

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

MATERIALS LEGEND

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

NOTE: STRENGTHS TO BE IN STRUC ACCORDANCE WITH ENGINEERS ADVICE

GENERAL LEGEND

- AAV = Air Admittance Valve
- FHB = Full Height Boiling
- DS = Door 3 (External)
- DI = Door 1 (Door 9)
- DLB = Low Level Boiling
- 838FD30 = 30 Minutes Fire Resistance (Smoke Seals & Intumescent Strips)
- SVP = Soil Vent Pipe
- SVP2 = Soil Vent Pipe with Durgoo Valve
- W2 = Window 2
- W1 = Window 1 (in accordance with engineers details)
- R3 = Roof Socket
- RWP = Rain Water Pipe
- BIG = Block Inlet 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
- Position to be indicated with engineers detail & specification

NOTE: ALL STEELWORK MUST BE SURFACED WITH INHIBITANT PAINT OR ENCASED WITH PASTERBOARD TO ENSURE 60 MINUTES FIRE RESISTANCE IS ACHIEVED ALTERNATIVE 60 MINUTE FIRE PROTECTION IS APPLIED TO STAIRWELL AND ROOF AREAS

FLOOR AREAS (GROSS INTERNAL)

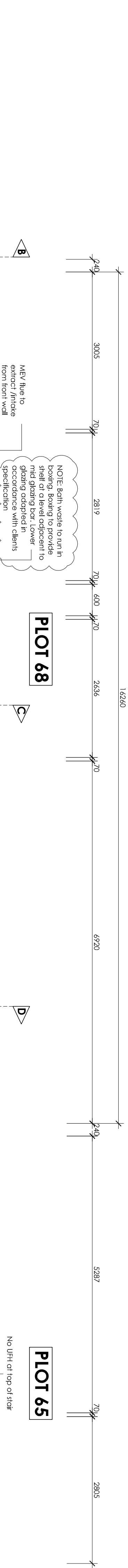
- Plot 64 74,535m² (805 carft)
- Plot 65 108,459m² (1,167 carft)
- Plot 66 14,687m² (66 carft)
- Plot 67 131,907m² (1,419 carft)
- Plot 68 68,844m² (741 carft)
- Plot 69 56,727m² (610 carft)
- Note: For other purposes all floor areas in rooms/roofs are taken to 1500mm high ceiling wall line.

