

**GENERAL:**

- DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENT FA-R-20-17 SPECIFICATION
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGN AND CALCULATION
- DO NOT SCALE FROM THIS DRAWING
- LANDSCAPING INDICATIVE ONLY AND SUBJECT TO A FULL DESIGN
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE SHOWN TO STRUCTURE

**ALL DIMENSIONS TO BE CHECKED ON SITE**

**BUILDING SAFETY ACT**  
THE CLIENT MUST ABIDE BY THEIR DUTIES AS DEFINED WITHIN THE BUILDING SAFETY ACT 2022 WHICH RELATE TO ANY BUILDING WORKS.

**CDM REGULATIONS**  
THE CLIENT MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH:  
(a) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT;  
OR:  
B) EXCEEDS 500 PERSON DAYS.

N.B THIS LIST IS NOT EXHAUSTIVE AND THE PC (PRINCIPAL CONTRACTOR) HAS A DUTY TO CO-ORDINATE, COMMUNICATE AND CO-ORDINATE WITH THE PD (PRINCIPAL DESIGNER) AND DESIGN TEAM AND COMPILE A COMPREHENSIVE RISK REGISTER WITH METHODS OF WORK STATEMENTS AT THE DESIGN STAGE PRIOR TO COMMENCEMENT OF WORK ON SITE. RISKS SHALL BE ANTICIPATED, REDUCED AND/OR AVOIDED WHERE POSSIBLE. THIS LIST SERVES TO HIGHLIGHT KEY RISKS IDENTIFIED BY THE DESIGN TEAM AND PD IN THE CONSTRUCTION, USE AND MAINTENANCE OF THE BUILDING.

REFER TO DESIGNER CDMA HAZARD IDENTIFICATION AND ANALYSIS AND OPTION MATRIX FOR FURTHER INFORMATION

**CDM - RISK REGISTER**

**1. HAZARD - WORKING AT HEIGHT**  
ADEQUATE PROVISION OF SAFE ACCESS VIA SCAFFOLDING DURING THE WORKS, WORKING AT HEIGHT RULES TO BE OBSERVED DURING CONSTRUCTION PHASE AND FOR ALL ROUTINE ROOF MAINTENANCE INCLUDING GUTTER MAINTENANCE.

**2. HAZARD - FALLING OBJECTS**  
CONSTRUCTION WORKERS TO BE PROTECTED FROM FALLING OBJECTS FROM WORKS TO ROOF DURING THE CONSTRUCTION WORKS.

**3. HAZARD - COLLAPSING STRUCTURE**  
TEMPORARY WORKS AND RETAINERS REQUIRED TO PROPOSED RETAINING WALLS DURING THE CONSTRUCTION WORKS. CONTRACTOR AND STRUCTURAL ENGINEER TO CO-ORDINATE.

**4. HAZARD - MANUAL HANDLING**  
MANUAL LIFTING RULES TO BE OBSERVED WHEN ASSESSING WEIGHTS OF CONSTRUCTION MATERIALS. IF BLOCK WORK EXCEEDS 20KG, 2.4 MAM LIFT REQUIRED. PC AND SUB-CONTRACTOR TO CARRY OUT RISK ASSESSMENT PRIOR TO COMMENCEMENT.

**5. HAZARD - GLAZING PANELS**  
CONSTRUCTION & MAINTENANCE - NEW GLAZING WILL REQUIRE ROUTINE MAINTENANCE/CLEANING. IT IS CONSIDERED THAT THE HEIGHT OF THE GLAZING IS WITHIN THE LIMITS OF EXTENDABLE WINDOW CLEANING EQUIPMENT AND IT IS THEREFORE FORESEEN THAT WINDOW CLEANING OPERATIVES WILL CARRY OUT THE WORK FROM GROUND LEVEL. WHERE HEIGHTS OF WINDOWS OR ACCESS ISSUES PRECLUDE EXTERNAL MAINTENANCE INTERNALLY HINGED WINDOW FRAMES WILL BE SPECIFIED FOR CLEANING/ MAINTENANCE. IN THE UNLIKELY EVENT THAT A FULL HEIGHT GLAZING PANEL NEEDS TO BE REPLACED, THE OCCUPIER SHOULD AVOIDANCE OF WORK OBSERVING THE 20KG LIFTING TWO MAM LIFT RULE.

