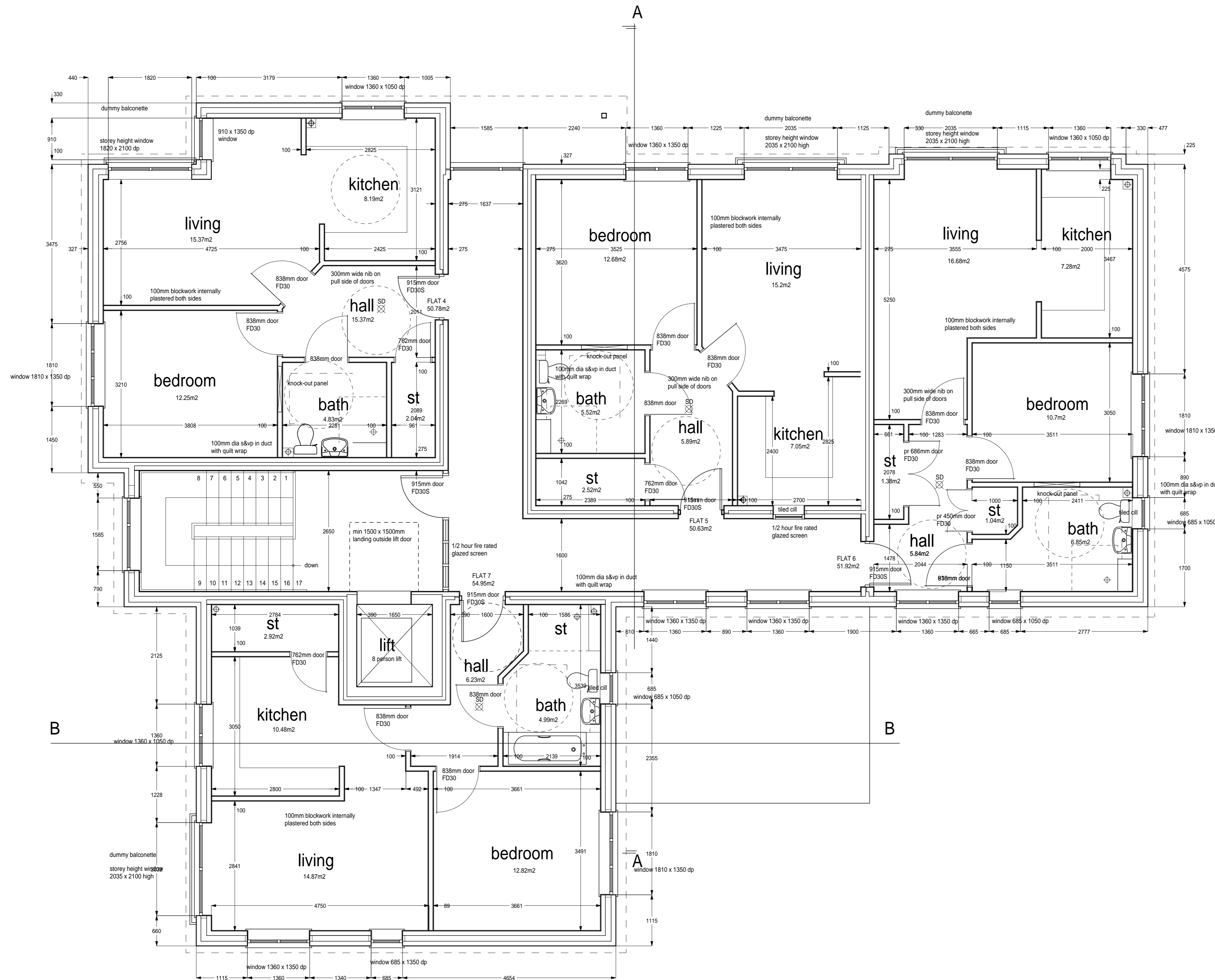


ALL DIMENSIONS ARE MEASURED STRUCTURALLY, USE ONLY FIGURED DIMENSIONS DO NOT SCALE THIS DRAWING.

ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE.

IF IN DOUBT ASK.



All internal partitions to be 100mm blockwork plastered both sides. Partitions restrained at top. 75 x 19mm pencil round sw skirtings to both sides.

Party wall construction to be two skins of 100mm blockwork density 1850-2300kg/m³, 75mm cavity with type 'A' stainless steel ties at 750mm horizontal and 450mm vertical centres courses staggered, 75mm quilt insulation. Block joints to be fully filled. Hardwall plaster finish.

