

Notes:
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All dimensions are in millimetres unless noted otherwise.
Any unmeasured information incorporated on this drawing cannot be guaranteed as accurate unless confirmed by a level dimension.
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 STRUT ACCORDANCE WITH ENGINEERS ADVICE

GENERAL LEGEND

F1B = Full Height Boiling	AAV = Air Assistance Valve
M1B = Medium Level Boiling	D3 = Door 3 (External)
LLB = Low Level Boiling	D1.9 = Plot 1 Door 9
SVP = Soil Vent Pipe	838RCD30 = 30 Minutes Fire Resistance (Smoke Seals & Intumescent Strips)
SVPD = Soil Vent Pipe with Durgu Valve	W2 = Window 2
R3 = Floor Socket	MJ = Movement Joint (in accordance with engineers detail)
RWP = Rain Water Pipe	* = pipe termination of roof vent level
BIC = Back Inlet Gully	

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
Positioned in accordance with engineers detail & specification

NOTE: ALL STEELWORK MUST BE SUITABLY PROTECTED WITH INTUMESCENT PAINT OR ENCASED WITH FLAREBOARD TO SURE 60 MINUTES FIRE RESISTANCE IS ACHIEVED
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ALTERNATIVE 60 MINUTE FIRE PROTECTION IS APPLIED TO STAIRWELL AND ROOF AREAS

FLOOR AREAS (GROSS INTERNAL)

Plot 64	74,835m ² (805 sqft)
Plot 65	108,438m ² (1,162 sqft)
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Plot 67	131,507m ² (1,419 sqft)
Plot 68	60,120m ² (647,547)
Plot 69	68,844m ² (741,547)
Plot 70	58,927m ² (632,547)

Note: For sales purposes all floor areas in room-suit are taken to 150mm high office wall line.

NOTES

Works to roof structure subject to structural engineers detailed report after careful strip-out.
Timbers will need to be treated.

HEATING

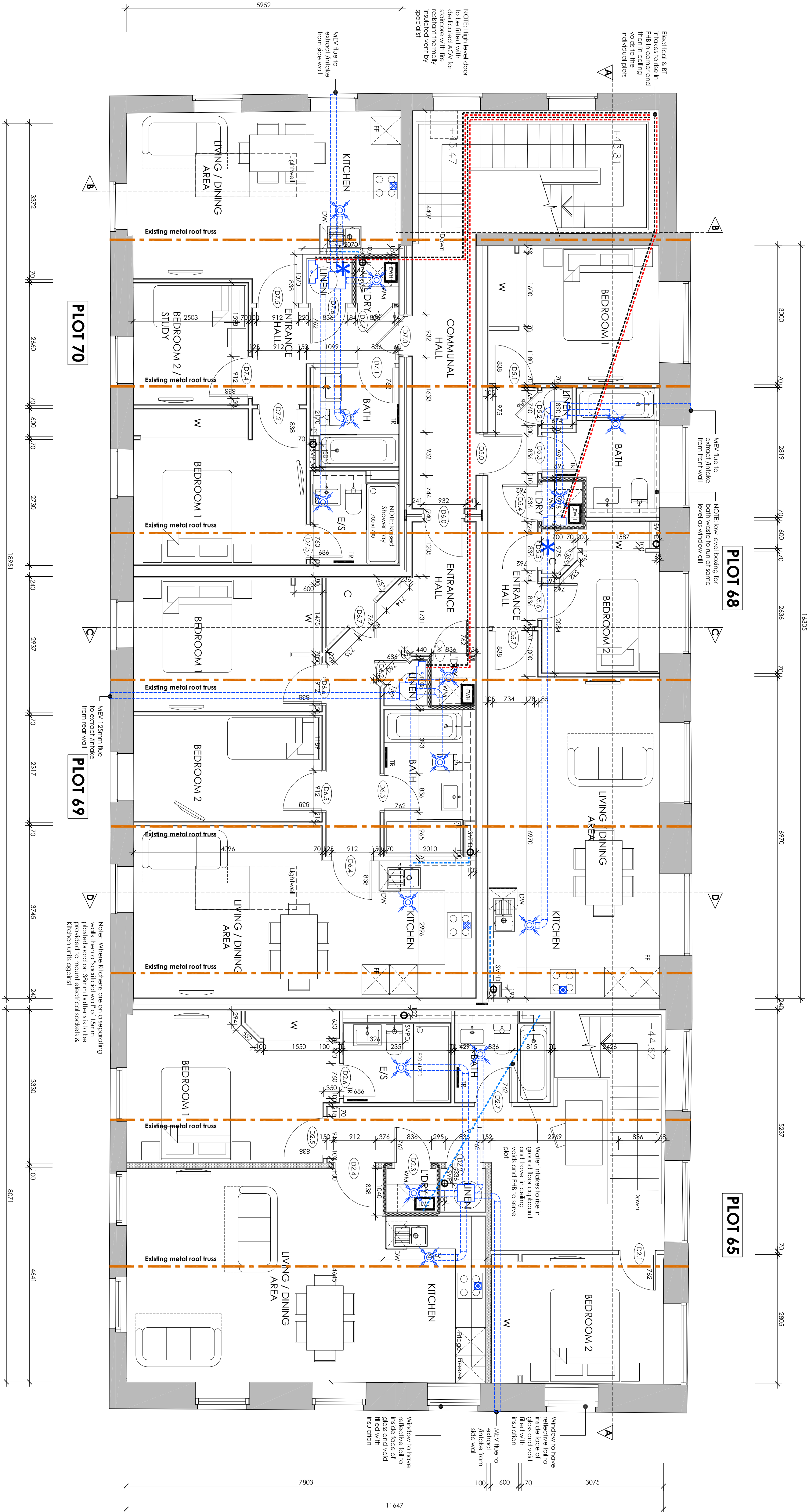
Zone 1 - Living/Dining/Kitchen areas
Zone 2 - Bedroom 1
Zone 3 - Bedroom 2
Zone 4 - Hallway area
NB: Gas boilers are to be provided to Plots 64 & 67 only, serving underfloor heating with Calorides Megaflo (or similar) for hot water. Electric immersion heaters as back ups. Plots 64 & 68/70 will have a complete electric water heaters serving wet separate districts connected to SVPs. No underfloor heating required in wardrobes, cupboards & under kitchen units.

