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

MATERIALS LEGEND

	In-fill masonry		Opening mode in existing masonry
	Existing masonry		70mm Metal frame partition
	Existing timber stud		100mm Timber frame partition

NOTE: STRENGTHS TO BE IN SINC ACCORDANCE WITH ENGINEERS ADVICE

GENERAL LEGEND

FlB = Full Height Boiling	AAV = Air Admittance Valve
MLB = Medium Level Boiling	D3 = Door 3 (External)
LLB = Low Level Boiling	D10 = Plot 1 Door 9
SVF = Soil Vent Pipe	838FD30 = 30 Minutes Fire Resistance (Smoke Seals & Intumescent Strips)
SVVP = Soil Vent Pipe with Durgio valve	W2 = Window 2
FS = Floor Socket	M1 = Movement Joint (in accordance with engineers detail)
RWP = Rain Water Pipe	BIC = Back Water Gully
BIC = Back Water Gully	* = pipe terminating at roof vent level

STRUCTURAL SUPPORT / STEEL REQUIREMENTS

- Timber structural support shown indicative only, refer to engineers detail & specification
- Steel structural support shown indicative only, refer to engineers detail & specification
- Foundation in accordance with engineers detail & specification

NOTE: ALL STEELWORK MUST BE SUITABLY PROTECTED WITH INWUVEGARIT ANV OR ENCASED WITH A LASTERBOARD TO ENSURE 40 MINUTES FIRE RESISTANCE IS ACHIEVED IN SINC ACCORDANCE WITH ENGINEERS ADVICE.

ALTERNATIVE 40 MINUTE FIRE PROTECTION IS APPLIED TO SHOWER AND REAR AREAS

FLOOR AREAS (GROSS INTERNAL)

Plot 64	7,435m² (805 sqft)
Plot 65	108,459m² (11,67 sqft)
Plot 66	64,687m² (696 sqft)
Plot 67	13,100m² (1419 sqft)
Plot 69	68,844m² (7415 sqft)
Plot 70	56,727m² (608 sqft)

NOTE: For sales purposes all floor areas in corner-hood are taken to 1500mm high external wall line.

NOTES

Existing first floor to be taken up and resealed with impact insulation beneath as necessary and resealed to the same finished floor level.

Existing ceiling board to be removed and replaced.

All existing cornices to be removed and replaced.

HEATING

Zone 1 - Living/Dining/Kitchen areas

Zone 2 - Bedroom 1

Zone 3 - Bedroom 2

Zone 4 - Entry area

NB: Gas boilers are to be provided to Plots 66 & 67 only, serving underfloor heating with Carrier's Megabloc (or similar) for hot water. Electric immersion heaters as back up for electric heating systems. All radiators, heating systems and boilers will require separate discharges connected to SVFs. No underfloor heating required in wardrobes, cupboards & under kitchen units.

R	30/03/17	Revised in accordance with Clients comments
Q	29/01/17	Revised in accordance with Clients comments
P	29/01/17	Updated in accordance with Clients comments
M	07/10/16	Updated in accordance with Clients comments
L	04/10/16	Updated in accordance with Clients comments
K	15/09/16	Updated in accordance with Clients comments
J	08/09/16	Layouts updated in line with Oakford Homes Comments & issued for construction
H	15/08/16	Layouts updated in line with Oakford Homes Comments
G	27/07/16	Layouts updated in line with Oakford Homes Comments
F	09/05/16	CAVEY updated in line with Greenwood drawings
E	28/04/16	Layouts updated in line with Oakford Homes Comments
D	13/04/16	Layouts updated in line with Oakford Homes Comments
C	20/02/16	Layouts updated in line with Oakford Homes Comments
B	17/02/16	Layouts updated in line with Oakford Homes Comments
Rev	Date	Details

