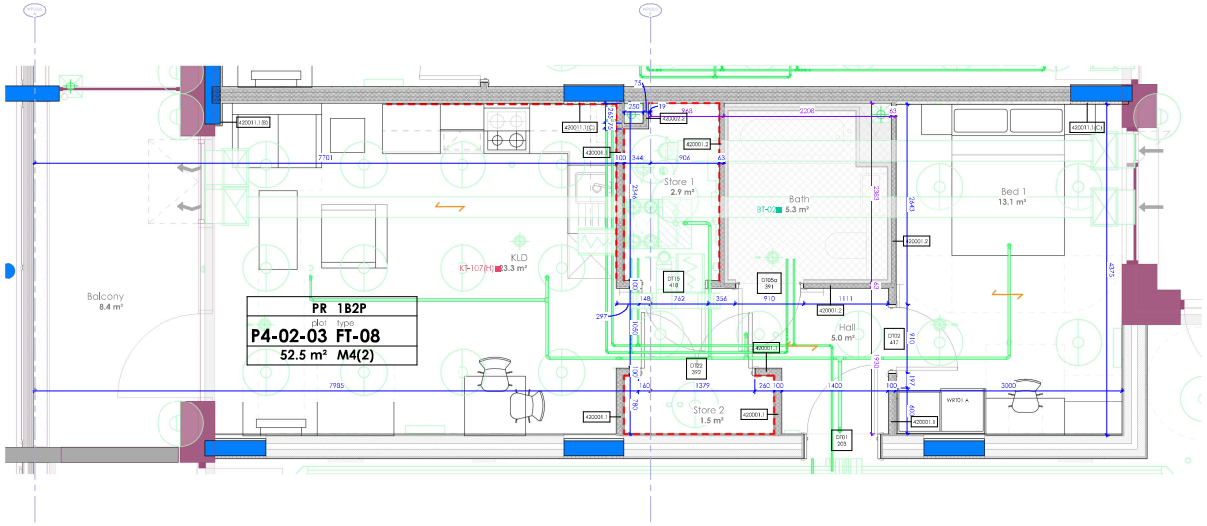

Flat Type 08 (Plot P4-02-03 Shown)
1 : 20

Flat Type WP0305-FT-08 Distribution						
Building - Flat Type	Occupancy	Plot	Part M	Tenure	SOLD	Count
WP0305-FT-08	1B2P	P4-02-03	M4(2)	PR		1
WP0305-FT-08	1B2P	P4-03-03	M4(2)	PR		1
WP0305-FT-08	1B2P	P4-04-03	M4(2)	PR		1
WP0305-FT-08	1B2P	P4-05-03	M4(2)	PR		1
Total						4

EMPLOYERS REQUIREMENTS

Flat Types ER's_PR/SO

Unless noted best Note 1:Effected Sch 03 & Sch 07 REV 1 (05/02/20) and A2/Needs Apartments Spec Version 02 2020. Refer to this sheet for complete specs including kitchens, bathrooms, fittings etc.

Walls
- **Wall & half height dwarf Wall** - 400x200mm large format porcelain tiles by Metro Ceramics by Lyon, or similar
- **Walls/Ceilings** - Gyba or similar approved to dress grey, 38mm thick Metal Stud as per DMT. Dress grey to walls, Drilled white to ceilings.

Floorings
- **Carpet** - Carpet manufactured by Character Carpets or similar. Colour to be selected
- **Vinyl** - Karndean Vinyl Flooring Colour to be selected from Vinyl Range
- **Bathroom and En-suite Floor Tiles/Skirting** - Ceramic floor tiles 450mm x 450mm large format porcelain tiles by Metro Ceramics Lyon or similar. Colour to match walls
- **Skirting** - Skirting to be Karndean Vinyl Flooring Colour to be selected. Compact Dakmatic Grille polished components with matchwood moulded and waxed, caps painted to match the flooring. Wide profiled

Thresholds
Bedroom/Reception Internally, apartment entrance doors to have a Karndean Hardwood Threshold. Brushed Chrome/Stained Hardwood.
Ceilings
Gyba Coving or similar approved. Colour to match tiles where possible.

Sidelings, Architraves, Window Boards and Joinery generally
FP 2 32mm sidelings, 32x 68mm architraves square edged with 2mm arris Window boards 32mm Bristol. Colour White Satinwood.

