

Notes  
 All dimensions are to structural elements, for clarity all non-head bearing walls are drawn with a 100mm metal stud.

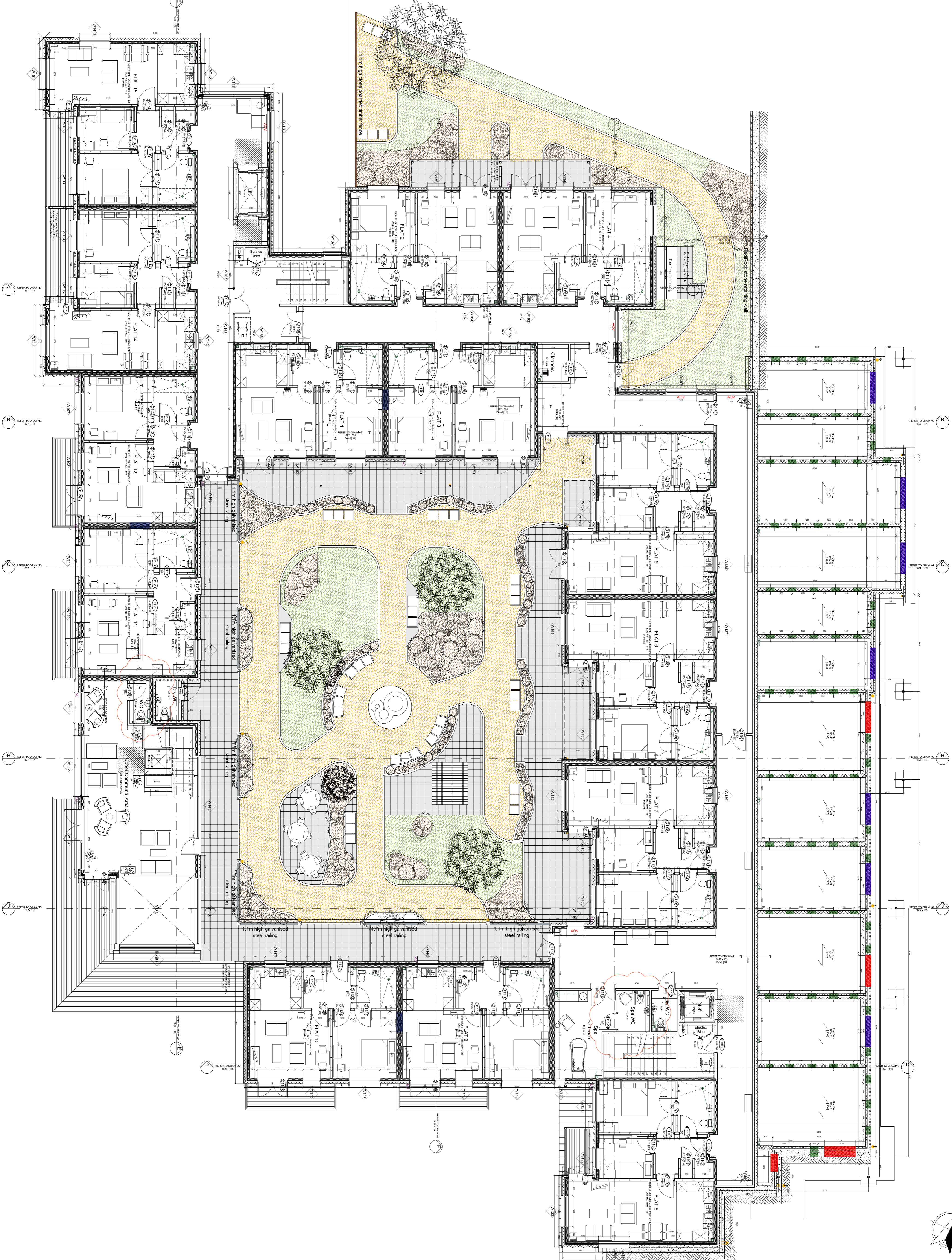
Drawing should be read in conjunction with the following:  
 - Mitchell Architects full drawing package and Billings Notes.  
 - Lubb Consulting Engineers full structural drawings package and specification.  
 - Kierston's full drawing package and details specification.  
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 - The relevant Energy Saving Trust Accredited Construction Details.

Upper Ground floor Accommodation Schedule  
 Upper Ground floor Communal Area 45.9 sq m or 498 sq feet.  
 8 x 1 bedroom, 2 person flats, GFA - 54.5 sq m or 585 sq feet.  
 6 x 2 bedroom, 3 person flats, GFA - 68.8 sq m or 740 sq feet.

CDM Notes  
 Existing site gateway/new retaining structure - Galford Tfy Partnership should pay attention to the existing site levels and the proposed retaining structures along with the proximity of the new proposed retaining structures. All retaining structures should be produced to address how Galford Tfy Partnership will safely construct these structures.

Kierston system - Kierston to provide Galford Tfy Partnership with full method statements detailing how they propose to undertake all elements of their subcontract work on site. Galford Tfy Partnership to check and comment upon/ approve these method statements.

Window cleaning - All windows at lower and upper ground floor level are to be cleaned via a retractable pole. All windows at first, second and third floor level are to have very clean hinges to allow them to be cleaned from inside the building.  
 Access to concealed gutters for maintenance - Access to the concealed gutters will be via a cherry picker only and will be by a competent maintenance contractor. Access to the rear of the building will be via the site level with provided by Linden Homes.



M	15/07/17	Amended to reflect Downhatch Lift travel.	BM
K	17/07/17	Additional door added.	BM
J	12/05/17	Amendments to Furniture & Fittings	UK
I	14/03/17	Revisions to Furniture & Fittings	BM
H	14/03/17	Amendments to Sun Bathroom, addition of WC room	UK
G	02/12/16	Amendments to Sun Bathroom, addition of WC room	UK
F	18/07/16	Amended to reflect meeting address 13/07/16.	BM
E	04/05/16	Amended to reflect meeting address 13/07/16.	BM
D	19/03/16	Amended to reflect meeting address 13/07/16.	UK
C	19/03/16	General amendments, additional structural information/clarification.	UK
B	02/02/16	Amendments and 1st floor substructure info added.	UK
A	03/07/15	Amended to show on program system.	BM

Drawing No: 1897 - Working Drawings 1897 - 1st floor Plans  
 Drawing Status: WORKING DRAWINGS

**mitchell**  
 architects

Scale: Planned Building Centre, 5 Clarendon Street, Scale: Plymouth, PL4 3JF  
 01752 800607 / 01752 800678 • 548 53 @ Scale Size  
 You should not scale from this drawing. All dimensions are to be taken from the drawing and any discrepancies reported below work.  
 This drawing is the property of Mitchell Architects.

Project: Riverside Extra Care Facility, Totnes  
 Client: Galford Tfy Partnership For Guinness Partnership

Title: Upper Ground Floor Plan Inc First Floor Substructure  
 Drawn: RW  
 Checked: M  
 Drawing No: 1897 - 107  
 Revision: M