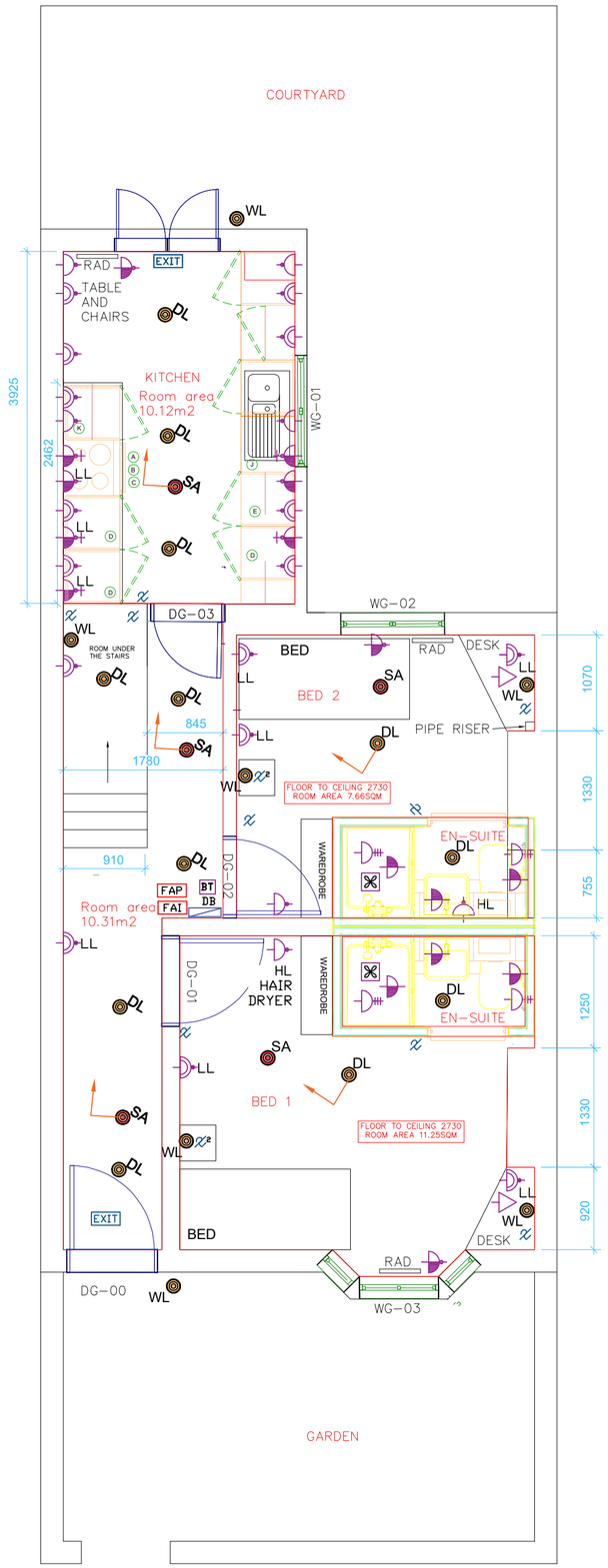


PROPOSED GROUND FLOOR PLAN

NOTES

1. ALL FITTINGS TO BE APPROVED BY CLIENT PRIOR TO INSTALLATION.
2. ALL EN-SUITES TO BE FITTED WITH LOCAL HOT WATER HEATERS FOR WASH HAND BASIN AND WITH ELECTRICAL SHOWER HEATERS
3. SOCKET OUTLETS TO BE AT 450MM ABOVE FLOOR LEVEL. SOCKETS ABOVE WORKTOPS SHALL BE WITHIN THE SECOND COURSE OF TILING. 150MM ABOVE WORKTOPS
4. ALL ISOLATION SWITCHES FOR FANS AND KITCHEN APPLIANCES TO HAVE THEIR FUNCTION CLEARLY ENGRAVED OR LABELED ON THE SWITCH.
5. THE MOUNTING HEIGHTS OF ALL OUTLETS AND ACCESSORIES SHALL BE AS BS 8300:2001-DESIGN OF BUILDINGS AND THEIR APPROACHES TO MEET THE NEEDS OF DISABLED PEOPLE. ALL DIMENSIONS TO C/L
6. LIGHT SWITCHES SHALL BE AT LEAST 1050mm AFFL MEASURED TO THEIR CENTER LINE.
7. FUSED CONNECTION UNITS SHALL INCORPORATE NEON INDICATOR LAMPS.
8. ALL OF THE FIXED LIGHTING FITTINGS TO HABITABLE ROOMS MUST BE LOW-ENERGY TYPE.
9. LIGHTING CIRCUITS SHALL BE WIRED USING THE 3-PLATE SYSTEM WHEREBY LIVE-FEED, NEUTRAL AND CPC CABLES ARE TAKEN TO EACH LIGHTING POINT AND ONLY LIVE-FEED, SWITCH-WIRE AND CPC ARE PRESENT IN EACH SWITCH BOX.
10. ALL OUTLETS TO BE MINIMUM OF 350MM OUT FROM CORNERS OF ROOMS FOR ACCESS BY WHEEL CHAIR USERS.
11. FLUSH MOUNTING BOXES FIXED IN STUD PARTITION WALLS SHALL BE PLASTIC FAST-FIX TYPE INCORPORATING 'PUTTY PADS' FOR ACOUSTIC AND FIRE ENHANCEMENT ON MAIN PARTITION WALLS BETWEEN APT/APT, APT CORRIDOR AND EXTERNAL WALLS
12. METALLIC PIPES ENTERING BUILDING (WATER/GAS/SOIL STACKS) TO BE CHECKED FOR INSULATING SECTION (PLASTIC) AT THEIR POINT OF ENTRY. SHOULD THIS BE PROVIDED THEN PROTECTIVE EQUIOPENTIAL BONDING NEED NOT APPLY (REGULATION 411.331.2
13. RCD PROTECTION REQUIRED FOR ALL AC CIRCUITS SUPPLYING LUMINAIRES (411.3.4)
14. CABLES TO BE ADEQUATELY SUPPORTED AGAINST THEIR PREMATURE COLLAPSE INTHE EVENT OF A FIRE (METAL SUPPORTS / FIXINGS) (521.10.202).
15. SHOULD INCOMING SERVICES (WATER PIPES / GAS PIPES BE METAL THEN THEY WILL REQUIRE BONDING)
16. INSTALLATION TO BE IN COMPLIANCE WITH PART P
