

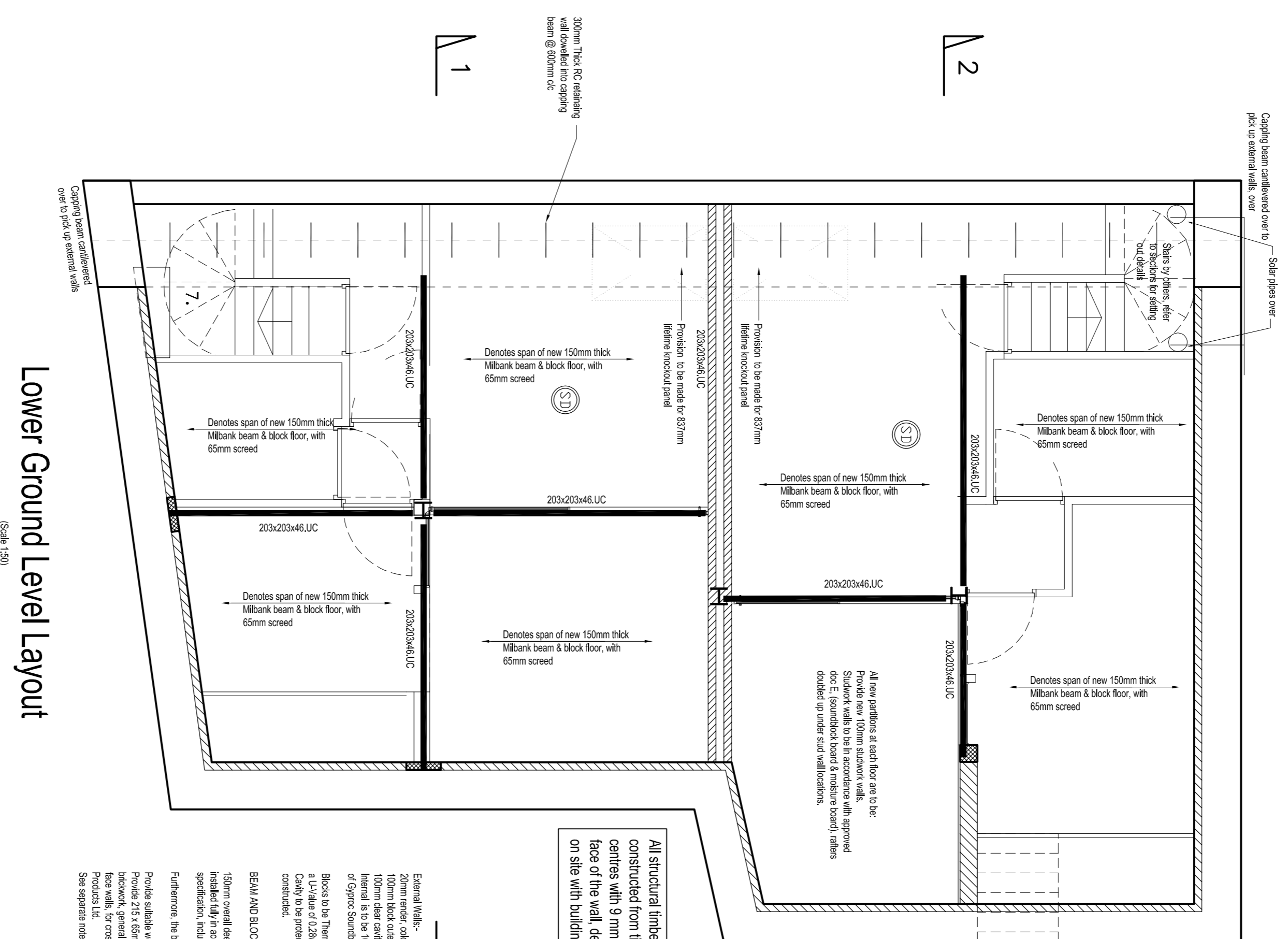
**Note: Do not carry out any building work without full building regulations approval, any works carried out prior to this will be at the risk of the builder & property owner.**

Party wall act 1996 A notice of intention to work must be given to all affected neighbours of the work involved. Work on an existing wall shared with another property - Building on the boundary with another property - Excavating near a neighbouring building. Full details of the proposal are to be made available to the neighbours & a clear statement of notice under the party wall act (1996) to be served 2 months before the planned date of works. Note: Boundary surveys and their exact locations are the responsibility of the client and are to be determined / agreed with the contractor / neighbours prior to the commencement of any building works and are not the responsibility of the authors of this drawing.

