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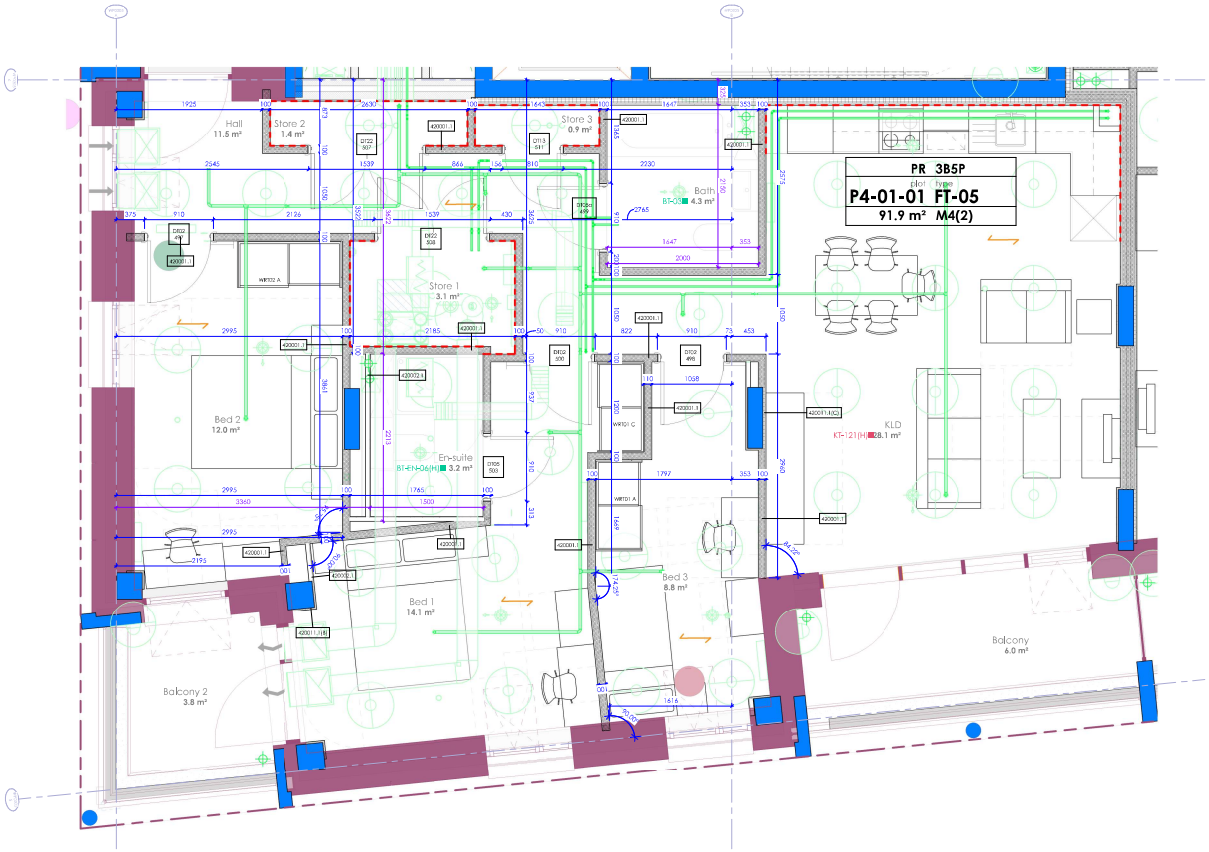
job: Wickside, HEPSCOTT ROAD, LONDON E9 5HH
drawn: MW
date: 05/22
drawing: General Arrangement Block P3 to P5 Flat Type 05
scale: 1:20 @ A0, 1:40 @ A2
job no: 3088
drawing number: WP0305-FT-ZZ-XX-DR-A-120005 A5 rev. C03

FOR INSTRUCTION

note: All decisions to be checked on site unless contracted to/of other work. If this drawing / specification / quantities is any work, the architects are to be informed before work is commenced. This drawing is copyright.

revisions (must have a filled in date, rev & description)

rev	date	description	drawn	check
01	19.01.24	Stage 4 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



Flat Type 05 (Plot P4-01-01 Shown)
1 : 20

Flat Type WP0305-FT-05 Distribution						
Building - Flat Type	Occupancy	Plot	Part M	Tenure	SOLD	Count
WP0305-FT-05	3B5P	P4-01-01	M4(2)	PR		1
WP0305-FT-05	3B5P	P4-02-01	M4(2)	PR		1
WP0305-FT-05	3B5P	P4-03-01	M4(2)	PR		1
WP0305-FT-05	3B5P	P4-04-01	M4(2)	PR		1
WP0305-FT-05	3B5P	P4-05-01	M4(2)	PR		1
Total						5

EMPLOYERS REQUIREMENTS

Flat Types ER's_PR/SO

Unless noted best Sizes/Ofs (incl Sch 03 & Sch 07 REV 1 05/01/23) and A29 Neuta Apartments Spec Version G1 2023. Refer to this section for complete specs including kitchens, bathrooms, fittings etc.

