

Symbol Legend:

- Main ceiling mounted pendant light
- Smoke detector
- Heat detector
- Carbon monoxide Detector
- 3W Multi-Gang Switch
- Spur Point
- Double Socket (high level)
- Double Socket (low level)
- Television Point
- Telephone Point
- Light Switch
- 2-way Light Switch
- Toilet Vent
- Extractor Fan
- Cavity Barrier
- Boiler (and flue route)
- Window reference
- Door reference
- Electricity meter
- Gas meter
- Position for Washing Machine
- Position for Washing Machine
- Soil Vent Pipe
- Air Admittance Valve
- Rainwater pipe
- External Light with PIR Sensor
- Shower point
- Slick Vent
- Extract Duct
- Movement Joint

A dwelling should have a kitchen and a bathroom. The kitchen should be on the principal living level. Space should be provided within the kitchen to both assist in use by a person with mobility impairment and other flexibility in future alterations. The layout should include an unobstructed manoeuvring space of at least 1.5m by 1.5m square or an ellipse of 1.5m by 1.8m. A door may open across the manoeuvring space but a clear space of at least 1.1m long by 800mm wide, oriented in the direction of entry into the room, should remain unobstructed to allow an occupant to enter and close the door. A wheelchair should be able to enter and exit the room, the underside of which is at least 150mm above floor level. Any other apparatus or will allow access to and safe use of an oven as shown in the diagram (3.11.3). An actively space need not be provided in front of a hob or microwave oven.

Kitchen storage of at least 1m should be provided either within or adjacent to the kitchen. Additional storage may be required depending on the local authorities requirements.

While an accessible entrance to a house is commonly the front or main entrance, an alternate entrance may be designated as the accessible entrance where this provides a more convenient or practical route into the dwelling.

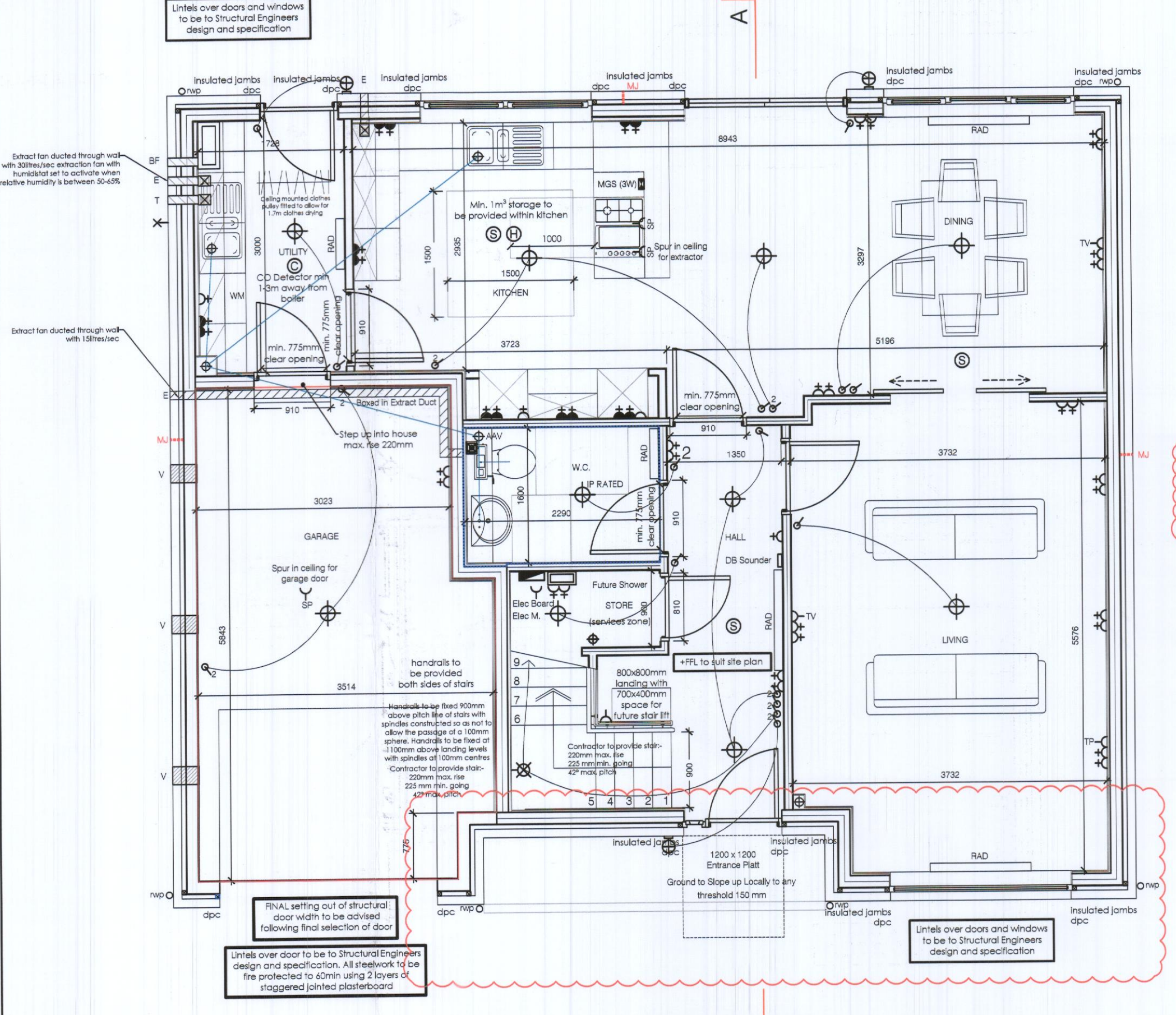
An accessible entrance to a building should:

- have an unobstructed entrance path of at least 1.2m by 1.2m, with a clear fall of not more than 1 in 50, if required to prevent standing water; and
- have a means of automatic illumination above or adjacent to the door and
- have an accessible threshold; and
- have a door leaf giving a clear opening width of at least 800mm;
- if fitted with a door closing device, be capable with an opening force of not more than 30 N (for first 30% of opening) and 22.5 N for remainder of opening; and
- if not a powered door, have an unobstructed space to the leading edge of the door, measured at the leading edge of any door leaf; and
- if not a powered door, have an unobstructed space to the leading edge of the door, measured at the leading edge of at least 300 mm.

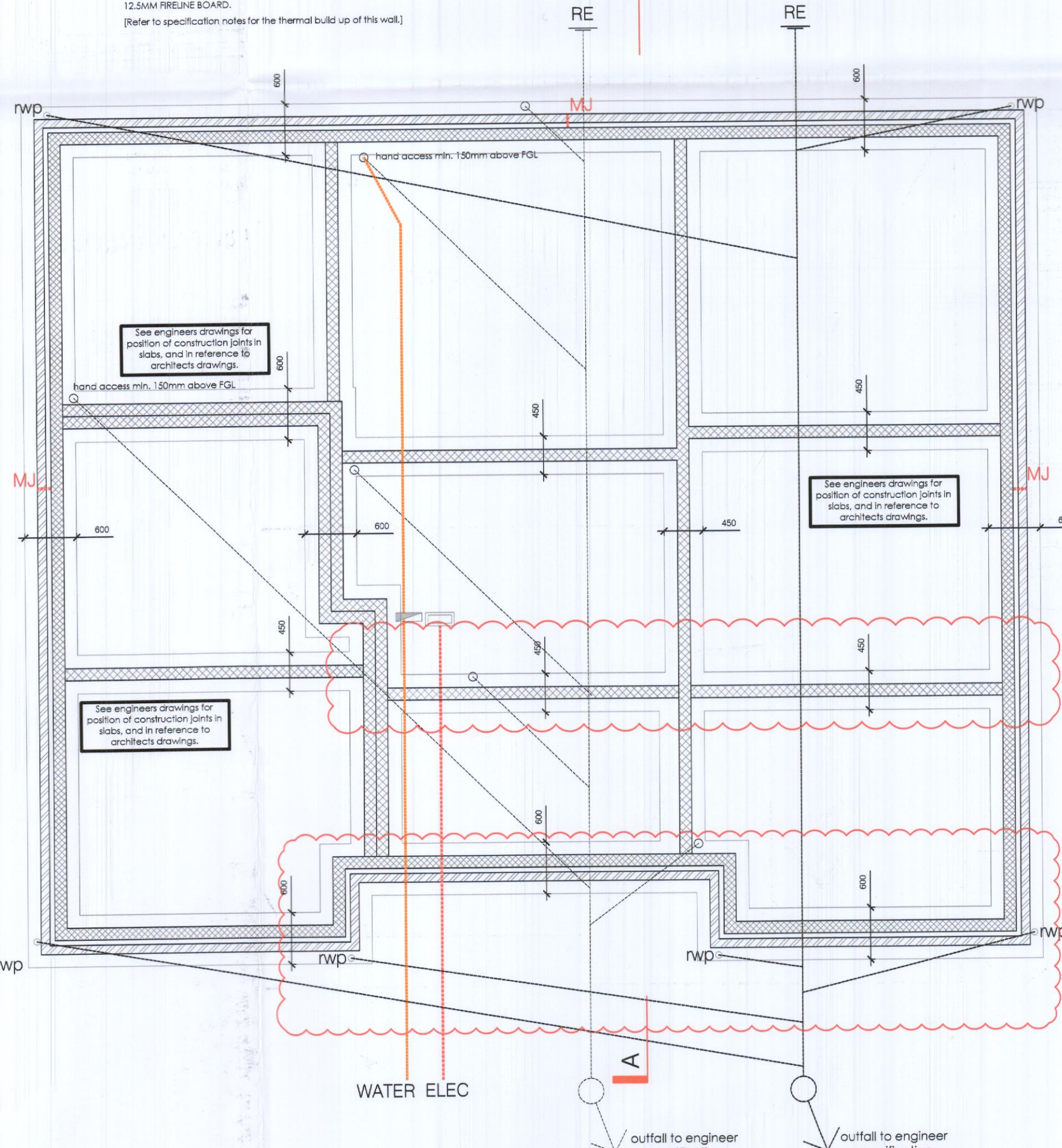
DISTANCE TO BOUNDARIES
Where the distance to boundary is 1m or less then the contractor shall apply 2 layers of staggered jointed 15mm plasterboard prior to fixing the second layer of insulation all to achieve 1hr FR.

