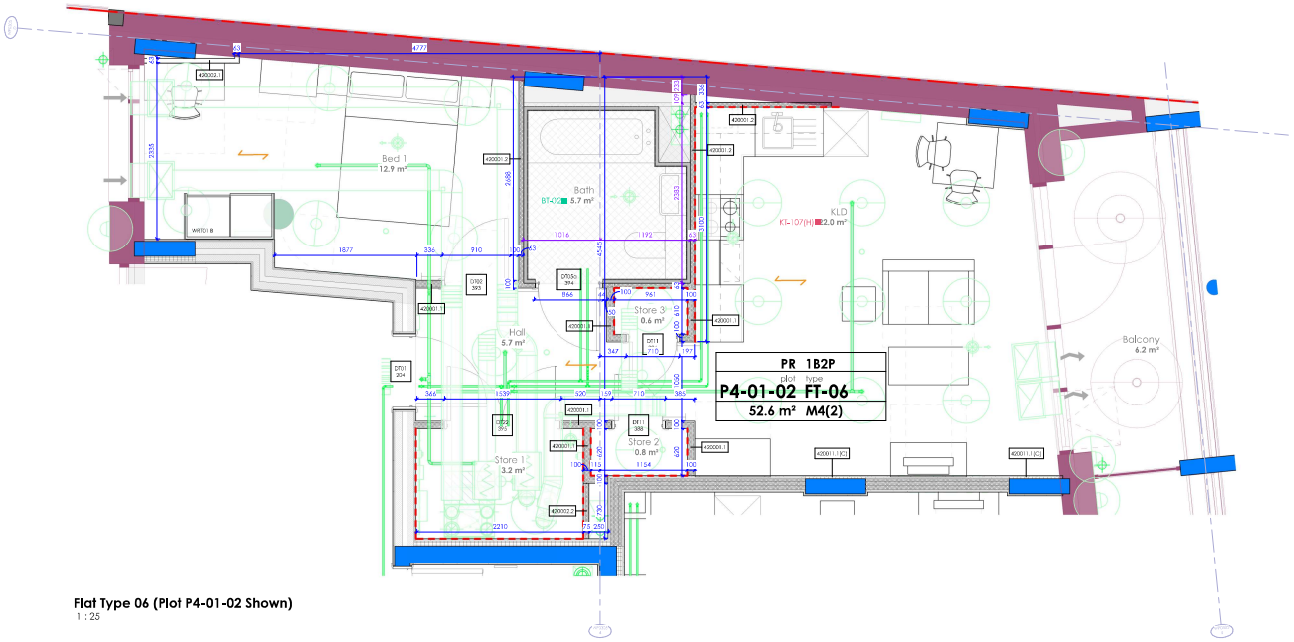


Flat Type 06 (Plot P4-01-02 Shown)
1 : 25

Flat Type WP0305-FT-06 Distribution						
Building - Flat Type	Occupancy	Plot	Part M	Tenure	SOLD	Count
WP0305-FT-06	1B2P	P4-01-02	M4(2)	PR		1
WP0305-FT-06	1B2P	P4-02-02	M4(2)	PR		1
WP0305-FT-06	1B2P	P4-03-02	M4(2)	PR		1
WP0305-FT-06	1B2P	P4-04-02	M4(2)	PR		1
WP0305-FT-06	1B2P	P4-05-02	M4(2)	PR		1
Total						5

EMPLOYERS REQUIREMENTS

Flat Types ER's_PR/SO

Unless noted best Note 1 Table 1 (Fr) and Sch 1(1) & Sch 1 (2) (Fr) 1 (1)(b)(2)(3) and A2 (Private Apartments Spec Version G1 2013. Refer to the current for complete specs including kitchens, bathrooms, fittings etc.

Walls
- **Wall & Half Height dwalling** - 400x120mm large format porcelain tiles by Stone Ceramiche Lyon or similar
- **Walls/Ceilings** - Gyba or similar approved to drawn grey, 3M vinyl matt / Dove Grey as per DMT / Dove grey to walls, Brilliant white to ceilings.

Floorin
- **Carpet** - Carpet runs the full width of the Corridor Carpet to similar. Colour to be selected
- **Vinyl** - Karndean Vinyl Flooring Colour to be selected from the range
- **Bathroom and En suite Floor Tiles/Skirting** - Ceramic floor tiles 450mm x 450mm large format porcelain tiles by Stone Ceramiche Lyon or similar. Colour to match walls
- **Kitchen** - Karndean Vinyl Flooring Colour to be selected from the range. Dekorman Gallery polished components with matchwood matt and wood caps dedicated to match the flooring. Wide polished

Ironmonger
Brushed Chrome Internally, aparthment entrance doors to have a stainless brushed finish(Hall) Brushed Chrome/Stained Hardwood.

Sanitary
Gyba Ceramics or similar approved. Colours to match tiles where possible.

Glazing, Ventilation, Window Boards and Joinery generally
PVC 350mm ceiling, 30 x 40mm aluminium cap on edge of walls. Dove cart Windows towards. 32mm Bristan Chelsea White Sidebrowed.