Walls
- **Wall & half height dwarf fitting** - 600x150mm large formal porcelain tiles by Stoke Ceramics by Lyon or similar
- **Walls/Ceilings** - Gyba or similar approved to drawn spec, 38 stud field 2 layer Gyba as per DWF. Down gap to walls, billet of walls to ceilings.

Floorings
- **Carpet** - Carpet runs due from Ivy Clarendon Carpets or similar. Colour to be selected
- **Vinyl** - Karndean Art Select Vinyl Flooring or similar. Colour to be selected
- **Bathroom and En-suite Floor/Skirting** - Ceramic floor tiles 600mm x 600mm large formal porcelain tiles by Stoke Ceramics Lyon or similar. Colour to match walls
- **Skirting** - Skirting to be 100mm high Ceramic tiles to match floor. Compact Dulux matte polished components with matte wood metal and wood caps distinct to match the flooring. Walls painted

Thresholds
Beyond/reverse internally, apartment entrances doors to have a stainless/anodised/metal/ Brushed Chrome/Sidewall Hardware.

Ceilings
Gyba Ceiling or similar approved. Colours to match tiles where possible.

Sidelings, Architraves, Window Boards and Joinery generally
FH 100mm sidelings, 50x 18mm architraves square edged with 2mm arris Window boards 32mm Bristol Dulux White Satinwood.

Wardrobes
Wardrobes by VFS Ltd.
- **ONE PR/SO** - 1800mm minimum by VFS Ltd, bedroom 1200mm long, bed frame aluminium sliding full compact doors by manufacturer similar. Full height into proposed opening. Alternative shelf and hanging rail. Bedroom 1 only.
- **SMALL PR** - 1000mm wide to include bedrooms, 1500mm wide for secondary bedrooms, 1200mm wide for bedrooms (where possible). Doors gap to match walls, colour of shelf and lining to be agreed.

01 - Handed Flat Type

1600 - FLAT TYPE SETTING OUT KEY

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

KEY

- Topographical Survey drawing by EG Surveys Ltd. 12918/01/00-04 rev E, 12918/01/05-04 rev E, 12918/01/06-04 rev E, 12918/01/09-04 rev E
- Landscape Model (00): WP0305-MT-ZZ-00-DR-L-110001-Landscape Masterplan Ground Floor_P08 received 28.11.23 by Anna French Landscape Architects
- Landscape Model (Roof): WP0305-MT-ZZ-RF-DR-L-110002-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: WBR0305-RBW-ZZ-ZZ-M3-S-100001_P03 received 20.04.23 by FORM Structural Design
- SE Model: WP0305-RWA-ZZ-ZZ-M3-S-100001_P1.5 received 25.02.24 by FORM Structural Design
- ME Model: WP0305-RDE-ZZ-ZZ-M3-M-100001-MEP Revit Model Rev P08 by HDR received 22.02.24
- External Envelope Model: WP0305-RXT-ZZ-ZZ-M3-X-100001-Revit Model_P09 received 14.02.24 by Studio Shaw

GA-GENERAL NOTES

01 - 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 10.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)

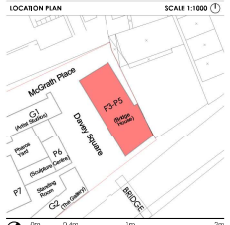
Method of Measurement (taken from RICS professional standards and guidance, Global Code of measuring practice 6th edition, May 2019 please refer to above document for full list of inclusions and exclusions)
- **NIA** Net Internal Area is the usable area within a building measured to the internal face 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 Schedules drwgs

Bathroom Type (01-##) - Refer to s50000 series drwgs
Kitchen Type (01-##) - Refer to s60000 series drwgs
M&E Store Type (01-##) - Refer to s70000 series drwgs
"8100001" series Structural Coordination Tracker
"8100002" series Structural Coordination Tracker
"9100001" series Elevational Finishes 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



0m 0.4m 1m 2m

Block P3 to 5 Flat Type 05