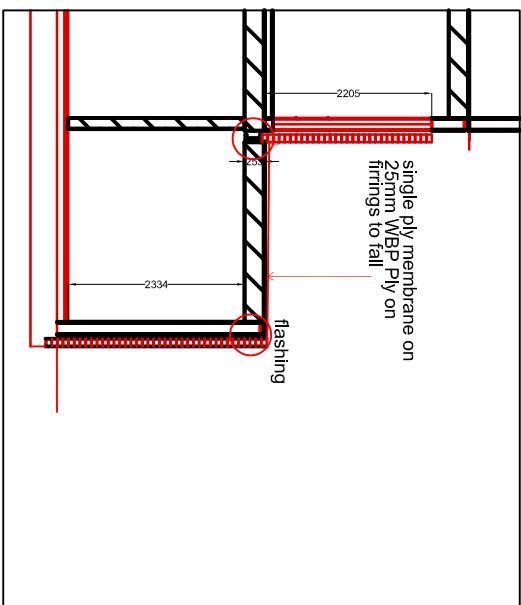


Roof



SCHEDULE OF ACCOMMODATION	
Unit 1	44.30m2
Unit 2	48.95m2
Unit 3	44.70m2
Unit 4	44.50m2
Unit 5	45.50m2
Unit 6	44.7m2
Unit 7	44.70m2
Unit 8	45.83m2
Social	25.50m2
Sleepover	23.60m2



CONSTRUCTION NOTES:

- 1.00 INTERNAL WALLS

1.01 Combination of 80mm studwork, 120mm Stips panels.

2.00 WINDOWS

2.01 JetVision window frames with 20mm double glazed sealed units, Low E, gass PV, u value = 1.6W/m²/K

2.02 14mm double glazed sealed units to external door to achieve U value of 1.8W/m²/K

2.03 Toughsafe glazed sealed unit at all panels below 800mm above floor level, and glazed doors, any glazing adjoining stairways, or window openings restricted to 150mm.

3.00 DRAINAGE

3.01 Surface water.

3.02 Floor Water.

3.03 Drain Water.

3.04 110mm PVC-U flexible piped laid in 100mm bed of 10mm pea shingle, laid to minimum 1:80 fall.

3.05 Plumbing/Water.

3.06 Showers/baths. 38mm dia PVC-U wastes, 100mm dia PVC-U stacks, 100mm dia PVC-U wastes, 100mm dia, with access plates and salmon cages, 50mm dia, with access plates and salmon cages.

3.07 3/4" x 3/4" system water supply to all STPs and fittings.

3.08 3/4" STPs to be wrapped in sound insulation wool.

4.00 VENTILATION

4.01 Natural ventilation to all habitable rooms to be minimum 9% floor area

4.02 Mechanical ventilation to all habitable rooms of 6,000mm² to habitable rooms and 4,000mm² to bathrooms and toilets.

4.03 Cookstoves and WCs to have Ventilate or similar mechanical extract to provide 30 l/s

4.04 Kitchen and WCs to have Ventilate or similar mechanical extract to provide 30 l/s

4.05 500 BREASTING ALARMS

5.01 Hard wired smoke detectors as indicated.

6.00 ELECTRICAL FITTINGS

7.00 MAIN ROOF

7.01 Artificial slopes on 38x25w battens on cherting felt on counterbatens on 142mm Stips 16k Panels on gullum beams to specialist detail.

8.00 GROUND FLOOR

8.01 100mm concrete floor, covered by 75mm Celotex 500KF insulation on 120g Visqueen dpm on block and beam floor to provide 0.16W/m²/K U value.

8.02 DPCs min. 150mm above adjacent ground level.

9.00 FOUNDATIONS

9.01 625 x 600 deep concrete pier beam foundations min. 1.0m depth to underwrite to engineer's details on piles by specialists.

10.00 HEATING & HOT WATER

10.01 Each apartment to be fitted with:-

10.02 Mechanical ventilation to meet standards set out in current Building Regulations part F table 5, 1a intermittent extract rate of 4 l/s/lb bathrooms and 6 l/s/lb main rooms and flats

10.03 Fans to come with run on timer and be controlled from light switch.

10.04 Cooker hood above hob to include extract fan with a minimum duty of 50 l/s. Manual control of fan.

10.05 Extract to provide 10 at changes per hour for the laundry area.

10.06 Heating will be from electric wall boiler to supply underfloor heating supplied at maximum temperature of 45°C.

10.07 Hot water to be provided from 98 litre hot water cylinder with two 3kW immersion heaters.

11.00 EXTERNAL WALLS

11.01 100mm external brick/blockwork, 50mm earthy, 175mm Stips 16k panels to provide 0.16W/m²/K U value, plasterboard and skim on saw battens internally.

12.00 HEATING AND HOT WATER

12.01 Underfloor heating throughout.

12.02 Water temperature in all hot water lines limited to 41 degC

13.00 ELECTRICAL FITTINGS AND LIGHT SWITCHES

13.01 Socket height = 400mm. Switch height = 1200mm.

13.02 Emergency escape lighting to BS 5267-1:2016

14.00 SUBSTRUCTURE

14.01 Piling by specialist.

15.00 ALL OTHER ELECTRICAL WORK TO BE DESIGNED, MANAGED, INSTALLED AND TESTED BY AN ACCREDITED ELECTRICAL CONTRACTOR TO THE SATISFACTION OF THE WORKING GROUP

16.00 THE WORKING GROUP ARE TO UNDERTAKE AN ANNOTATED ELECTRICAL INSPECTION REPORT TO THE SATISFACTION OF THE WORKING GROUP

17.00 THE WORKING GROUP ARE TO UNDERTAKE AN ELECTRICAL CERTIFICATION SCHEME (OR EQUIVALENT) IN A FORM OF COMPLIANCE PROVIDED BY A RELEVANT BODY TO THE BUILDING CONTROL, DPM COMPLETION OF THE WORKS.

20.00 ALL APARTMENTS TO BE FITTED WITH SPRINKLER SYSTEM BY SPECIALIST.

[illegible]

TITLE	5/7, East Street
DETAIL	8 Apartments
General Arrangement - Plans	
DRAWING No.	21/100/BR02

PETER GALLOWAY PARTNERSHIP

pgp

ARCHITECTS

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