Wardrobes
Fitted Wardrobes by VPS Ltd.
- **ONE PR/SO** - 350mm wardrobe by VPS Ltd. bifold doors. 1200mm long, 2nd frame aluminium sliding full wardrobe doors (to manufacturer similar. Full height hinged doors, opening 90mm clear of shelf and hanging rail. Bedroom 1 only. Bedroom 2 to have sliding doors.
- **SMALL PR** - 1000mm wide to include bedrooms, 1100mm wide for secondary bedrooms, 1200mm wide for lone occupancy (where possible). Doors gloss to match walls, colour of shelf and lining to be agreed.

01 - Handed Flat Type

1600 - FLAT TYPE SETTING OUT KEY

Reference	Description
42000.1	LGS Partition 100mm
42000.2	Fixed Independent Wall Lining (IWL) 63mm
42001.1.1(B)	Partly Wall KC Lining - Grot & Dato
42001.1.1(C)	Partly Wall KC Lining - Grot & Dato
42001.1.1(D)	Partly Wall KC Lining - Insulated
42000.2	SVP Boxing
KS##	Kitchen Type - Refer to Kitchen Type Drawings: s60000
BT##	Bathroom Type - Refer to Bathroom Type Drawings: s50000
	Bathroom Pod to manufacturers drawings
	Access Hatch Location
	Floor Finish Span Direction
	Partition Setting Out
	Partressing

O'SHEA
address : 88 Union Street London SE1 0NW phone : 020 7593 1000
email : mail@acastudios.co.uk web : www.acastudios.co.uk

job:	drawn:	date
Wickside HEPSCOTT ROAD, LONDON E9 5HH	MW	05/22
drawing: General Arrangement Block P3 to P5 Flat Type 06	scale: 1 : 20 @ A0 1 : 40 @ A2	job no: 3088

FOR CONSTRUCTION

drawing number: WP0305-ACA-XX-XX-DR-A-120006 A5 rev. C02

NOTE: All dimensions to be checked on site prior commencement of the work. If this drawing / specification / quantities in any way, the architects are to be informed before work is commenced. This drawing is copyright.

revisions (number - date - description - rev. by / checked by)

rev	date	description	drawn	check
01	19.01.24	Stage 3 Issue	LL	MS
02	08.02.24	Latest MEP model incorporated	LL	MS

KEY

- Topographical Survey drawing by EG Surveys Ltd. 12918/01/04 rev E, 12918/01/04 rev E, 12918/01/04 rev E, 12918/01/04 rev E
- Landscape Model (00): WP0305-ARCHAD-ZN-XX-110004-Landscape Masterplan Ground Floor_P08 received 28.11.23 by Anna French Landscape Architects
- Landscape Model Roof: WP0305-ARCHAD-ZN-XX-110005-Landscape Plan - Roof Terraces_P03 received 25.09.23 by Anna French Landscape Architects
- Provisional Commercial Unit Layout
- Indicative ACA comments refer to B100 coordination tracker series
- Bridge Model: WP0305-RBWA-DR-S-M3-S-100001_P03 received 20.04.23 by FORM Structural Design
- SE Model: WP0305-RWA-DR-S-M3-S-100001_P14 received 19.01.24 by FORM Structural Design
- ME Model: WP0305-RDR-ZZ-ZZ-M3-M-100001-MEP Revit Model Rev P08 by HDR received 22.02.24
- External Envelope Model: WP0305-RDR-ZZ-XX-M3-A-100005-Revit Model_P06 received 04.12.23 by Studio Shaw

GA-GENERAL NOTES

1 - Handed Flat Type.

example Design Space Standards used:
M4(2)
- min unit area **(LLDC Design Quality Policy** - Table, page 31)
- min balcony area **(LLDC Design Quality Policy** - Table, page 31)
- bedroom area and width for wheelchair adaptable dwellings **(Nationally Described Space Standards**- Item 16.b.c.d.e)
- min depth and width of the balcony **(Housing Supplementary Planning Guidance, March 2015** - Standard 27)

M4(3)
- additional area for Kitchen, Living and Dining **(Approved Document Part M** - Table 3.2, Page 36)

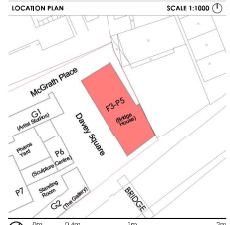
Method of Measurement (taken from RICS professional standards and guidance, Global Code of measuring practice 6th edition, May 2017) please refer to above document for full list of inclusions and exclusions.
- **NIA** Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor level
- **GIA** Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level
- **GEA** Gross External Area is the area of a building measured externally at each floor level
- **NSA** Net Sales Area

To be read in conjunction with:
"100000" series Plan drwgs
"200000" series Elevation drwgs
"300000" series Section drwgs
"400000" series Typical Detail drwgs
"500000" series Junction Details drwgs
"600000" series Schedule drwgs

Bathroom Type (B1-#4) Refer to s50000 series drwgs
Kitchen Type (K1-#4) - Refer to s60000 series drwgs
M&E Store Type (S1-#4) - Refer to s70000 series drwgs
"700000" series Mechanical Details drwgs
"710000" series Structural Coordination Tracker
"740000" series Elevational Fenestration Schedule
Structural Engineers Details - to follow
Mechanical Engineers Details - to follow
Civil Engineers Details - to follow

LOCATION KEY PLAN SCALE 1:500

LOCATION PLAN SCALE 1:1000



Block P3 to 5 Flat Type 06