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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 ABOVE 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 MAN 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 REGISTERED 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



GIA Fourth Floor				
Unit Number	Unit Type	Podium/Patio Access	Balcony/Terrace	Area (sq ft)
A1.04.01	1 Bed	N	N	495
A1.04.02	1 Bed	N	N	427
A1.04.03	2 Bed w E/S	N	N	692
A1.04.04	2 Bed w E/S	N	N	668
A1.04.05	2 Bed w E/S	N	N	722
A1.04.06	2 Bed w E/S	N	N	714
A1.04.07	2 Bed w E/S	N	N	655
A3.04.01	1 Bed	N	N	543
A3.04.02	2 Bed w E/S	N	N	676
A3.04.03	1 Bed	N	N	436
A3.04.04	2 Bed w E/S	N	N	691
A3.04.05	2 Bed w E/S	N	N	662
A3.04.06	1 Bed	N	N	430
A3.04.07	2 Bed w E/S	N	N	674
A3.04.08	1 Bed	N	N	522
A3.04.09	2 Bed w E/S	N	N	746
16				9,753 ft²

Block A2

Fourth Floor

1:100

Revisions

Rev	Description	Drw	Chk	Date
P07	work in progress updates	AM	-	06/08/2022
P06	Work in progress updates	JC	-	13/06/2022
P05	Work in progress updates	AM	-	16/12/2021
P04	Work in progress updates	AM	-	12/11/2021
P03	GIA's added, Ifs updated	AM	-	12/10/2021
P02	Updated following DTM & Fire consultation	AM	-	04/10/2021
P01	Updated following DTM & client Meeting	AM	-	06/09/2021

Drawing Status: **PRELIMINARY**

Client: **INVESTIN PLC (RELTON PROPERTY INVESTMENTS)**
 Project: **PHASE 1 RESIDENTIAL DEVELOPMENT, BRISTOL STREET, BIRMINGHAM**
 Drawing: **FOURTH FLOOR PLAN.**

Project No: 1637 1A Drawing No: 02_04_P07
 Scale: 1:100 @ A1 Date: AUG '21 AM Checked by: -