**6. HAZARD - LIMTEL COLUMN & BEAM INSTALLATION**  
CONSTRUCTION LIMITS & BEAM/STRUCTURAL ELEMENTS TO BE INSTALLED IN PLACE WITH APPROPRIATE EQUIPMENT BY SKILLED OPERATIVES.

**IN ALL CASES - REFER TO CDM RISK REGISTER PROVIDED BY MAIN CONTRACTOR**

**ABBREVIATION NOTES:**

RWP RAINWATER DOWNPIPE  
SVP SOIL VENT PIPE  
AAV AUTOMATIC AIR VALVE  
TG TOUGHENED GLASS

**MECHANICAL EXTRACT**

**S/H/C** SMOKE/HEAT/CARBON MONOXIDE DETECTOR

**---** DENOTES PROPOSED DRAINAGE RUNS

**---** DENOTES ASSUMED EXISTING DRAINAGE RUNS

**---** DENOTES SITE BOUNDARY

**---** DENOTES INDICATIVE POSITION OF STRUCTURE OVERHEAD TO STRUCTURAL ENGINEER'S DETAILS & SPECIFICATION

**Q** DENOTES SOIL VENT PIPE

**---** DENOTES DEMOLITION LINES

**500** DENOTES AS EXISTING SURVEYED DIMENSIONS

**500** DENOTES PROPOSED DIMENSIONS

**3000** DENOTES MINIMUM 30 MINUTE CAVITY BARRIER - PARTY WALL

**---** DENOTES MINIMUM 30 MINUTE CAVITY CLOSER

**SOLID FLOOR INSULATION OVER SLAB**

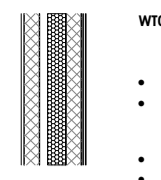
TO MEET U VALUE OF 0.11 W/M<sup>2</sup>K

- SOLID GROUND FLOOR TO CONSIST OF 150MM CONSOLIDATED WELL-RAMMED HARDCORE, BLINDED WITH 50MM SAND BUNDLING.
- PROVIDE 100MM ST2 OR GEN2 GROUND BEARING SLAB CONCRETE MIX TO CONFORM TO BS 8500-2:2023 AND BS EN 206 OVER A 1600 GAUGE RADON POLYTHENE DPM 300MM DOUBLE WELTED AND TAPED WITH GAS PROOF TAPE AT JOINTS AND SERVICE ENTRY POINTS.
- DPM TO BE LAPPED IN WITH DPC / R/W WATERPROOFING IN RETAINING WALLS.
- FLOOR TO BE INSULATED OVER SLAB AND DPM WITH MIN 150MM THICK KINGSPAN KOOLTHERM INSULATION.
- 25MM INSULATION TO CONTINUE AROUND FLOOR PERIMETERS TO AVOID THERMAL BRIDGING.
- A VCI SHOULD BE LAID OVER THE INSULATION BOARDS AND TURNED UP 100MM AT ROOM PERIMETERS BEHIND THE SKIRTINGS. ALL JOINTS TO BE LAPPED BY 150MM AND SEALED.
- FINISH WITH 75MM SAND/CEMENT FINISHING SCREED WITH LIGHT MESH REINFORCEMENT.
- WHERE DRAIN RUNS PASS UNDER NEW FLOOR, PROVIDE A142 MESH 1.0M WIDE AND MIN 50MM CONCRETE COVER OVER LENGTH OF DRAIN.
- SCREEDS TO BE ISOLATED AT ALL EDGES, ABUTMENTS AND COLUMNS TO ALLOW FOR MOVEMENT DUE TO THERMAL LOADINGS. JOINTS TO BE FILLED WITH A SUITABLE FLEXIBLE FILLER. GROUT MUST NOT BE USED. THE MANUFACTURERS' GUIDANCE FOR BOTH THE FLOOR SCREED AND THE TILING MUST BE FOLLOWED TO DETERMINE THE MINIMUM THICKNESS OF EDGE STRIP REQUIRED TO ALLOW FOR EXPANSION.

