

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/m<sup>3</sup>, 75mm cavity with type 'X' stainless steel ties at 750mm horizontal and 450mm vertical centres, courses staggered, 75mm (18kg) 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 h/w face 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 lever 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 pvcu double glazed internally beaded pattern achieving a U value of 1.3, lockable, opening restrictors at first floor level and 800mm<sup>2</sup> of secure trickle ventilation to each room, preformed cill externally and 25mm sw bullnose window boards internally, bathroom and kitchen windows to have tiled cills, silicone pointing internally and externally.

External doors and screens to be powder coated aluminium, all doorsets 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 fob access, operable from inside without a key.

FINISHES

Kitchens, bathrooms, wc's and shower rooms to have welded sheet vinyl flooring with silicone pointing, 100mm formed coving to bathrooms and shower rooms, 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 cubicle.

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 multiwik 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, bath supply fitted with thermostatic valves so that hot water supply does not exceed 48 deg C, 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.

Baths to be fitted with thermostatic valve so that hot water supply does not exceed 48 deg C.

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, underfloor heating to be stopped short of shower positions.

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 1000mm above fl, sockets 450mm above fl and 200mm above worktop level.

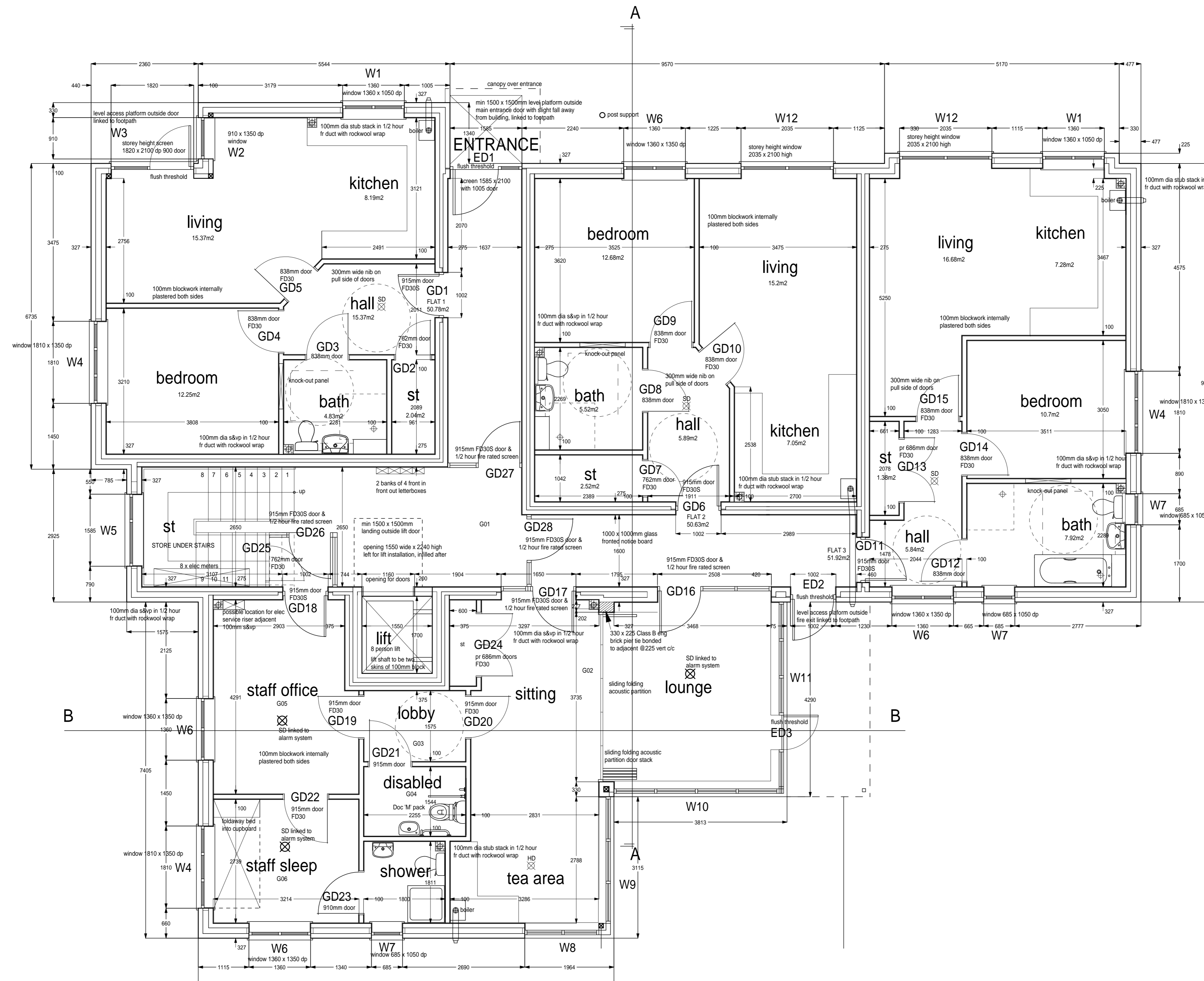
Provide a fire alarm system complying with BS5839: 2013 and manual call points located at storey exits complying with Part 2: 1983.

Automatic fire detection system to be provided in accordance with BS5839 Part 1: 2013 comprising heat detectors in kitchens and smoke detectors to flat hallways, communal corridors and stairwells, carbon monoxide detectors to kitchens where boiler located there.

Provide automatic smoke vent to stairwell providing 1m<sup>3</sup> clear ventilation.

Provide fire safety exit signage on all escape routes in accordance with The Safety Sign and Signals Regulations 1996.

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.



# GROUND FLOOR PLAN

# V E Parrott (Oakley) Ltd

- J. Blockwork nibs to kitchen units omitted, internal glazed screen to flat 2 omitted. Nov '14
- H. Doors GD26, 27 & 28 added to corridor, smoke detectors shown to staff office, sleep & lounge, fire rated ducts to s&vp's shown & noted. Sept '14
- G. Lift shaft dimensions and configuration amended. Sept '14
- F. Brick pier noted to staff lounge
- E. Doors GD5 & 10 repositioned, GD22 amended to single door, window W3 handed, dimensions added to locate flat entrance doors, service riser noted. Aug '14
- D. Door codings added for ironmongery schedule. Aug '14
- C. Boiler positions shown. Aug '14
- B. External door and window coding added to plan. Aug '14
- A. Pier and door added to flat 1 corner window, balconette configurations amended, internal flat partitions amended to 100mm blockwork, internal flat doors changed from 910 to 838mm as shown, bathroom layouts amended to show showers, staircase amended to 17 risers. July 2014

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 scale: 1:50 @ A1  
 date: MAY 2014  
 drawing: GROUND FLOOR PLAN - FLATS  
 checked: TRS  
 client: ALDWYCK HOUSING ASSOCIATION LTD  
 contractor: DRG No REV  
 919-1767-01 J

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