Where the distance to boundary is more than 1m then the contractor shall create a layer of 15mm plasterboard prior to fixing the 1st layer of insulation all to achieve 1hr FR.

Units over doors and windows to be to Structural Engineers design and specification.



GROUND FLOOR PLAN (as proposed) 1:50 @ A1



FOUNDATION & DRAINAGE PLAN (as approved) 1:50 @ A1

Carbon monoxide detection should comply with BS EN 50201-2010 (Type A) and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the user when its working life is due to expire. Hand wired mains operated carbon monoxide detection complying with BS EN 50201-2010 (Type A) with fixed wiring and plug in (FRS) may be used as an alternative provided they are fitted with a series failure warning device.

The installed monitoring equipment for CO2 should be that manufactured and may take the form of a self-contained monitor/detector or a separate monitor and detector head. The monitor should have an easily understood visual indicator and be capable of logging data to allow the occupant to gain information on CO2 levels for at least the preceding 24 hour period. If the detector/monitor has an audible alarm this should be capable of being permanently deactivated.

Electric sockets to be positioned 550mm from any internal corner and not more than 450mm above finished floor level. Light switches to be positioned between 1000mm and 1100mm above finished floor level.

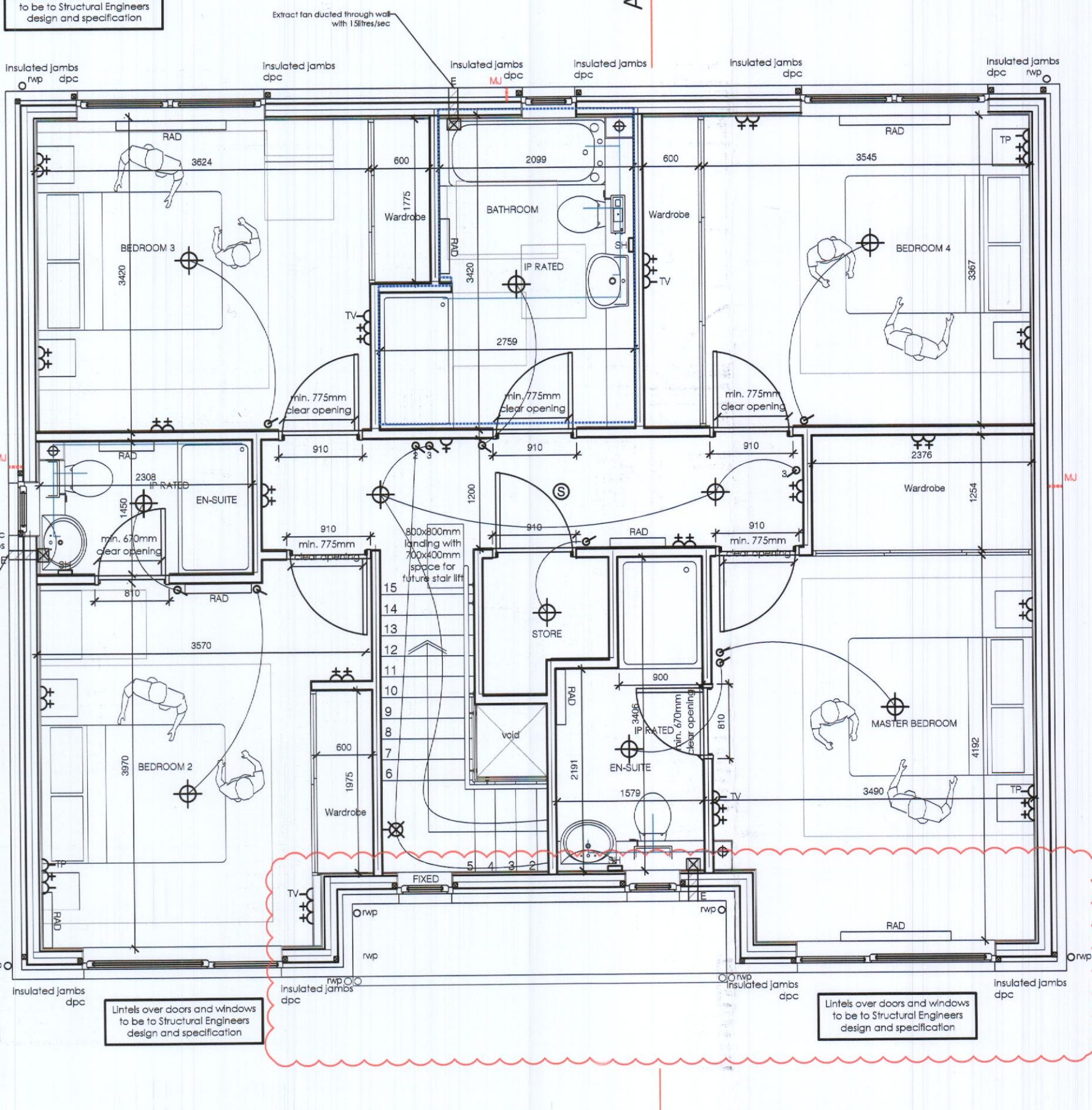
Units over doors and windows to be to Structural Engineers design and specification.