**UNDERFLOOR HEATING**

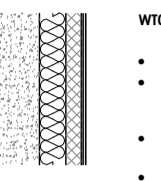
- UNDERFLOOR HEATING INSTALLATION TO BE DESIGNED AND SPECIFIED AS AN INTEGRATED PACKAGE BY THE SYSTEM MANUFACTURER TO ENSURE COMPATIBILITY OF ALL THE COMPONENTS.
- PIPEWORK LOOPS DESIGN, LAYOUT AND SIZING OF THE SYSTEM TO BE IN ACCORDANCE WITH BS EN 12641(-5), THE MOST APPROPRIATE LAYOUT FOR A PARTICULAR APPLICATION SHOULD BE CONFIRMED BY THE SYSTEM MANUFACTURER.
- MAXIMUM FLOOR TEMPERATURE TO BE 29°C, OR 27°C WHERE FLOOR TILING OR RESILIENT FLOOR IS PROPOSED IN COMPLIANCE WITH BS EN1264-2(1).
- PIPEWORK TO BE INSTALLED DIRECTLY TO RIGID INSULATION USING PROPRIETARY CLIP RAILS AND CLIPS. SPACED IN ACCORDANCE WITH PIPE LAYOUT DESIGN.
- PIPEWORK LOOPS TO BE CHARGED WITH WATER AND PRESSURE TESTED PRIOR BEFORE SCREED IS POURED.
- PIPEWORK LOOPS LEADING TO AND FROM THE MANIFOLDS TO BE KEPT FREE OF ANY SHARP BENDS THAT COULD RESTRICT THE FREE FLOW OF WATER. WHERE 90° BENDS ARE REQUIRED, METAL FORMERS TO BE USED TO PREVENT TWISTING AND CONSTRUCTION.
- ALL JOINTS BETWEEN THE MANIFOLD AND PIPEWORK LOOPS ARE TO BE ACCOMMODATED ABOVE THE LEVEL OF SCREED. NO JOINTS TO BE EMBEDDED IN THE SCREED.
- PIPEWORK LOOPS SHOULD NOT EXTEND RIGHT TO THE EDGE OF THE FLOORS AND UNDER THE SKIRTING BOARDS.
- PIPEWORK FIXINGS TO MAINTAIN THE INTEGRITY OF THE INSULATION AND OTHER MATERIALS.
- EACH ROOM SHOULD BE PROVIDED WITH THERMOSTATIC ROOM CONTROLS, CAPABLE OF BEING USED TO SEPARATELY ADAPT THE HEATING OUTPUT IN EACH ROOM SERVED BY THE HEATING APPLIANCE.
- LABELLING TO BE PROVIDED TO ENABLE EFFECTIVE INSPECTION, COMMISSIONING, MAINTENANCE AND REPAIRS OF THE UNDERFLOOR HEATING INSTALLATION AND TO IDENTIFY THE ROOMS TO WHICH INDIVIDUAL PORTS OF THE MANIFOLD ARE CONNECTED.
- ALL INSTALLED EQUIPMENT IN UNDERFLOOR HEATING SYSTEMS TO BE COMMISSIONED IN ACCORDANCE WITH BS EN 1264-4 BEFORE FLOOR FINISH IS APPLIED.

**WALL LEGEND**



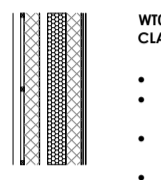
**W101 - EXTERNAL MASONRY WALL ABOVE RETAINING WALL**

- TO ACHIEVE U-VALUE 0.13 W/M<sup>2</sup>K
- 200MM TWO COAT SAND/CEMENT RENDER TO COMPLY TO BS EN 12617 WITH WATERPROOF ADITIVE
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M<sup>2</sup>K
- 55MM CLEAR RESIDUAL CAVITY
- 120MM KINGSPAN K10B INSULATION BOARD WITH INSULATION RETAINING CLIPS
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M<sup>2</sup>K
- 4MM PARGE COAT TO INNER LEAF OF BLOCKWORK
- INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON 10MM DABS
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALY, 400MM VERTICALLY AND 250MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:3:6 CEMENT MORTAR



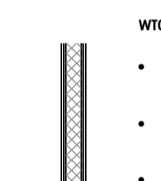
**W102 - EXTERNAL MASONRY RETAINING WALL**