Wardrobes
Wardrobes to be by VPS Ltd.
- **ONE PR/SO** - 350mm minimum by VPS Ltd. hinged doors 1200mm long, 2nd frame aluminium sliding full wardrobe doors by manufacturer similar. Full height to proposed opening. 40mm clothes rail shelf and hanging rail. Bedroom 1 only.
- **SMALL PR** - 1200mm wide to include bedrooms, 1100mm wide for secondary bedrooms, 1200mm wide for living rooms (where possible). Doors gray to match walls, colour of shelf and lining to be agreed.

FT - 1 Bended Flat Type

1600 - FLAT TYPE SETTING OUT KEY

Reference	Description
42000.1.1	LGS Partition 100mm
42000.1.2	Fire/Independent Wall Lining (FWL) 63mm
42001.1.1(B)	Partly Wall RC Lining - Dot & Dab
42001.1.1(C)	Partly Wall RC Lining - Dot & Dab
42001.1.1(D)	Partly Wall RC Lining - Insulated
42000.2.2	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

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email : mail@acastudios.co.uk web : www.acastudios.co.uk

job: Wickside, HEPSCOTT ROAD, LONDON E9 5HH	drawn: MW	date: 05/22
drawing: General Arrangement Block P3 to 5 Flat Type 08	scale: 1 : 20 @ A0 1 : 40 @ A2	job no: 3088
drawing number: WP0305-XX-A-106-106-00-A-120008 A5 rev. C03		

FOR INFORMATION ONLY

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

revisions (prefixed by letters relative to the full production drawing)

rev	date	description	drawn	check
01	19.01.24	Stage 5 Issue	LL	MS
02	08.02.24	Latest MEP model incorporated	LL	MS
03	15.03.24	FT reviewed to Sable comments dated 07.03.24	LL	AG

KEY

- Topographical Survey drawing by EG Surveys Ltd. 12918/01/02-rev E; 12918/01/03-rev E; 12918/01/04-rev E; 12918/01/05-rev E; 12918/01/06-rev E
- Landscape Model (00): WP0305-XX-M-D-C-06-L-110004 Landscape Masterplan Ground Floor_P08 received 28.11.23 by Anna French Landscape Architects
- Landscape Model Roof: WP0305-XX-M-D-C-06-L-110005 Landscape Plan - Roof Terraces_P03 received 25.09.23 by Anna French Landscape Architects
- Provisional Commercial Unit Layout
- Indicative ACA comments refer to BIM Coordination tracker series
- Bridge Model: WBR0305-RBW-M-D-C-M3-X-100001_P03 received 20.04.23 by FORM Structural Design
- SE Model: WP0305-RW-M-D-C-M3-X-100001_P1.5 received 25.02.24 by FORM Structural Design
- ME Model: WP0305-RD-M-D-C-M3-M-M00001 - MEP Revit Model Rev P08 by HDR received 22.02.24
- External Envelope Model: WP0305-RS-M-D-C-M3-X-100005-Revit Model_P09 received 14.02.24 by Studio Shaw

GA-GENERAL NOTES

1 - Bended 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 10.6.c.d.e)
- min depth and width of the balcony **(Housing Supplementary Planning Guidance, March 2015** - Standard 27)

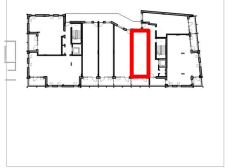
M4(3)
- additional area for Kitchen, Living and Dining **(Approved Document Part M** - Table 3.2, Page 36)

Methods 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

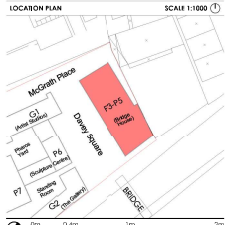
To be read in conjunction with:
"7-00000" series Plan drwgs
"0000-0" series Elevation drwgs
"0000-0" series Section drwgs
"4-00000" series Typical Detail drwgs
"5-00000" series Junction Details drwgs
"6-00000" series Schedule drwgs

Bathroom Type (B1-B4) Refer to s50000 series drwgs
Kitchen Type (K1-K4) - Refer to s60000 series drwgs
1-800-Store Type (S1-S4) - Refer to s70000 series drwgs
"T-00000" series Tenure Plan drwgs
"S-00000" series Structural Coordination Tracker
"TH-0000" series Elevational Fenestration Schedule
Mechanical Engineers Details - to follow
Electrical 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 08