

- All dimensions are to structural elements, for clarity all non-load bearing walls are drawn with a 100mm metal stud.
- Drawing should be read in conjunction with the following:
  - Mitchell Architects full drawing package and Building Notice.
  - Lubb Consulting Engineers full structural drawings package and specification.
  - Kerspan's full drawing package and details specification.
  - The relevant Energy Saving Trust Accredited Construction Details.
- First Floor Accommodation Schedule
  - 8 x 1 bedroom, 2 person flats, GFA - 54.5 sq m or 585 sq feet.
  - 8 x 2 bedroom, 3 person flats, GFA - 68.8 sq m or 740 sq feet.

**CDM Notes**  
 Existing site gateway/new retaining structure - Galford Tvy Partnership should pay attention to the existing site heek and the proposed retaining structure above with the proximity of the new structure. The new structure should be produced to address how Galford Tvy Partnership will safely construct these structures.  
 Kierapan system - Kierapan to provide Galford Tvy Partnership with full method statements detailing how they propose to undertake all elements of their subcontract work on site. Galford Tvy 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 well willy provided by Linden Homes.



Proposed knock out panels

Ref	Description	By
K	07/07/17 Additional doors added	BW
J	13/05/17 Amendments to window & frames	MC
I	12/05/17 Amendments to window & frames	MC
G	02/03/17 Building grade added to floor levels	XC
F	18/07/16 Amended soffiting meeting ceiling 13/07/16	BW
E	14/05/16 Amended to lift shafts - balconies amended to take supports	LC
D	13/03/16 Amended to lift shafts - balconies amended to take supports	LC
C	12/02/16 General amendments to floor - work will make up	LC
B	02/02/16 Floor amendments layout	BW
A	03/07/15 Amended to show air extraction system	BW

Drawing No: 1897 - Working Drawings 1897 - First Floor Plans  
 Drawing Status: WORKING DRAWINGS

**mitCHELL**  
 architects

Scale: Planned Building Centre - 5 Clarendon Street, Scale: 1:500, A3 & A1  
 + 01752 806097 or 01752 806078 • info@mitcheill.co.uk • www.mitcheill.co.uk  
 You should not scale from this drawing. All 504/53 B Street Size  
 and any other information required should be taken from the relevant drawings.  
 This drawing is the property of Mitchell Architects.

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

Title: First Floor Plan	Revision: K
Drawn: BW	Drawing No: 1897 - 108
Checked:	