- TO ACHIEVE MIN U-VALUE 0.18 W/M<sup>2</sup>K
- RC RETAINING WALL TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL WITH R/W WATERPROOFING TO BOTH SIDES (SEE DETAIL)
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M<sup>2</sup>K E.C. STOWELL
- 175MM CAVITY
- FULL FILL THE CAVITY WITH WITH ROCKWOOL FULL CAVITY BATT
- 100MM BLOCKWORK INNER LEAF - STRENGTH CLASS TO STRUCTURAL ENGINEER'S DESIGN
- 4MM PARGE COAT TO INNER LEAF OF BLOCKWORK
- INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON 10MM DABS
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALY, 400MM VERTICALLY AND 250MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:3:6 CEMENT MORTAR



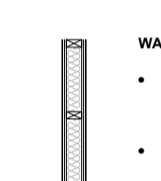
**W103 - EXTERNAL MASONRY WALL - COMPOSITE CLADDING**

- TO ACHIEVE U-VALUE 0.18 W/M<sup>2</sup>K
- 50MM COMPOSITE CLADDING PANELS TO CLIENT APPROVAL
- 25MM BATTENS (AND COUNTER BATTENS IF REQUIRED FOR VENTED AND DRAINED CAVITY)
- IF REQUIRED BY E.C.O. LINE COURSEWORK OF BLOCKWORK WITH TYVEK HOUSE WRAP
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M<sup>2</sup>K
- 55MM CLEAR RESIDUAL CAVITY
- 120MM KINGSPAN K10B INSULATION BOARD WITH INSULATION RETAINING CLIPS
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M<sup>2</sup>K
- 4MM PARGE COAT TO INNER LEAF OF BLOCKWORK
- INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON 10MM DABS
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALY, 400MM VERTICALLY AND 250MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:3:6 CEMENT MORTAR



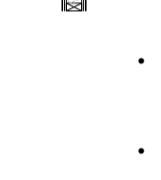
**W104 - INTERNAL MASONRY WALL**

- CONSTRUCT NON LOAD BEARING INTERNAL MASONRY PARTITIONS USING DENSE CONCRETE BLOCKS BUILT OFF THICKENED FLOOR SLAB
- WALLS TO BE TIED AT 250MM CENTRED WITH PROPRIETARY STEEL PROFILES OR B.C.F. BONDED TO ALL INTERNAL AND EXTERNAL WALLS
- WALLS FACED THROUGHOUT WITH 4MM PARGE COAT, 12.5MM PLASTERBOARD ON 10MM DABS WITH THE PLASTER FINISH READY TO RECEIVE DECORATION
- WALLS TO BE BUILT WITH 1:3:6 CEMENT MORTAR



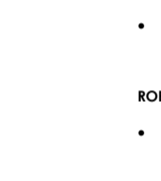
**WALL TYPE WT05 - INTERNAL WALL**

- 89MM x 38MM SW TREATED STUDS AT 400 - 600MM CTS WITH HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL JOISTS AT 1/3 HEIGHT OR 450MM.
- PROVIDE MIN 100MM DENSITY ACOUSTIC SOUNDPROOF GUILT TIGHTLY PACKED (EG. 100MM INTERLOCK OR BICOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE JTD.
- LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPCRO FIBRELINE PLASTERBOARD WHERE FORMING PROTECTED FIRE ESCAPE ROUTE AND FINISH WITH 5MM 5MM READY TO RECEIVE DECORATION.
- ELSEWHERE LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPCRO SOUNDLOC PLASTERBOARD WITH 5MM 5MM READY TO RECEIVE DECORATION
- AREAS SUSCEPTIBLE TO HIGH LEVELS OF MOISTURE (E.G. KITCHENS) TO RECEIVE MOISTURE RESISTANT PLASTERBOARD



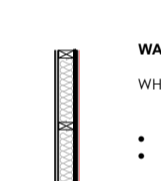
**WALL TYPE WT07 - INTERNAL WALL**

- 89MM x 38MM SW TREATED STUDS AT 400 - 600MM CTS WITH HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL JOISTS AT 1/3 HEIGHT OR 450MM.
- LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPCRO FIBRELINE PLASTERBOARD WHERE FORMING PROTECTED FIRE ESCAPE ROUTE AND FINISH WITH 5MM 5MM READY TO RECEIVE DECORATION.
- ELSEWHERE LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPCRO SOUNDLOC PLASTERBOARD WITH 5MM 5MM READY TO RECEIVE DECORATION
- AREAS SUSCEPTIBLE TO HIGH LEVELS OF MOISTURE (E.G. KITCHENS) TO RECEIVE MOISTURE RESISTANT PLASTERBOARD



**ROBUST FIXINGS**

- IF REQUIRED APPLY 1 x LAYER OF 18MM WBP FLY TO ACT AS ROBUST FIXING FOR CABINERY IN LIEU OF 1 x LAYER OF PLASTERBOARD.



