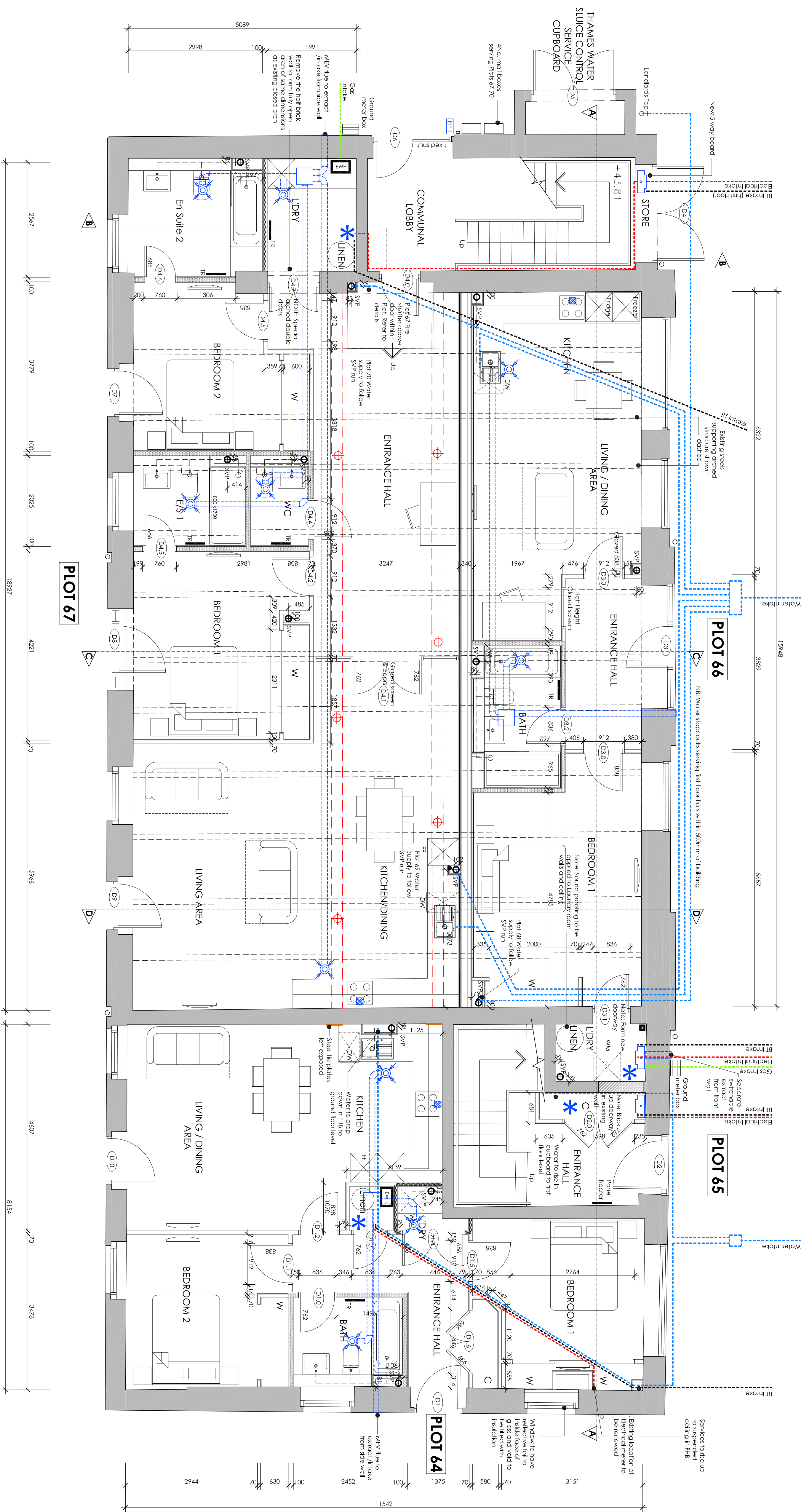


Cupboard to contain the following additional items:

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REF	LOCATION	SIZE (mm)	COMMENTS	REV
D1+ D12	Floir 45 Entrance	-	New door to fit on the dimension	G
D3*	Floir 45 Entrance	-	New door to fit on the dimension	G
D4	Store	-	New door to fit on the dimension	G
D5	THSSC, cupboard	-	New door to fit on the dimension	G
D6	Commercial lobby	-	New door, one panel fixed shut	G
D7	Floir 2/ Bedroom 1	-	New door to fit on the dimension	
D8	Floir 2/ Bedroom 1	-	New door to fit on the dimension	
D9	Floir 2/ Living area	-	New door to fit on the dimension	
D10	Bathroom	762x1981	New door to fit on the dimension	-
D11	Bedroom 2	838x1981	-	-
D12	Kitchen/Living	838x1981	-	-
D13	Lauren	762x1981	-	-
D14	Laundry	2x685x1981	-	-

