

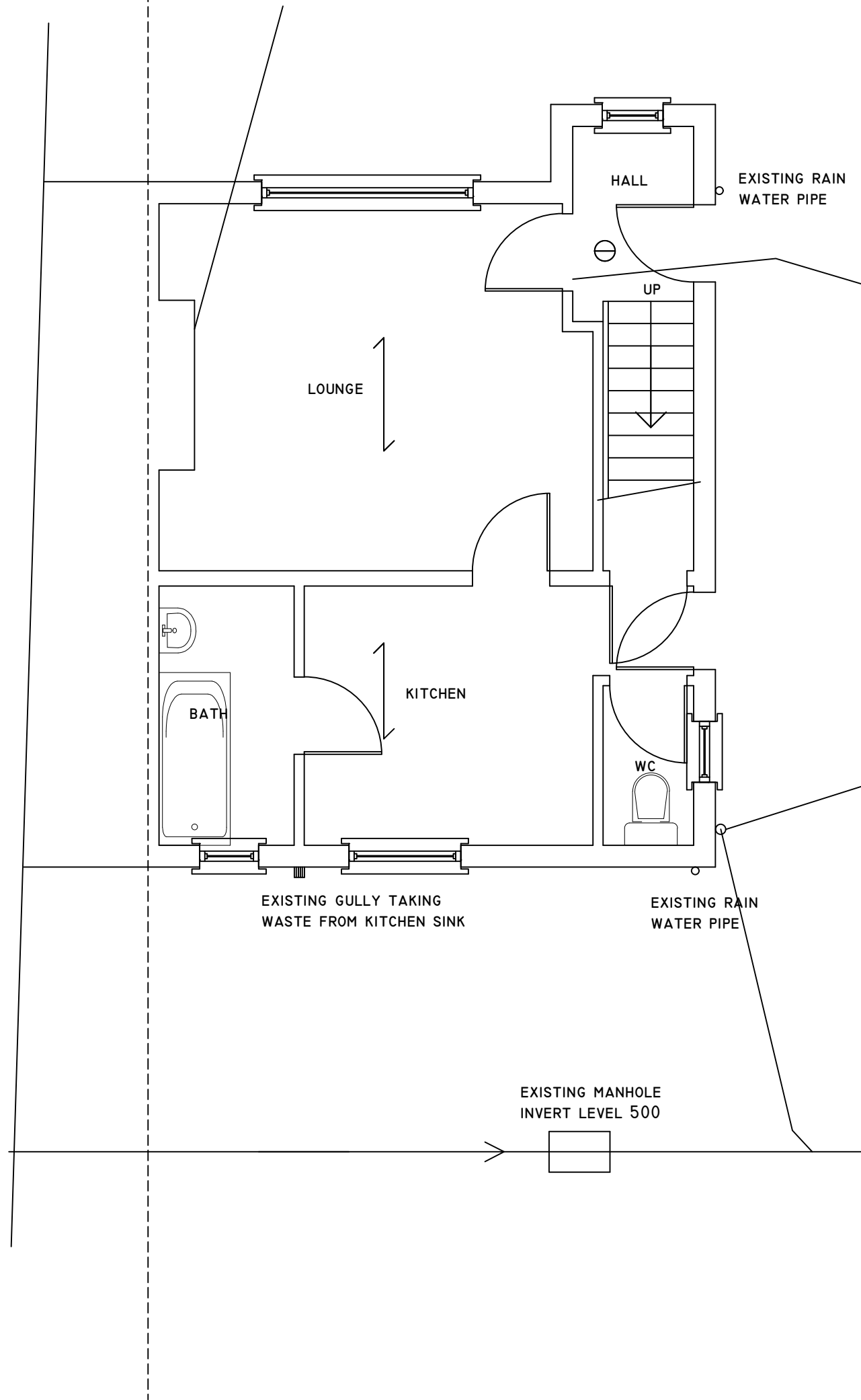
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DO NOT SCALE FROM THIS DRAWING. CONTRACTOR MUST CONFIRM SITE
DIMENSIONS BEFORE COMMENCEMENT OF WORK.

THIS DRAWING OR DESIGN IS THE COPYRIGHT AND MAY NOT BE
REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER.

CONTRACTOR RESPONSIBLE FOR CORRECT SETTING OUT ON SITE. ANY
DISCREPANCIES TO BE NOTED TO THE DESIGNER IMMEDIATELY.

MARKED	REVISION	DATE
A		

EXISTING CHIMNEY BREASTS TO BE REMOVED
INCLUDING CONCRETE HEARTH AT FIRST FLOOR
LEVEL AND SUPPORT AT LOFT LEVEL WITH STEEL
BEAM C1, INFILL CEILING AND FLOOR JOISTS TO MATCH
EXISTING, 12.5 PLASTER BOARD AND SKIM



PROVIDE AT EACH LANDING SELF CONTAINED
SMOKE DETECTORS PERMANENTLY WIRED TO
A SEPARATELY FUSED CIRCUIT AT THE
DISTRIBUTION BOARD WITH BATTERY BACK UP,
SMOKE ALARMS TO BE LINKED AND DENOTED
THUS: - ⓪
SMOKE ALARMS TO COMPLY WITH
BS 5446;PART 1

EXISTING DOORS CHANGED TO HALF HOUR FIRE DOORS
FD30 -AT FIRST AND GROUND FLOOR LEVEL THAT
OPEN ONTO STAIRS INCLUDING BATH AND W.C.

CONTRACTOR MUST PROVIDE MIN 48 HOURS WRITTEN
NOTICE OF COMMENCEMENT OF WORK TO LOCAL
AUTHORITY BUILDING CONTROL AND COMPLETION OF
WORKS MUST OBTAIN A FINAL CERTIFICATE FROM
THE LOCAL AUTHORITY

CONTRACTOR MUST BUILD IN ACCORDANCE WITH THE
DRAWINGS AND SPECIFICATIONS ANY DEVIATION FROM
THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT,
ENGINEER AND THE BUILDING INSPECTOR WHERE
RELEVANT

NEW 100 DIA DOIL AND VENT PIPE TO TAKE WASTE
FROM LOFT WC/BASIN AND SHOWER IN ACCORDANCE
WITH BS5572, 100 DRAIN TO FOUL DRAIN/MANHOLE
TERMINATE STACK 900MM ABOVE HIGHEST WINDOW

SETTING OUT TO BE VERIFIED PRIOR TO CONSTRUCTION,
ALL DIMENSIONS AND RELATIONSHIPS TO BE
DETERMINED ON SITE BY CONTRACTOR & AGREED WITH
CLIENT

THESE DRAWINGS AND CALCULATIONS ARE PREPARED
TO GAIN BUILDING REGULATION AND PLANNING
PERMISSION NO WORK TO COMMENCE PRIOR TO
APPROVAL FROM LOCAL AUTHORITY

ALL STEELWORK TO BE GRADE S275 AND PAINTED
2 COATS OF ZINC PHOSPHATE, CONCRETE FOR
FOUNDATIONS TO BE GENI FOR MASS CONCRETE
FOUNDATION DEPTH TO BE INSPECTED & APPROVED
BY BUILDING INSPECTOR

PROPOSED GROUND FLOOR PLAN



	CHECKED:	DATE: MAY 2026	DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	PROJECT: 29 BIRCHWAY HAYES UB3 3PB	
	DRAWN:	SCALE: 1:50			
	DRAWING NUMBER: LI				