No dimensions are to be scaled from the drawings only exact dimensions are to be taken, any discrepancies are to be flagged up to the designer immediately.

Floor Loading (kN/m <sup>2</sup> )	Imposed (Flats)
	1.50
	Partitions
	0.50
	Screed
	1.60
	Insulation
	0.10
	Floors (Self Wt)
	3.00
	Stairs
	4.00

KEY:
[Pattern] Proposed Masonry walls
[Pattern] E.M.A.3 Blockwork party walls



Lower Ground Level Layout  
(Scale 1:100)

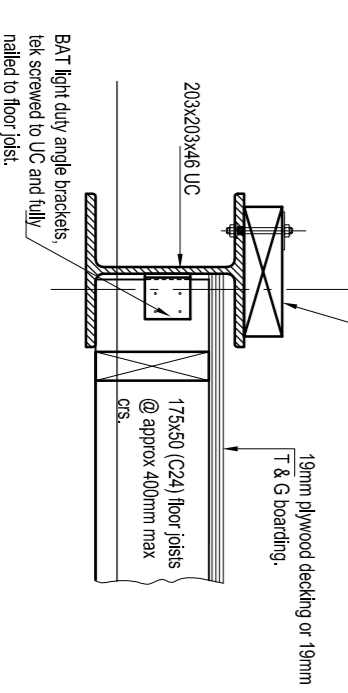
All structural timber walls are to be centres with 3 mm smart ply 3 OSB to 1 face of the wall details to be confirmed on site with building inspector

**BEAM AND BLOCK FLOOR**  
150mm ground beam, in-situ concrete and block floor system by specialist supplier and installed fully in accordance with their recommendations and the Structural Engineers Performance. The beams are to support the beam center (or a maximum center of 5mm).

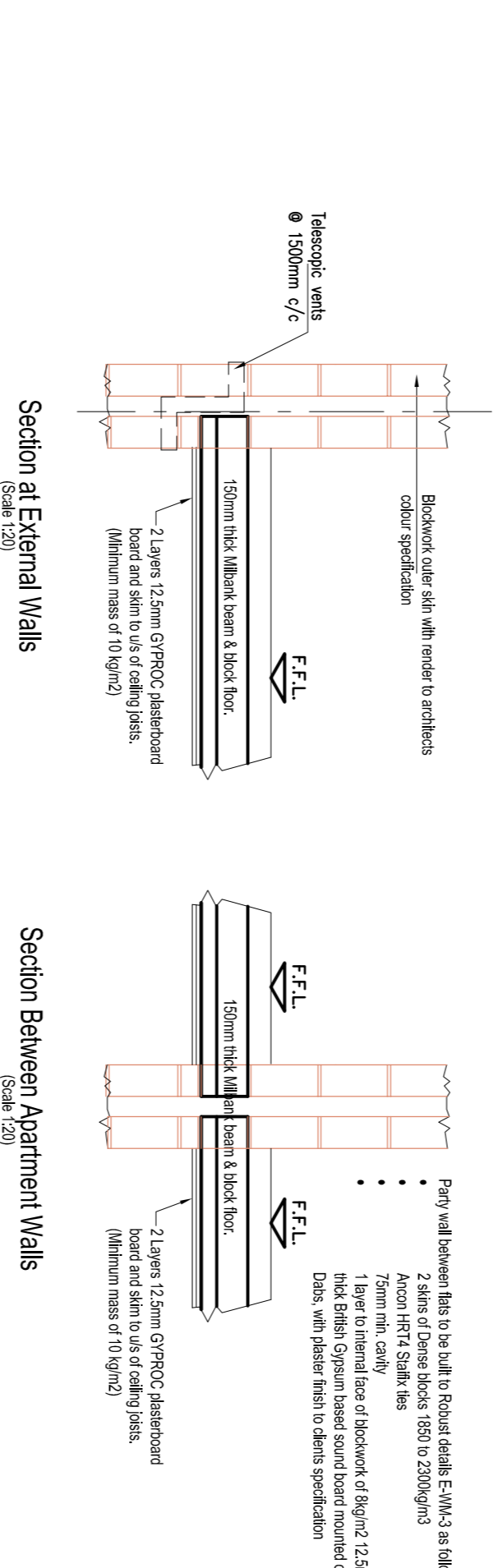
Provides suitable weather to subbase with 150mm not below underside of beams. Provide 2.5 x 25mm polypropylene or space to BS 4883, Class 1, of color to match face wall, for cross ventilation including perforated ventilation duct by Frog Building Products Ltd.