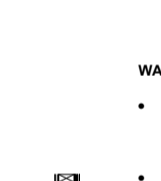
**WALL TYPE WT06 - INTERNAL WALL LINING**

WHERE INDICATED ON PLAN LINE STUDS WITH:

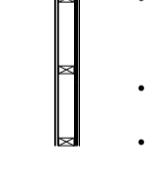
- 12MM HARDBRACEER CEMENT BOARD
- 4MM ADHESIVE CURRY SUITABLE FOR WET ROOM APPLICATIONS
- 4MM ADHESIVE FOR DEPTH AS SPECIFIED BY THE MANUFACTURER (INSTALLATION GUIDANCE)
- FINISH WITH 12MM TILES & GROUT TO CLIENT SPECIFICATION
- FINISH FOR ROBUST FINISH INCLUDE 1 x LAYER OF 18MM MARINE GRADE FLY TO THE REAR FACE OF CEMENT BOARD - FOR SHOWERS, TO RECEIVE SHOWER CONTROL UNIT OVER BATH



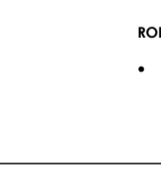
CEILING MOUNTED INTERMITTENT EXTRACT FAN TO SHOWER - 15L/S TO BS EN 13141-4 OPERATED VIA LIGHT SWITCH



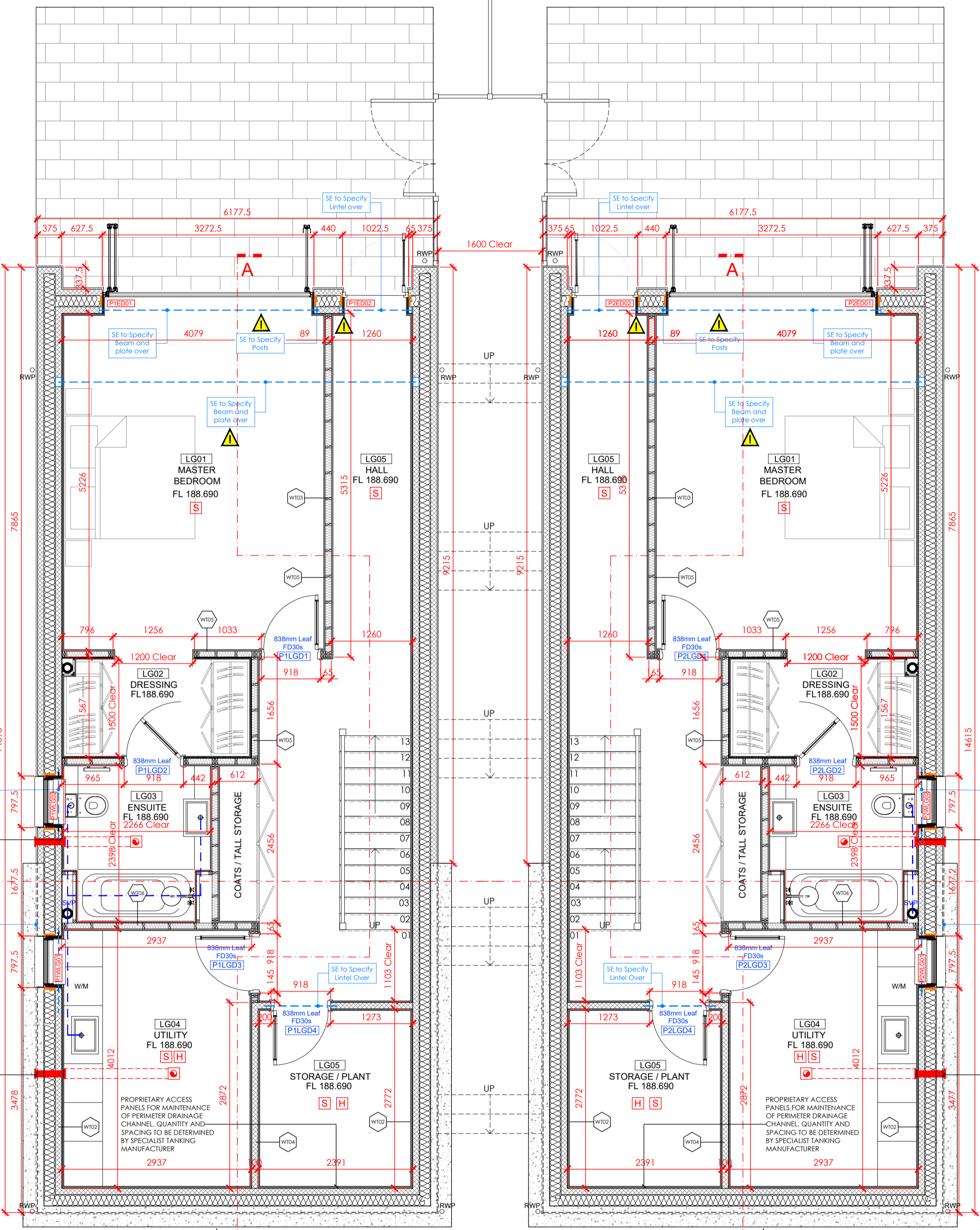
CEILING MOUNTED INTERMITTENT EXTRACT FAN TO UTILITY ROOM CAPABLE OF EXTRACTING AT A RATE OF 30 L/S TO BS EN 13141-4.