NOTES

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

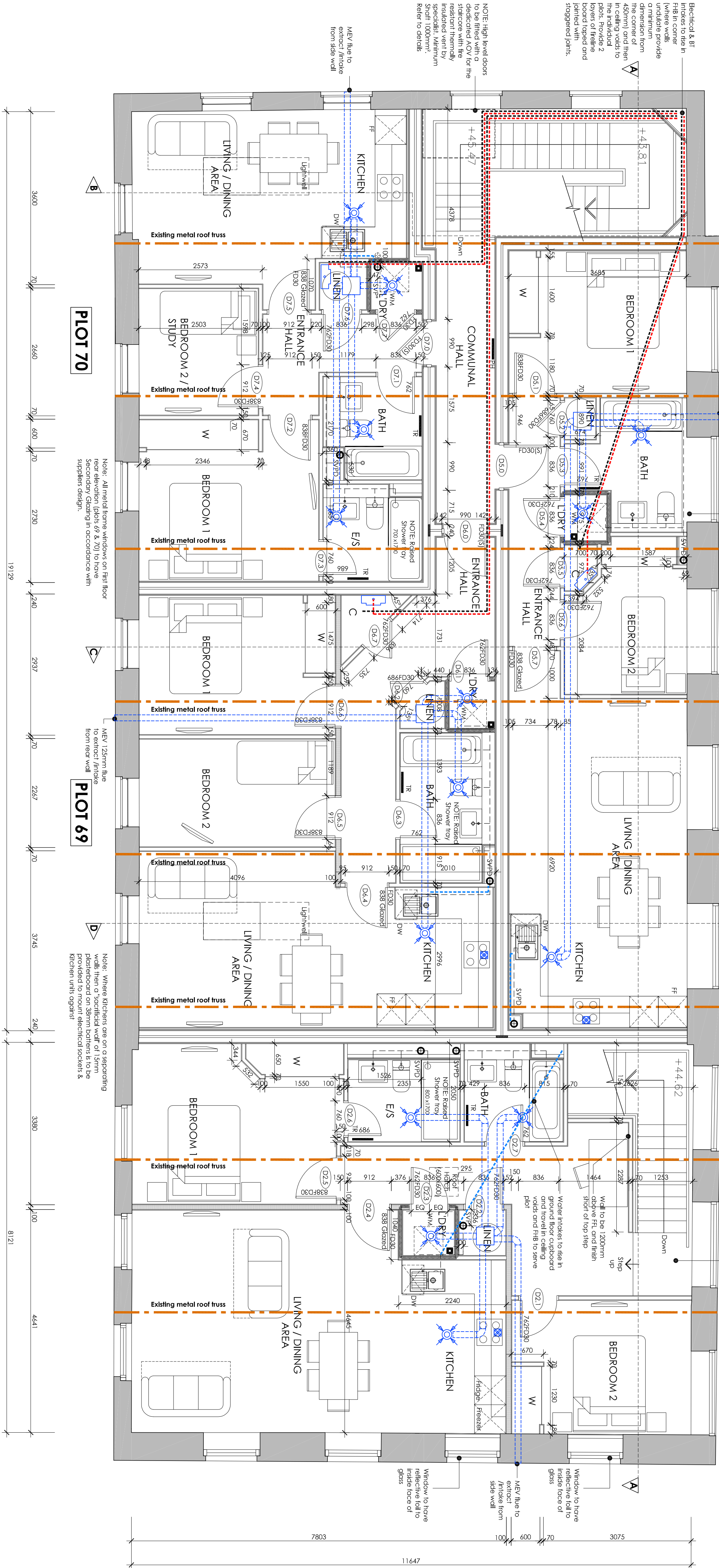
HEATING

- 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 66 & 67 only, serving underfloor heating with Radiators (or similar) for hot water. Electric immersion heaters as back up/interior heating systems. All cylinders, heating systems and boilers will require separate discharges connected to SVPs. No underfloor heating required in wardrobes, cupboards & under kitchen units.



PLOT 68

PLOT 65



PLOT 70

PLOT 69

FIRST FLOOR PLAN

Scale 1:50 @ A1

FF DOOR SCHEDULE

REF	LOCATION	SIZE (mm)	COMMENTS	REV
D2.1	Bedroom 2	762x1981	FD30	P
D2.2	Linens	762x1981	FD30	P
D2.3	Laundry	762x1981	FD30	P
D2.4	Kitchen/Living	838x1981	Glazed FD30	P
D2.5	Bedroom 1	838x1981	FD30	P
D2.6	En-suite	686x1981	-	-
D2.7	Bathroom	762x1981	-	-
D3.0	Plot 68 Entrance	838x1981	FD30(S)	-
D3.1	Bedroom 1	838x1981	FD30	P
D3.2	Linens	686x1981	FD30	P
D3.3	Bathroom	762x1981	-	-
D3.4	Laundry	762x1981	FD30	P
D3.5	Cupboard	762x1981	FD30	P
D3.6	Bedroom 2	762x1981	FD30	P
D3.7	Kitchen/Living	838x1981	Glazed FD30	P

- KEY: FD30 = Fire Door (20 minutes fire resistance)
- (S) = Smoke Seals & Intumescent Strips
- SC = Petco Self Closing Door
- LI = 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

FF DOOR SCHEDULE

REF	LOCATION	SIZE (mm)	COMMENTS	REV
D6.0	Plot 69 Entrance	838x1981	FD30(S)	-
D6.1	Laundry	762x1981	FD30	P
D6.2	Linens	686x1981	FD30	P
D6.3	Bathroom	762x1981	-	-
D6.4	Kitchen/Living	838x1981	Glazed FD30	P
D6.5	Bedroom 2	838x1981	FD30	P
D6.6	Bedroom 1	838x1981	FD30	P
D6.7	Cupboard	762x1981	FD30	P
D7.0	Plot 70 Entrance	838x1981	FD30(S)	-
D7.1	Bathroom	762x1981	-	-
D7.2	Bedroom 1	838x1981	FD30	P
D7.3	En-suite	686x1981	-	-
D7.4	Bedroom 2/Study	838x1981	FD30	P
D7.5	Kitchen/Living	838x1981	Glazed FD30	P
D7.6	Linens	762x1981	FD30	P
D7.7	Laundry	762x1981	FD30	P

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- Note: Letter plate in door with secure by design back plate
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- Notes:
- Where kitchens are on a separating wall, then a 'sacrificial' wall of 150mm plasterboard or 30mm boilers to be provided to mount electrical sockets & kitchen units against
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 - Water heating by means of direct electric cylinder separate from the underfloor heating

Rev

5

30/03/17

Details

Plot 68 revised as detailed in accordance with Oakford Homes comments

ark|tec

Architectural Consultancy

Client: OAKFORD HOMES

Project: ROYAL QUAY, COPPERMILL LANE, HAREFIELD

Drawing: THE WATER MILL FIRST FLOOR PLAN

Scale: 1:50 @ A1

Date: 24/01/16

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