CONSTRUCTION

ark|tec

Client: OAKFORD HOMES

Project: ROYAL QUAY, COPPERMILL LANE

Architectural Consultancy: HAREFIELD

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Drawing: THE WATER MILL

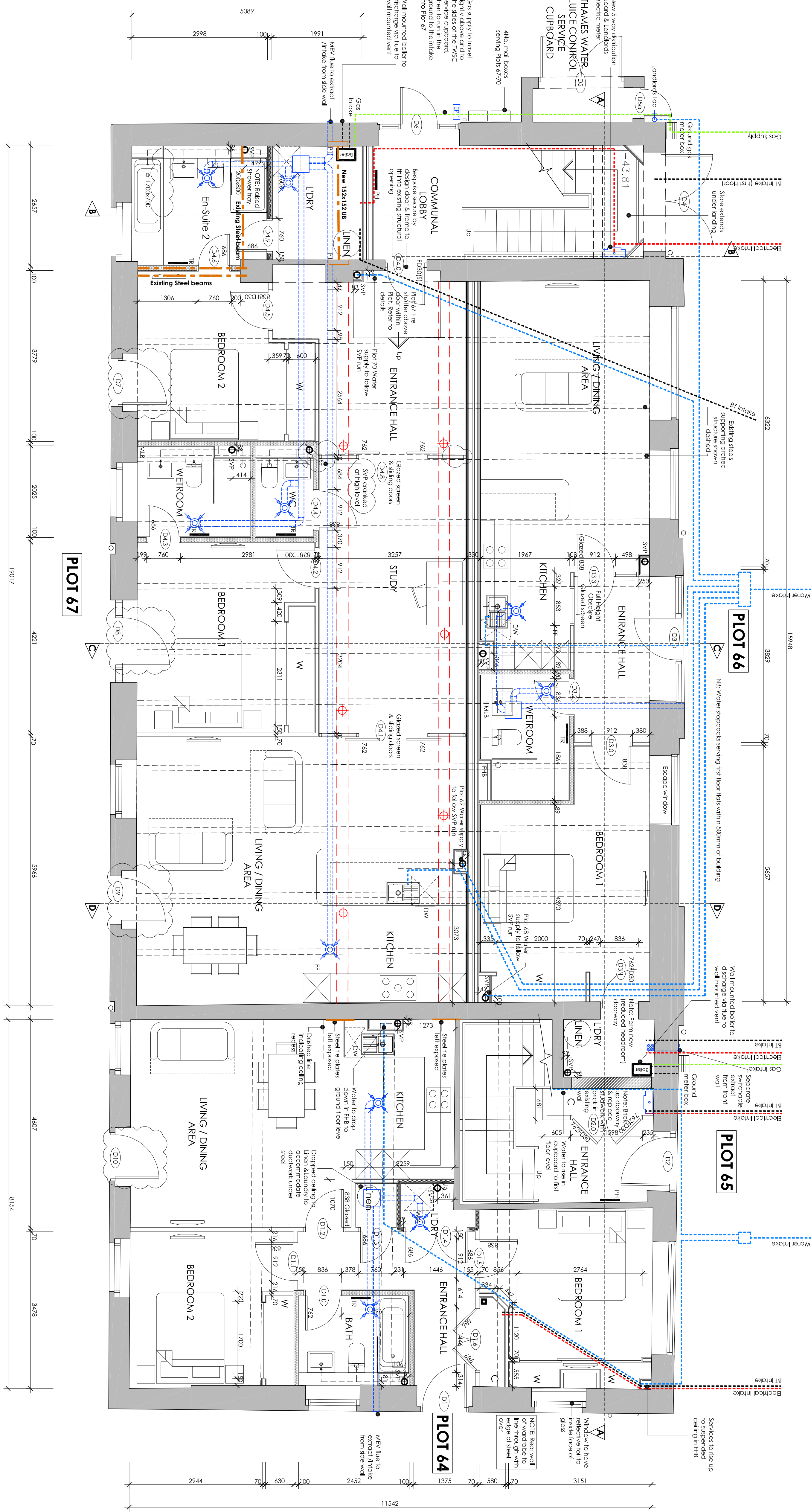
Scale: 1:50 @ A1

Date: 24/01/16

GROUND FLOOR PLAN

Drawing Number: OAK040_1301 R

Revision:



GROUND FLOOR PLAN

Scale 1:50 @ A1

GF DOOR SCHEDULE

REF	LOCATION	SITE (mm)	COMMENTS	REV
D1*	Plot 64 Entrance	-	New door to fit on site dimension	G
D2*	Plot 65 Entrance	-	New door to fit on site dimension	G
D3*	Plot 66 Entrance	-	New door to fit on site dimension	G
D4	Store	-	New door to fit on site dimension	-
D5	TWCS cupboard	-	New door to fit on site dimension	-
D6	Communal lobby	-	New door to fit on site dimension	N
D7	Plot 67 Bedroom 2	-	New door to fit on site dimension	-
D8	Plot 67 Bedroom 1	-	New door to fit on site dimension	-
D9	Plot 64 Living area	-	New door to fit on site dimension	-
D10	Plot 64 Living area	-	New door to fit on site dimension	-
D11	Bedroom 2	762x1981	-	-
D12	Kitchen/Living	838x1981	Glazed	N
D13	Linen	666x1981	-	J
D14	Laundry	2x666x1981	-	-

KEY

- FD20 = Fire Door (20 minutes fire resistance)
- S1 = Smoke Seal & Intumescent Strips
- SC = Safety Self-Closing Door
- SC = Safety Glazing (part N compliance)
- LT = Level Door Threshold (part N compliance)

Note: Letter plate in door with secure by design back plate

All external door sets are to be in accordance with PAS24 compliance

GF DOOR SCHEDULE

REF	LOCATION	SITE (mm)	COMMENTS	REV
D1.5	Bedroom 1	838x1981	-	-
D1.6	Cupboard	2x666x1981	-	-
D2.0	Cupboard	2x666x1981	FD30	P
D3.0	Bedroom 1	838x1981	-	-
D3.1	Laundry	762x1981	New FD30 to fit on site dimension	P
D3.2	Wardroom	838x1981	-	-
D3.3	Living/Dining	838x1981	Glazed	G
D4.0	Plot 67 Entrance	838x1981	(New FD30S1)	-
D4.1	Entrance Hall	-	Special glazed door	N
D4.2	Bedroom 1	838x1981	FD30	P
D4.3	Wardroom	666x1981	-	-
D4.4	WC	838x1981	-	-
D4.5	Bedroom 2	838x1981	FD30	P
D4.6	En-suite 2	666x1981	-	-
D4.7	Laundry	-	DOOR OMITTED	P
D4.8	Study	-	Special glazed door	N
D4.9	Laundry	666x1981	-	M

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- LT = Level Door Threshold (part M compliance)

Note: Letter plate in door with secure by design back plate

All external door sets are to be in accordance with PAS24 compliance

Notes:

- Within Plots 66 & 67 all of the ceiling, the inside face of external walls and all of the framework is to remain visible with the exception of the following (see note 2)
- Ground floor bedrooms, en-suite, WC, laundry rooms and cupboards are all to have a medium level ceiling
- In bedrooms, en-suites and WCs are to receive medium level boating where possible with full height banded showers and enclosing SVFs
- Where kitchens are on a separating wall then a 'sacrificial' wall of 150mm units (opaque) on 40mm battens is to be provided to retain electrical sockets & kitchen units (opaque)
- Kitchen cooker hood extraction to be all recirculators
- Plot 64 to have wet underfloor heating powered by Amplic electric boiler (excepted on plan, plot 64 & 67 are to have wet underfloor heating powered by boilers)
- Water heating by means of direct electric cylinder separate from the underfloor heating
- All external ground floor windows are to be provided with transparent film in accordance with PAS24