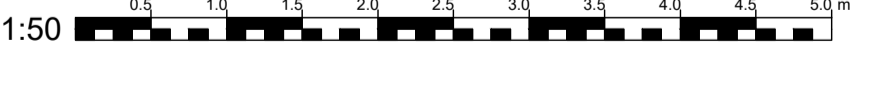
CEILING MOUNTED INTERMITTENT EXTRACT FAN TO UTILITY ROOM CAPABLE OF EXTRACTING AT A RATE OF 30 L/S TO BS EN 13141-4.



CEILING MOUNTED INTERMITTENT EXTRACT FAN TO UTILITY ROOM CAPABLE OF EXTRACTING AT A RATE OF 30 L/S TO BS EN 13141-4.



**PROPOSED LOWER GROUND FLOOR PLAN**  
SCALE 1:50



**MEANS OF ESCAPE - FIRE DOORS**

FORM A PROTECTED ESCAPE STAIRWAY BY PROVIDING HALF HOUR FIRE RESISTANCE TO ALL PARTITIONS, FLOORS AND CEILINGS, STAIRWAY TO BE PROTECTED AT ALL LEVELS AND TO LEAD DIRECTLY TO AN EXTERNAL DOOR AT GROUND LEVEL (NO INNER ROOMS ALLOWED). ALL DOORS ON TO THE STAIRWAY MUST BE FD30 RATED FIRE DOORS TO BS 476 (FITTED WITH INTUMESCENT STRIPS REATED AROUND SIDES & TOP OF DOOR OR FRAME IF REQUIRED BY BUILDING CONTROL), WHERE APPLICABLE, ANY GLAZING IN FIRE DOORS TO BE HALF HOUR FIRE RESISTING.

**SMOKE DETECTION**

PROVIDE A LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS 5839-6:2019 TO AT LEAST A GRADE D2 CATEGORY L02 STANDARD. SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP. SMOKE DETECTORS TO BE PROVIDED TO:

- EACH HALLWAY AND LANDING
- EVERY PRINCIPAL LIVING ROOM (AS REQUIRED BY BUILDING CONTROL)
- AN INTERLINKED HEAT DETECTOR TO BE PROVIDED IN THE KITCHEN.

IN HALLWAYS EXCEEDING 7.5M IN LENGTH, NO POINT WITHIN THE HALLWAY SHOULD EXCEED 7.5M FROM THE NEAREST DETECTOR AND NO BEDROOM DOOR SHOULD BE FURTHER THAN 3M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED DETECTORS TO BE 300MM FROM THE WALLS AND LIGHT FITTINGS.