See separate room for floor finish and insulation.

Note: Steel beams are to be either grouted using a groutant pack or fasten with a bolt @ 500mm max. c/c. (50mm dia bolt to confirm detail the drawing)

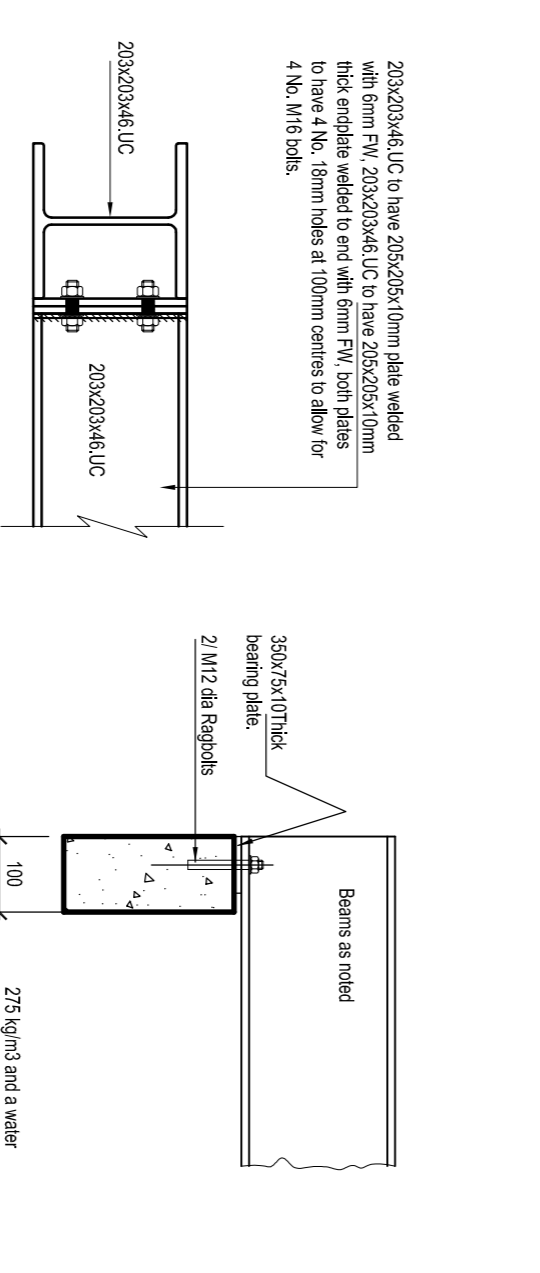


Joist Connection Details  
(Scale 1:10)