F	27/07/16	Layouts updated in line with Oakford Homes Comments
E	09/05/16	CM/EV updated in line with Greenwood drawings
D	26/04/16	Layouts updated in line with Oakford Homes Comments
C	13/04/16	Layouts updated in line with Oakford Homes Comments
B	29/02/16	Layouts updated in line with Oakford Homes Comments
A	17/02/16	Layouts updated in line with Oakford Homes Comments
Rev	Date	Details

PRELIMINARY

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Architectural Consultancy	Project: ROYAL QUAY, COPPERMILL LANE HAREFIELD
Lodge Farm Barn Harefield, Bucks HP17 9JL Hemel Hempstead, RG27 9AS	Drawing: THE WATER MILL FIRST FLOOR PLAN
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Drawing Number: Revision:
OKA040_1302 F



FIRST FLOOR PLAN

Scale 1:50 @ A1

FF DOOR SCHEDULE

REF	LOCATION	SIZE (mm)	COMMENTS	REV
D2.1	Bedroom 2	762x1981	-	-
D2.2	Linen	762x1981	-	-
D2.3	Laundry	762x1981	-	-
D2.4	Kitchen/Living	838x1981	-	-
D2.5	Bedroom 1	838x1981	-	-
D2.6	En-suite	686x1981	-	-
D2.7	Bedroom	762x1981	-	-
D3.0	Plot 68 Entrance	838x1981	F20(S)	-
D3.1	Bedroom 1	838x1981	-	-
D3.2	Linen	686x1981	-	-
D3.3	Bedroom	762x1981	-	-
D3.4	Laundry	762x1981	-	-
D3.5	Cupboard	762x1981	-	-
D3.6	Bedroom 2	762x1981	-	-
D3.7	Kitchen/Living	838x1981	-	-

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SVPD = Soil Vent Pipe with Durgu Valve
R3 = Floor Socket
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BIC = Back Inlet Gully

Note:
Letter plate in door with secure by design back plate
All external door sets are to be in accordance with PAS24 compliance

FF DOOR SCHEDULE

REF	LOCATION	SIZE (mm)	COMMENTS	REV
D6.0	Plot 69 Entrance	838x1981	F20(S)	-
D6.1	Linen	762x1981	-	-
D6.2	Laundry	686x1981	-	-
D6.3	Bedroom	762x1981	-	-
D6.4	Kitchen/Living	838x1981	-	-
D6.5	Bedroom 2	838x1981	-	-
D6.6	Bedroom 1	838x1981	-	-
D6.7	Cupboard	762x1981	-	-
D7.0	Plot 70 Entrance	838x1981	F20(S)	-
D7.1	Bedroom	762x1981	-	-
D7.2	Bedroom 1	838x1981	-	-
D7.3	En-suite	686x1981	-	-
D7.4	Bedroom 2/Study	838x1981	-	-
D7.5	Kitchen/Living	838x1981	-	-
D7.6	Linen	762x1981	-	-
D7.7	Laundry	762x1981	-	-

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- Notes:
- Where kitchens are on a separating wall, then a 'sacrificial' wall of 150mm units against the kitchen side.
 - Kitchen cooker hood extraction to be all recirculators.
 - Water heating by means of direct electric cylinder separate from the underfloor heating.
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Note: Where kitchens are on a separating wall, then a 'sacrificial' wall of 150mm plasterboard on 38mm battens is to be provided to mount electrical sockets & kitchen units against.