ALL STEEL BEAMS TO BE SHEETED IN 2 NO LAYERS STAGGERED JOINTED 15MM FIRELINE - TO ACHIEVE 1HR FIRE PROTECTION

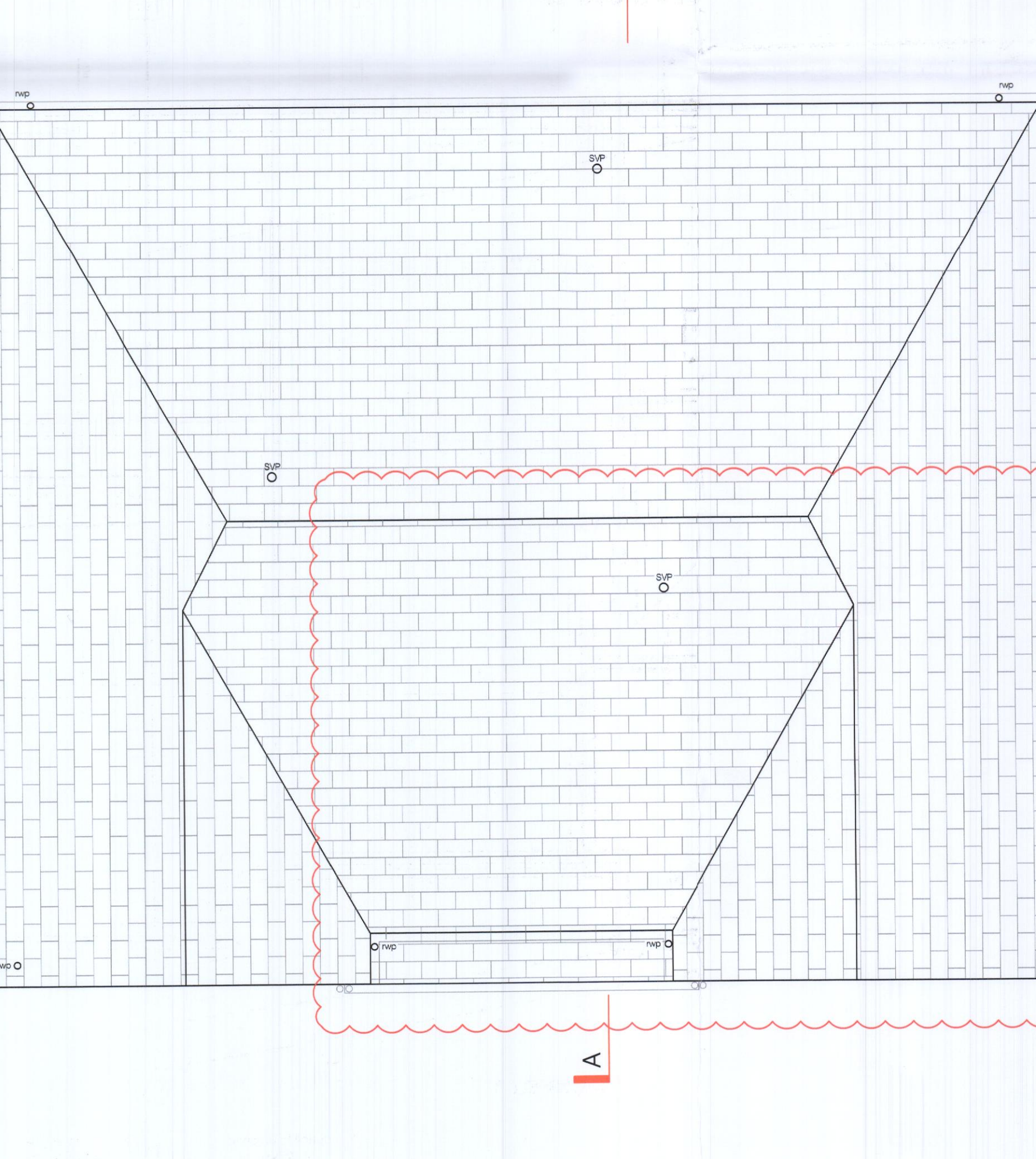
18mm ply between studs to assist with fixing of disabled axis

activity spaces within accessible to be: w.c. - 1100mm x 800mm w/bath - 1500mm x 800mm

Specific fan Power (SFP) for mechanical ventilation to be no worse than 0.5W/(l/s) and comply with European Commission Regulation No 327/2011 implementing Directive 2002/12/EC with regard to ecodesign requirements for fans driven by motors with an electric input power between 125W and 300W



FIRST FLOOR PLAN (as proposed) 1:50 @ A1

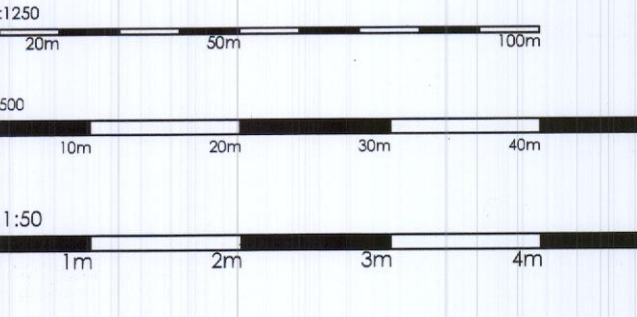


ROOF PLAN (as approved) 1:50 @ A1

Further Architectural or Engineering Details may be required for construction and site works. If in doubt ASK!

DO NOT SCALE FROM THESE DRAWINGS. If in doubt ASK! Refer your query back to the Architect or appropriate design team member.

These Drawings are to be read strictly in accordance with any and all other appropriate drawing and specifications associated with the project.



PROJECT
Site Inspections
for Kean Properties Ltd
at 3nr House Plots at Hayhill Road, Jackton
South Lanarkshire

DRAWING TITLE
Proposed Plans

DRAWING CLASSIFICATION
Building control ONLY

PROJECT TYPE

WORK STAGE

ISSUE

A	Client Amendments	BS	JB	10/01/2024
REV.	DESCRIPTION	DRAWN	CHKD.	DATE
1:50	A1	1	1	

DRAWING NUMBER
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