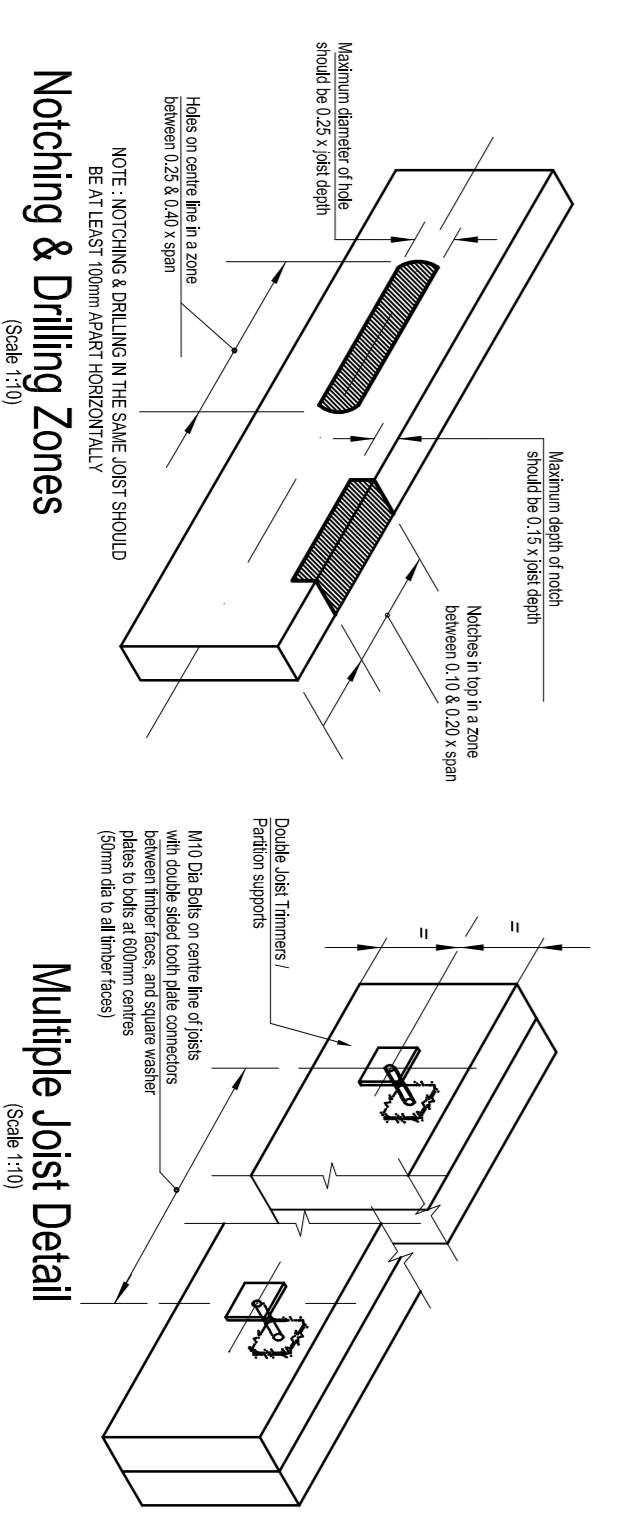
Section at External Walls  
(Scale 1:20)

Section Between Apartment Walls  
(Scale 1:20)



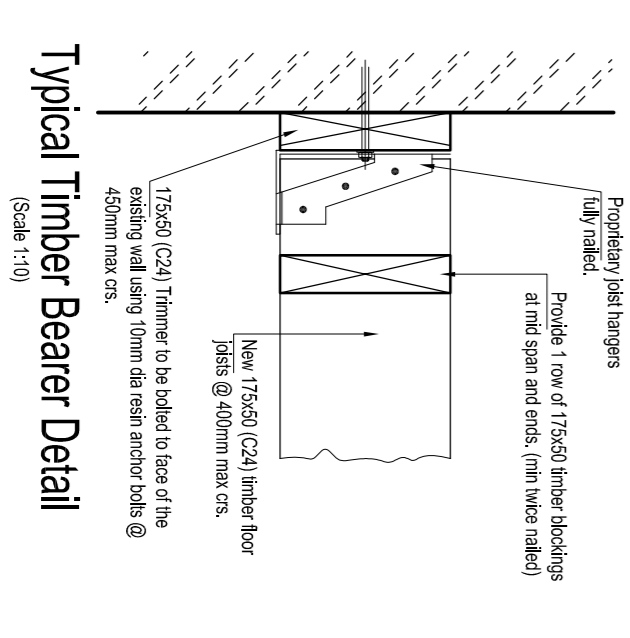
Beam Connection Detail  
(Scale 1:10)

Typical Padstone Section  
(Scale 1:10)



Notching & Drilling Zones  
(Scale 1:10)

Multiple Joist Detail  
(Scale 1:10)



Typical Timber Bearer Detail  
(Scale 1:10)

All new glazing is to achieve a 'U' Value of 1.60 W/m<sup>2</sup>K.

**Preliminary Issue**  
For Building Control

REV.	Date	Description
P1	16.03.14	Preliminary Issue - Revised further to SE & Building regulations updates

Client  
Shannon ISL,  
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Project Description  
Proposed 2 No. New Dwellings at Land to Rear of 1a Froggnal

Date	Drawing No.	Rev.
Nov 2013	Frog/003	P1