GF DOOR SCHEDULE				
REF	LOCATION	SIZE (mm)	COMMENTS	REV
D1.5	Bedroom 1	838x1781	-	-
D1.6	Cupboard	2x686x1781	-	-
D2.0	Cupboard	2x726x1781	-	-
D3.0	Bedroom 1	838x1781	-	-
D3.1	Landery	762x1781	New door to fit on the dimension	-
D3.2	Bedroom	762x1781	-	-
D3.3	Living/Dining	838x1781	Grated	G
D4.1	Porch of Entrance	838x1781	(New FD30S)	-
D4.2	Entrance Hall	-	Special arched glazed door	-
D4.3	Bedroom 1	838x1781	-	-
D4.3	En-suite 1	686x1781	-	-
D4.4	WC	838x1781	-	-
D4.5	Bedroom 2	838x1781	-	-
D4.6	En-suite 2	686x1781	-	-
D4.7	Landery	-	Special arched glazed doors	G

1. Within Parts 6, 6.7 and 6.8 of the ceiling, the inside face of external walls and all of the headwork is to remain visible with the exception of the following (see note 2).
2. Ground floor hallways, entrances, wet, laundry rooms and cupboards are also to have dropped ceiling – 260mm high.
3. The ceiling is to include medium level lighting where possible with full height pendant showers and recessed SPS.
4. Where fixtures are on a separating wall then a 'sacrificial wall' of 15mm plasterboard on 50mm battens is to be provided to mount electrical sockets & kitchen units against cooler hood extraction to be all-in-one design.
5. All apartments to have new underfloor heating powered by Amplic electric boiler delivered as EVH on plan
7. Water heating by means of direct electric cylinder separate from the underfloor heating

External ground floor windows are to be provided with 'transparent film' in accordance with PAS24

Notes:

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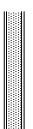
Do not scale from this drawing except for planning purposes.

All dimensions are in millimetres unless noted otherwise.

Any surveyed information incorporated on this drawing cannot be quantified as accurate unless confirmed by a third dimension.

This drawing is to be used in conjunction with all the relevant consultants, suppliers and manufacturers drawings and information.

MATERIALS LEGEND

	In-fill masonry
	Existing masonry
	Existing timber stud
	20mm Metal Frame partition
	Existing masonry
	20mm Metal Frame partition

NOTE: STRENGTHS TO BE IN SITU. ACCORDANCE WITH ENGINEERS ADVICE

GENERAL LEGEND

AAV = Air Admission Valve
D3 = Door 3 [External]
D1/9 = R101 / Door 9
838RPD30 = 30 Minutes Fire Resistance
838RPD3015 = 30 Minutes Fire Resistance (on one side - in non-pressurized ships)
W2 = Window 2
M1 = Movement Joint [in accordance with engineers details]
F3 = Flood Socket
SVP = Scaff Vents Pipe with Durgos valve
SVP = Scaff Vents Pipe
RWP = Rain Water Pipe
Big = Big Inlet Gully
Big = Big Water Pipe
* = pipe terminating at roof vent level

STRUCTURAL SUPPORT / STEEL REQUIREMENTS

Timber structural support shown indicative only, refer to engineers details & specification

Steel structural support shown indicative only, refer to engineers details & specification

Position in accordance with engineers details & specification

NOTE: ALL STEELWORK MUST BE SUITABLY PROTECTED WITH INTUITESCENT PAINT OR ENCASED WITH PLASTERBOARD TO ENSURE 60 MINUTES FIRE RESISTANCE IS ACHIEVED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. NB ALTERNATIVE TO MINIMIZE FIRE PROTECTION IS APPLIED TO STAMPEL AND KNOT AREAS

FLOOR AREAS (GROSS INTERNAL)	
Ploi 64	74.83sqm* (805 sqft)
Ploi 65	108.45sqm* (1167 sqft)
Ploi 66	144.89sqm* (1568 sqft)
Ploi 67	144.89sqm* (1568 sqft)
Ploi 68	60.12sqm* (647 sqft)
Ploi 69	68.84sqm* (738 sqft)
Ploi 70	68.84sqm* (738 sqft)

*For sales purposes all floor areas in room/suit-d area taken to 1500mm high internal wall line.

NOTES

HEATING

Zone 1 – Living/Dining/Kitchen areas
Zone 2 – Bedroom
Zone 3 – Bedroom
Zone 4 – Hallway area

NB: Gas boilers are to be provided to split 56 & 67 only, serving underfloor heating with Charles Deagallo (per unit) for hot water. Electric immersion heaters to back ups, split 56 & 67 will have a complete electric water heater serving unit (one immersion heater per unit) to provide back up heating in the event of a boiler breakdown. All electric immersion heaters connected to STPs. No underfloor heating required in wardrobe, cupboard & under kitchen unit.

Rev	Date	Details
F	27/02/16	Layouts updated in line with Oakford Homes Comments
G	09/05/16	CMEV updated in line with Greenwood drawings
H	28/04/16	Layouts updated in line with Oakford Homes Comments
E	13/04/16	Layouts updated in line with Oakford Homes Comments
D	27/02/16	Layouts updated in line with Oakford Homes Comments
C	17/02/16	Layouts updated in line with Oakford Homes Comments
B		
A		

PRELIMINARY

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Client: OAKFORD HOMES

Project: ROYAL QUAY, COPPERMILL LANE
HAREFIELD

Drawing: THE WATER MILL
GROUND FLOOR PLAN

Scale: 1:50 @ A1

Date: 24/01/16

Drawing Number:

Revision:

OAKO40_1301

G