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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:  
 • WORK ON AN EXISTING WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)  
 • BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ACROSS THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)  
 • EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)  
 YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A PRINCIPAL DESIGNER IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

**Key Plan**



**Accommodation Schedule: (phase 3)  
This Floor**

- 2 Bedroom with E/S x 8
- 2 Bedroom no E/S x 0
- 1 Bedroom x 15
- Studio x 2

**Total: x 25**

GIA Schedule 1st Floor			
Number	Type	Balcony	Area
108	Studio	No	41.12
109	1 Bed	No	45.57
110	1 Bed	No	44.12
111	2 Bed w E/S	No	65.08
112	2 Bed w E/S	Yes	66.17
113	1 Bed	No	48.68
114	1 Bed	No	46.39
115	Studio	No	37.47
116	1 Bed	Yes	41.39
117	1 Bed	Yes	41.73
118	2 Bed w E/S	Yes	59.55
119	2 Bed w E/S	Yes	59.55
120	2 Bed w E/S	No	61.72
121	1 Bed	No	46.10
122	1 Bed	No	60.11
123	1 Bed	No	44.36
124	1 Bed	No	42.28
125	1 Bed	No	41.98
126	2 Bed w E/S	Yes	63.63
127	2 Bed w E/S	No	77.49
128	1 Bed	No	58.91
129	1 Bed	Yes	45.91
130	2 Bed w E/S	Yes	63.99
131	1 Bed	Yes	41.77
132	1 Bed	Yes	42.13
<b>25</b>			<b>1,287.20 m<sup>2</sup></b>

**Revisions**

D	Client changes to apartments	AM	19/10/2021
CC	Block C RIBA updated	AM	09/09/2021
	Re-numbered to match GF		
B	changes	AM	05/08/2021
	Various updates following fire consultation & client		
A	instructions	AM	09/07/2021

Rev	Description	Dw	Chk	Date

Drawing Status: **CONSTRUCTION**

Client: **INVESTIN P.L.C.**

Project: **PHASE 3 SAPPHIRE COURT, STREETS BROOK ROAD, SOLIHULL**

Drawing: **GA FIRST FLOOR (LARGE SCALE)**

Project No: 1701 Drawing No: 02\_04D

Scale: 1:100 Date: MAY '21 AM

Checked by: [Signature]