17. TV AERIAL POINT TO LOUNGE, ALL BEDROOMS WITH CO-AXIAL CABLE CONNECTED TO COMMUNAL DIGITAL AERIAL. INTEGRATED COMMUNAL TV SYSTEM WITH DIGITAL COMPATIBLE WIRING AND COMMUNAL SKY+ SATELLITE DISH, CAPABLE OF RECEIVING AND DISTRIBUTING FREEVIEW CHANNELS TO EACH ROOM.
18. SOCKETS AND LIGHT FITTINGS ARE TO BE SET OUT TO SUIT PROPOSED FURNITURE PLANS. POSITIONS CURRENTLY SHOWN ARE IN ABEYANCE AND ARE AWAITING FURNITURE PLANS.

Notes :

All horizontal soil and waste pipe runs are to be concealed and all vertical runs shall be encased. All pipe-work is to be accessible and capable of being rodded through at low level independent of any other dwelling and provide a proprietary plastic access panel for each rodding point.

There shall be a clear space of at least 12m in front of all worktops and appliance spaces, with a 1.8m x 1.2m space available.

Floor units should be positioned so that the doors open a minimum of 90 degrees and drawers can be removed from their runners.

Kitchen storage must include a tall store in or adjacent the kitchen (or utility room if provided).

Worktops adjoining units should be fixed by steel angle brackets. Worktops are to be joined with mason mitres.

Refer to M&E drawings for Mechanical & Electrical information.

Sink to be insulated to the underside to prevent risk of burning of knees to users in a wheelchair.

Water supply to sinks includes isolation valves and flexible tails.

Drainage is either flexible, or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

ABOVE GROUND DRAINAGE NOTES:

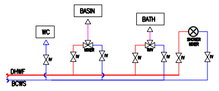
1. PLEASE NOTE THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SITE WIDE ABOVE GROUND DRAINAGE DRAWINGS & SCHEMATIC, CURRENT ARCHITECTURAL AND STRUCTURAL DRAWINGS.
2. INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH BS12056-2:2000, BUILDING REGULATION PART H.
3. ALL PIPEWORK TO BE CARRIED OUT IN uPVC AND ABS PIPE WITH SOLVENT WELD FITTINGS.
4. ALL BOXING OF PIPEWORK IS TO BE CARRIED OUT BY THE MAIN CONTRACTOR.
5. ALL HORIZONTAL PIPEWORK IS TO BE LAID TO THE FOLLOWING MINIMUM GRADIENTS:

   BRANCH SOIL PIPES: 1:50
   HL SOIL PIPES: 1:40 TO 1:60
   BRANCH WASTE PIPES: 1:50
   CONDENSATE PIPEWORK: 1:50

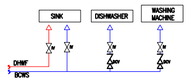
6. RODDING ACCESS POINTS WILL BE REQUIRED TO ALL SOIL AND WASTE PIPEWORK AT CHANGES OF DIRECTION.
7. PROVIDED RODDING ACCESS DOORS TO ALL DISCHARGE STACKS AND LOCATE ABOVE FLOOD LEVEL OF APPLIANCES AT EACH FLOOR LEVEL AT 1200MM AFFL.
8. BASE OF EACH STACK TO OFFSET WITH SLOW RADIUS BEND WITH 200MM MIN RADIUS OR 2NO. 45 DEG BENDS.
9. ALL SVPs TO TERMINATE AT ROOF LEVEL AND VENT TO ATMOSPHERE VIA SUITABLE "BIRDCAGE" ROOF TERMINAL.
10. ALL SINK & BASIN WASTES TO BE ANTI-VACUUM TYPE
11. ACCESS PANELS TO BE PROVIDED ADJACENT TO ALL RODDING POINTS AND TO ALL SVPs.
12. PIPEWORK SHALL BE SURROUNDED IN 25mm MIN. SOUND DEADENING QUILT (10kg/m cube) WHERE PIPE PASSES THROUGH THE SEPARATING FLOOR . ENSURE ALL VOIDS ARE SEALED WITH A INTUMESCENT COLLAR.
13. PIPEWORK OVER 40mm PASSING THROUGH FLOORS/WALLS OR FIRE BARRIERS SHALL BE APPROPRIATELY FIRE STOPPED.

DOMESTIC WATER SERVICES NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDNACE WITH THE INSTITUTE OF PLUMBING GUIDE, BS EN806 PART 1-4, THE WATER SUPPLY (WATER FITTINGS) REGULATIONS 1999 AND TO THE SATISFACTION OF THE LOCAL WATER AUTHORITY.
2. DOMESTIC SERVICES PIPEWORK SHALL BE CARRIED OUT IN ISOTUBI STAINLESS STEEL FOR THE TANKROOM/MAINS TO EACH APARTMENT ND THEN COPPER END FEED FOR EACH APARTMENT.
3. COLD WATER SERVICES NOT TO BE INSTALLED ABOVE HWS OR HEATING (IF ANY) PIPEWORK.
4. NO EXPOSED PIPEWORK TO EXCEED 43°C SURFACE TEMPERATURE WITHIN ACCESSIBLE WCS.
5. ALL BOXING OF PIPEWORK IS TO BE CARRIED OUT BY THE MAIN CONTRACTOR. PIPEWORK TO BE BOXED WITHIN ACCESSIBLE WCS AND AREAS WHERE OCCUPANTS MAY BE AT RISK OF INJURY FROM EXPOSED PIPEWORK.
6. ALL PIPEWORK TO BE THERMALLY INSULATED ACCORDING TO BS5422.
7. PLEASE NOTE; NOT ALL IV'S, ETC ARE SHOWN ON THIS DRAWING.
8. PIPEWORK PASSING THROUGH WALLS OR FIRE BARRIERS SHALL BE APPROPRIATELY FIRE STOPPED BY OTHERS.
9. ALL LOW POINTS TO HAVE D.O.C'S FITTED.
10. ALL PIPEWROK MAINS TO VENT TO HIGH POINTS.
11. UPON COMPLETION ALL PIPEWORK TO BE FULLY FLUSHED AND DOSED IN ACCORDANCE WITH BSRIA GUIDANCE.



DET. B : BATHROOM
TYPICAL H&C WATER SUPPLY
TO SANITARY



DET. C : KITCHEN
TYPICAL H&C WATER SUPPLY
TO SANITARY

CDM 2015 Health & Safety Information

This information relates only to 'Signigicant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

Floor	Room	New build Room area (sqm)	Existing build Room area (sqm)
Ground floor	Hallway	10.31	10.31
Ground floor	Kitchen	10.12	10.12
Ground floor	Bed 1	11.25	13.77
Ground floor	Bed 1 Ensuite	2.52	0
Ground floor	Bed 2	7.66	10.07
Ground floor	Bed 2 Ensuite	2.41	0
First floor	Hallway	9.16	10.37
First floor	Bed 3	7.02	8.14
First floor	Bed 3 Ensuite	2.33	0
First floor	Bed 4	7.65	10.11
First floor	Bed 4 Ensuite	2.46	0
First floor	Bed 5	9.91	12.48
First floor	Bed 5 Ensuite	2.57	0
First floor	Lounge	4.25	4.25
Second floor	Hallway	3.02	3.02
Second floor	Bed 6	10.9	13.36
Second floor	Bed 6 Ensuite	2.46	0
	Total area	106	106

Rev	Date	Revision Details	Dr	Ch
C3	08.12.24	Update with comments from planning consultant	AS	AS
C2	18.09.24	Second Issue	AS	AS
C1	31.08.24	**First Issue**	AS	AS

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Client
FAIRMILE DEVELOPMENTS

Job Title
HARTFORD ROAD
WORTHING

Drawing Title
Ground floor plan

Scale
1:200 @ A2

meters 1 2 3 4 5

Project	Originator	Zone	Level	Type	Displ.	Drg. No.	Rev
1010	PRO	00	01	GA	A	01-001	C3

Drawn: AS
Checked: AS
Date: 08.12.24

Status
CONSTRUCTION

CAD Plot Date:14/08/2023 16:10:52

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