

BUILDING REGULATIONS
All dimensions are to be checked by contractor prior to work commencing. Any discrepancies are to be reported to the Architect. This drawing to be Read in Conjunction with all associated Architects or Consultants Details & Specifications.

SECURED BY DESIGN

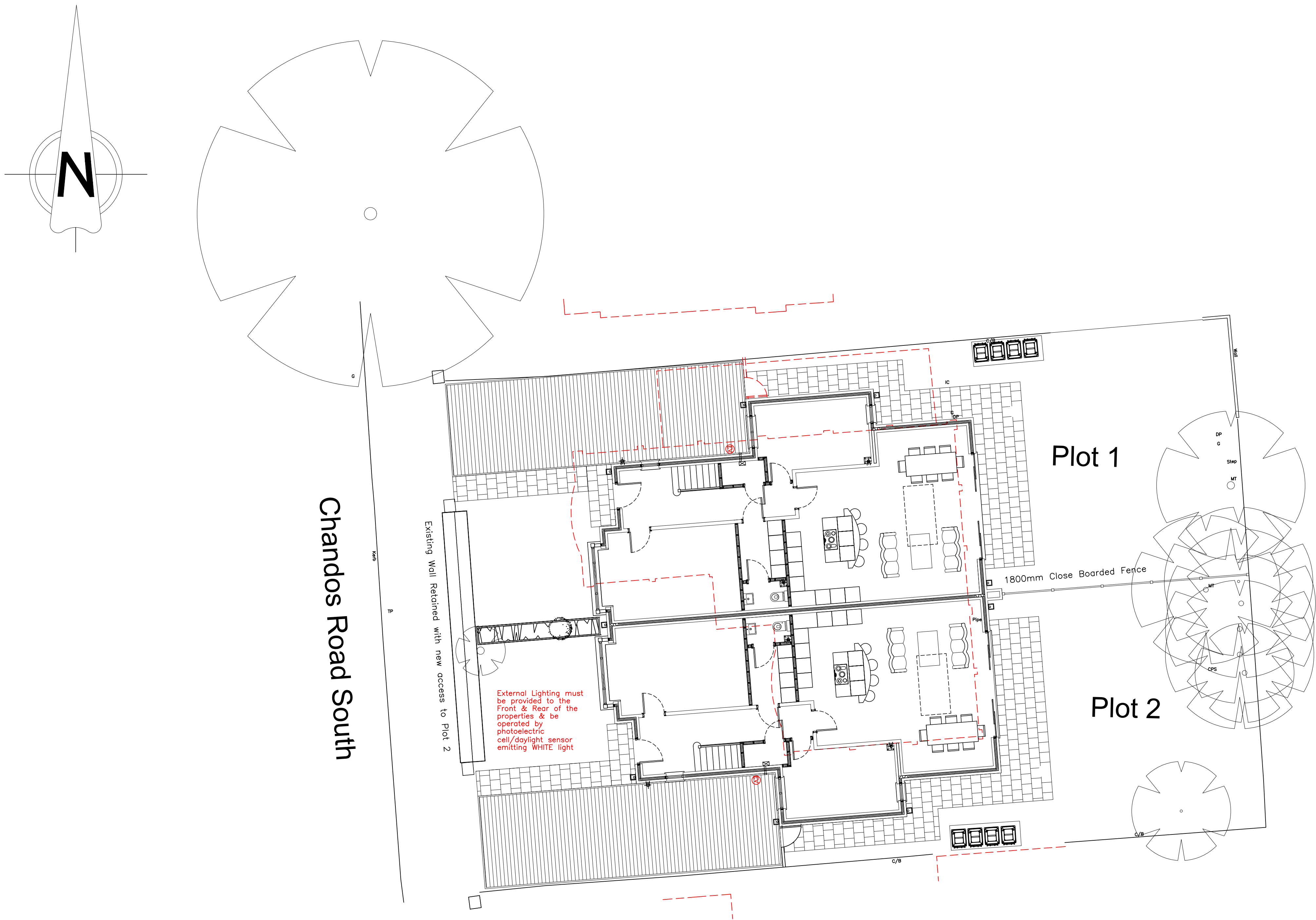
External Lighting must be provided to the Front & Rear of the properties & be operated by photoelectric cell/daylight sensor emitting WHITE light

Lighting in Parking Areas should be in accordance with BS 5489 and display an average lux level of 20 lux with a uniformity level of no less than 25%

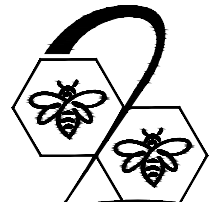
Rear boundary treatments to be a minimum of 1800mm in height of which 300mm should be trellis.

Fronts of properties should be demarcated by low boundaries of planting no higher than 1000mm.

Gates to the rear curtilage should be in keeping with the height of the adjacent boundaries and incorporate either; a lockable bolt to the midpoint of the internal face or a key operable deadlock.



LEGEND	
	ICF Basement Block
	140mm blockwork
	100mm stud partition
	125mm insulated stud partition with ply
	150mm insulated jumbo stud partition
	Support beams & padstones to ENGINEERS DETAIL.
	W=water meter unit within adopted service strip in accordance with service supplies specification
	GAS=Gas intake/meter position (floor mounted)
	ELC=Electric intake/meter position (wall mounted)
	TEL=Telecom intake position
	SVP=Soil stack into 100mmø rest bend. Vent pipe reduced to 50mmø after last horizontal connection into 100mmø internal soil stack. Vent pipe taken up to tile outlet. External SVP to terminate with wire cage 900mm above any opening light.
	AAV=Automatic air admittance valve on stub soil stack into 100mmørest bend
	BIG=100mm diameter back inlet gully
	RWG=Rainwater pipe + gully position
	BOILER=GAS FIRED BOILER Gas Council Approved SEBUK gas fired room sealed appliance with balanced flue fitted with durable non-combustible guard. Provide gas and power points where applicable. For type & size see HEATING ENGINEERS DESIGN.
	CF=Ceiling mounted extractor fan to wall or tile outlet.
	WF=Wall mounted extractor fan outlet.
	Smoke Detector Alarm with mains power supply and battery backup.
	Carbon Monoxide Detection
	Heat Detector Alarm with mains power supply and battery backup.
	AB=Air bricks for combustion air supply - 215x65mm Glidevale MV2500 airbricks giving 6000mm² or similar
	Low Energy Light
	Electric Vehicle Charging Point

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Date.	Revision.	By.	No.
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B2ARCHITECTURE			
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Client.	St Werburgh Developments		
Drawing title.	Site Layout		
Status.	Construction	Date.	April 2021
Scale.	1:100@A1	Drawn.	VJP
Checked.	B2 Architecture		
Job No.	20-73	Drawing No.	SL
Revision.	.		

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