**STAIRCASE:**

- 13NO EQUAL RISERS OF NOM 211.5 MM OVER A STOREY HEIGHT OF 2750MM
- THE PITCH OF THE STAIR NOM. 40° (42° IS MAXIMUM PITCH)
- THE RISERS WILL BE CLOSED
- THE STAIRCASE TO HAVE A MINIMUM HEADROOM OF 2M ABOVE THE PITCH LINE
- THE CLEAR WIDTH OF THE STAIR BETWEEN HANDRAILS = 1025MM SEE PLANS
- THE CLEAR WIDTH OF THE STAIR BETWEEN NEWEL POST = 1000MM
- THE HANDRAIL ON THE STAIRWAY & LANDING IS TO BE 900MM HIGH VERTICALLY ABOVE THE PITCH LINE/FINISHED LANDING LEVEL
- ALL GUARDING TO BE NON CLIMBABLE AND TO RESIST HORIZONTAL FORCES AS DEFINED IN BS 6399: PART 1: 1996.
- BALUSTRADING SHOULD CONTAIN NO SPACE THROUGH WHICH A 100MM SPHERE COULD PASS
- A MINIMUM CLEAR SPACE OF 400MM THE FULL WIDTH OF THE FLIGHT IS TO BE MAINTAINED CLEAR OF ANY DOOR SWINGS

**DISABLED ACCESS STATEMENT - PART M4(1)**

**INTERNAL CORRIDORS AND DOOR WIDTHS**

DOORWAY CLEAR OPENING WIDTH AND CORRIDOR CLEAR PASSAGE WAY WIDTH TO COMPLY WITH THE FOLLOWING:

- 750MM OR WIDER DOORWAY - CORRIDOR TO BE 900MM (WHEN APPROACHED HEAD ON)
- 750MM DOORWAY - CORRIDOR TO BE 1200MM (WHEN APPROACH IS NOT HEAD ON)
- 775MM DOORWAY - CORRIDOR TO BE 1050MM (WHEN APPROACH IS NOT HEAD ON)
- 800MM DOORWAY - CORRIDOR TO BE 900M (WHEN APPROACH IS NOT HEAD ON)

DOOR AND CORRIDOR WIDTH TO COMPLY WITH DIAGRAM 1.2 AND TO BE MEASURED IN ACCORDANCE WITH DIAGRAM 1.1, APPROVED DOCUMENT M.

ANY LOCALISED OBSTRUCTION MUST NOT OCCUR OPPOSITE OR CLOSE TO A DOORWAY, AND SHOULD NOT BE LONGER THAN 2M IN LENGTH. THE CORRIDOR MUST NOT BE REDUCED BELOW A MINIMUM 750MM WIDTH AT ANY POINT.

**ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC**

ALL ELECTRIC SOCKETS, OUTLETS, CONTROLS AND SWITCHES ETC TO BE POSITIONED BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL

ACCESSIBLE CONSUMER UNITS SHOULD BE FITTED WITH A CHILD PROOF COVER OR INSTALLED IN A LOCKABLE CABOARD.

**EXTERNAL STEPPED ACCESS TO REAR GARDENS**

TO BE SHARED BETWEEN THE DWELLINGS AND CONSIST OF MAXIMUM 150MM RISERS, 280MM GOINGS WITH A MAXIMUM RISE IN EACH FLIGHT OF 600MM.

# BUILDING REGULATIONS

THIS DOCUMENT DOES NOT CONSTITUTE A WORKING DRAWING AND HAS BEEN PREPARED FOR PRICING & BUILDING REGULATIONS APPROVAL ONLY. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED OR INCURRED ON ANY FAILURE, REAL OR ALLEGED, OF THE DRAWINGS AND SPECIFICATION.

SPECIALIST SUPPLIERS/SUBCONTRACTORS TO SUBMIT DRAWINGS AND DETAILS TO FREDRICK ADAM ARCHITECTS FOR APPROVAL PRIOR TO MANUFACTURE/CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION OF COMPONENTS / SETTING OUT. REPORT ANY DISCREPANCIES TO FREDRICK ADAM IMMEDIATELY.

**LAND TO THE REAR OF DEERHURST**  
**Mr and Mrs P Wheeler**  
**The Shrave**  
**Four Marks,**  
**Hampshire, GU34 5BH**

REVISION	DATE	DESCRIPTION

PROJECT NO: **FA-R-20-17**  
MODEL FILE:  
DRAWN BY: **HBR**  
CHKD BY: **TAD**

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SHEET TITLE

**B001**  
**Lower Ground Floor Plan**

**FA-R-20-17**

Scale: 1: 50 @ A1

**DRAFT - SUBJECT TO REVIEW BY BUILDING CONTROL & STRUCTURAL ENGINEER. TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION**