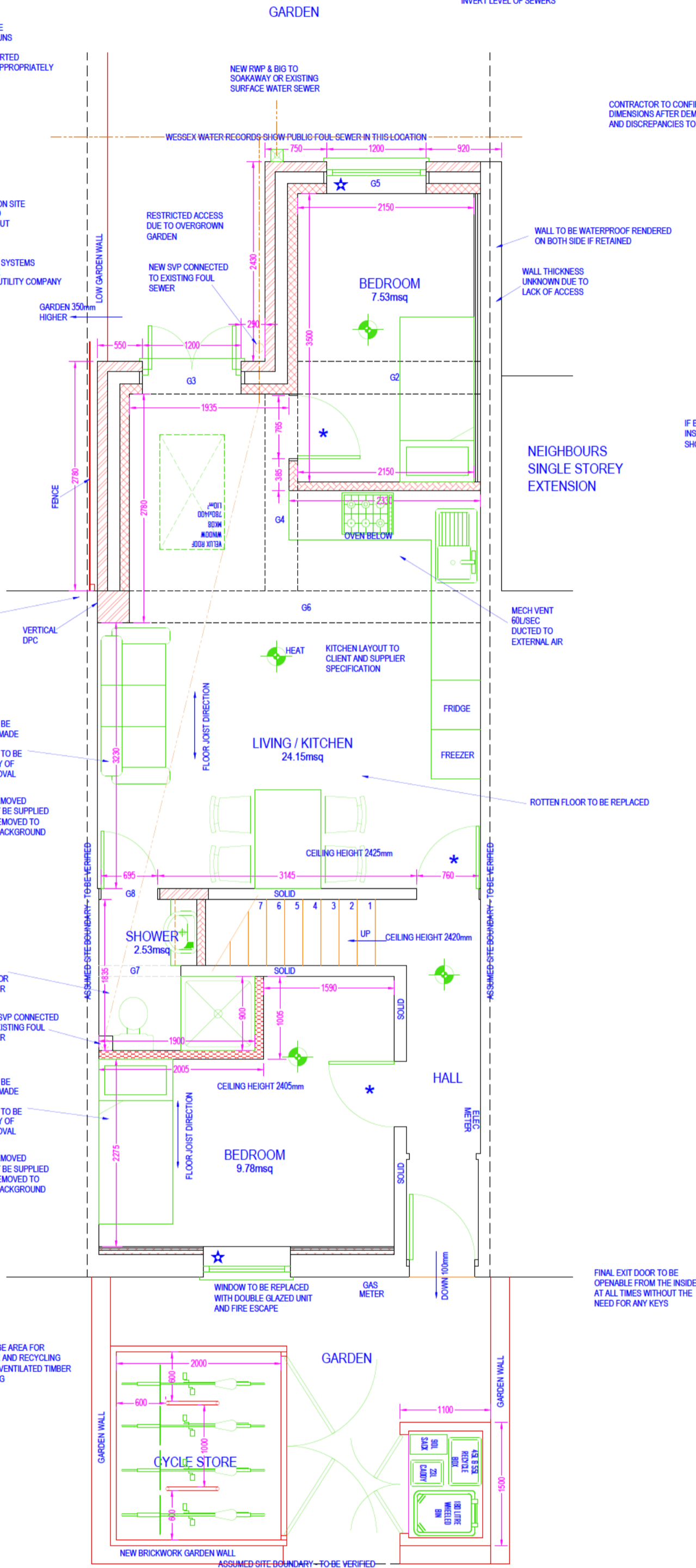
CHIMNEY STACK TO BE REMOVED AND ALL MADE GOOD ENGINEERS ADVICE TO BE TAKEN ON STABILITY OF WALL BEFORE REMOVAL

WHERE CHIMNEY REMOVED TRICKLE VENT MUST BE SUPPLIED TO ROOM WHERE REMOVED TO PROVIDE 8000mm<sup>2</sup> BACKGROUND VENTILATION

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STORAGE AREA FOR REFUSE AND RECYCLING WITH VENTILATED TIMBER HOUSING



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'

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

NEIGHBOURS SINGLE STOREY EXTENSION

MECH VENT 15L/SEC DUCTED TO EXTERNAL AIR

ROTTEN FLOOR TO BE REPLACED

FINAL EXIT DOOR TO BE OPENABLE FROM THE INSIDE AT ALL TIMES WITHOUT THE NEED FOR ANY KEYS

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