12.5mm plasterboard & skim finish to ceiling on MF system. moisture resistant plasterboard to bathrooms, wc's and shower rooms.

Internal flat doors to be 838mm FD30 flush hw faced pattern in painted sw linings to full width of partitions with 50 x 19mm pencil round architraves, 50mm pack to linings adjacent partitions to facilitate full architrave all round.

Store and cupboard door sizes as noted.

Doors to have lever latchset, bathrooms and shower rooms to have level bathroom lock set, operable from outside room.

Fix coat hook to back of bathroom and shower room doors.

Fix 4No coat hooks on timber backplate in hallway to flats and to staff room.

50 x 25mm painted sw curtain batten extending 150mm beyond reveals to all windows.

7No flat entrance doors to be 915mm composite doors in painted sw framing with SBD accreditation, all with flush thresholds, FD30S fire rated with closers.

All glazing in critical locations to be safety glass to BS6206 & BS6262 laminated glazing to doors and side screens.

Windows to be white pvc double glazed internally beaded pattern achieving a 'U' value of 1.3, lockable, opening restrictors at first floor level and 800mm 2 of secure trickle ventilation to each room, preformed sill externally and 25mm sw bulbous window boards internally, bathroom and kitchen windows to have tiled sills, silicone pointing internally and externally.

External doors and screens to be powder coated aluminium, all doors to have SBD accreditation, laminated glazing, feature panels over screens to be coloured glass where backed by solid construction.

Main entrance door to have video entry system and key lock access.

FINISHES

Kitchens, bathrooms, wc's and shower rooms to have welded sheet vinyl flooring with silicone pointing to perimeter of floor, remaining areas to be carpeted, aluminium battens at all junctions of differing flooring, entrance matting to all external doors.

Staircase to have carpet finish with non slip contrasting nosings.

Walls and ceilings to have 1 mist and 2 full coats of vinyl matt emulsion.

All woodwork to have knotting and primer coat before fixing and 2 coats of oil based paint, gloss finish.

Wall tiling to comprise 150 x 150 x 5mm ceramic tiles fixed with waterproof adhesive and grout, 3 rows to back of kitchen worktops, taken down to skirting level behind cooker and fridge. Full height to 3 sides of bath and 3 rows centrally over basins, full height to shower outside.

SANITARY FITTINGS

All sanitary fittings to be in white vitreous china, enamelled steel bath and flush resin shower tray, close coupled washdown wc suite with multikwik adaptor to s&vp connection. Pedestal basin with 32mm waste and run off & 75mm deepseal trap to s&vp, 1700 x 700mm enamelled steel bath with grab handles, 40mm waste and run off & 75mm deepseal trap to s&vp, mixer taps and shower head over bath, shower tray with 40mm waste and run off & shower trap, Disabled toilet to have Doc 'M' pack, 100mm s&vp taken to roof vent tiles. Flush showers to run into Harmer or similar stainless steel gully. Toilet roll holders to bathrooms, wc's and shower rooms with 450 x 600mm high bevel edged mirror over basins.

Provide cleaning access at all ends and bends, solvent welded pvc fittings.

All pipework to be in copper, fixed in a neat and tidy manner.

Central heating (to each flat) to be gas balance flue combi boiler in kitchen with wet underfloor heating system.

Provide gas service to cooker position for future connection.

Electrical installation to comply with NHBC standards, works carried out by persons competent to do so, all works commissioned, tested and certificated upon completion.

All light fittings to be low energy, moisture resistant bulkhead fittings to bathrooms, external entrance lights on PES, rear entrance light fittings on PIR with switch over ride.

Light switches fixed at 100mm above flt, sockets 450mm above flt and 200mm above worktop level.

Smoke detectors to flat hallways and to communal corridors, all stand alone, automatic smoke vent over stairs min 1m³, carbon monoxide detectors to kitchen where boiler located there.

Provide mechanical ventilation to bathrooms, shower rooms, wc's and kitchens achieving 15l/sec and 30l/sec to kitchen if within cooker extract hood, run on to internal rooms.

FIRST FLOOR PLAN

PRELIMINARY

V E Parrott (Oakley) Ltd

still associates

Architectural, Planning & Design Consultants

project	LITTLE BUSHEY LANE - BUSHEY	scale	1:50 @ A1
drawing	FIRST FLOOR PLAN - FLATS	date	MAY 2014
client	ALDWYCK HOUSING ASSOCIATION LTD	drawn	TRS
contractor		checked	TRS
		DRG No	REV
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