

GENERAL NOTES

All workmanship and materials to comply with Building Regulations & British Standards. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the Inspector, whether or not indicated on the drawing.

WINDOW AND EXTERNAL DOOR FRAMES

Replace existing single glazed windows as necessary with standard double glazed uPVC frames to achieve 1.6w/m2K with 16mm rim air gap & inside cavity (ce of one pane to be Pilkington's K glass or similar with 150mm wide a.p.c. to B.S. 743 to frame prior to fitting. Window opening lights to all rooms 5% min room floor area.

INTERNAL PARTITIONS

Plasterboard
Non-hoedbeeing 65x45mm finished size softwood vertical studs at 600mm C/Cs. 65 x 45 mm finished size softwood head and sole plates with two rows of intermediate nogging. 12.5mm plasterboard with skim finish to both sides. Provide 25mm sound deadening quilt within stud partitioning between bedrooms and habitable.

Blockwork
Non-hoedbeeing 100mm block finished with 1No layer of 15mm Duraline board on 8mm dot & ddb with plaster skim and paint finish. Openings for new door ways to be supported with cast in situ concrete lintel (BS100 or similar approved by building control). Head of new blockwork walls to be supported by galvanised steel resistant strips fixed to blockwork & concrete to both sides. Straps to be staggered on opposite sides.

VENTILATION:
Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room (replace existing windows where necessary). All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 800mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other.

Kitchen extract ventilation to atmosphere to give 60/s or 30/s if a cooker hood extract is adopted.

First floor bedrooms to have mechanical extract to flie, extracting to the vent, with min 15/s ventilation rate.

SAINTIRYWARE

Allow for grout/s/saintirware as per DOC M diagram 21 as necessary.

PLUMBING

Soil pipes and accessories to B.S. 4514.
W.C. 100 dia waste connected to existing S & VP SINK UNIT SHOWER 76mm deep seal trap, 50mm dia waste pipes, 16 76mm deep seal trap, 32mm dia waste pipes, provide anti-siphonic traps where 50mm dia common waste pipe is used for one or more appliances, waste pipes to be connected to S & VP or back inlet gully.

Anti-vac traps to be used to sink and with waste pipes to horizontal drainage runs over 1.5m.

Waste pipes to be 100mm dia. connections from wc's 32mm dia. connections from wh's with 75mm deep sealed traps each separately discharging into a 100mm dia. UPVC soil and vent pipes.

Drainage: to approved document H, any new underground drains in unlined clay to BS 65 laid to BS CP 307 above ground drainage in upvc to BS 4516, where drains are within the building they should be encased in concrete and any sub-structure taken to below drain invert where building is within 1m of the drain.

ELECTRICAL INSTALLATIONS

All wiring & electrical works to be designed, installed, inspected & tested in accordance with the requirements of BS 7271, the IEE 17th edition wiring guidance & Building Regulation Part P (Electrical Safety) by a competent person authorised by the Secretary of State. The competent person is to sign to the Local Authority a 'Self-Certification Certificate' within 30 days of the electrical works completion. The client must receive both a copy of the Self-Certification Certificate & a BS 7671 Electrical Installation Test Certificate, oct

SMOKE DETECTION:

Smoke detector installed at each floor in hall & landing areas, detectors to be permanently wired in, 220V of separate fused circuit and conform to BS EN 14604:2005. Alarms to be positioned max 7m from kitchen lounge doors & max 3m from bedroom doors & 6m 300mm from any light fitting. At least one heat alarm to be installed in every kitchen.

Smoke alarms should not be fixed next to or directly above heaters or air-conditioning coils; they should not be fixed in bathrooms, showers, cooking areas, or any other place where steam, condensation or fumes could give false alarms.

SERVICES:

All work and installations to comply with the regulations and recommendations of the respective BOABD or 'AUTHORITY' to the satisfaction of the Inspector. All the strategy information indicative only and should be approved by the consultant prior to installation.

Rev A 24-03-21 Fire strategy & notes updated

revision	BUILDING REGULATIONS
drawing status	
client	

Sabden Property Ltd
28 Hill Crest Avenue,
Burnley,
BB10 4JA

concept design architects ltd

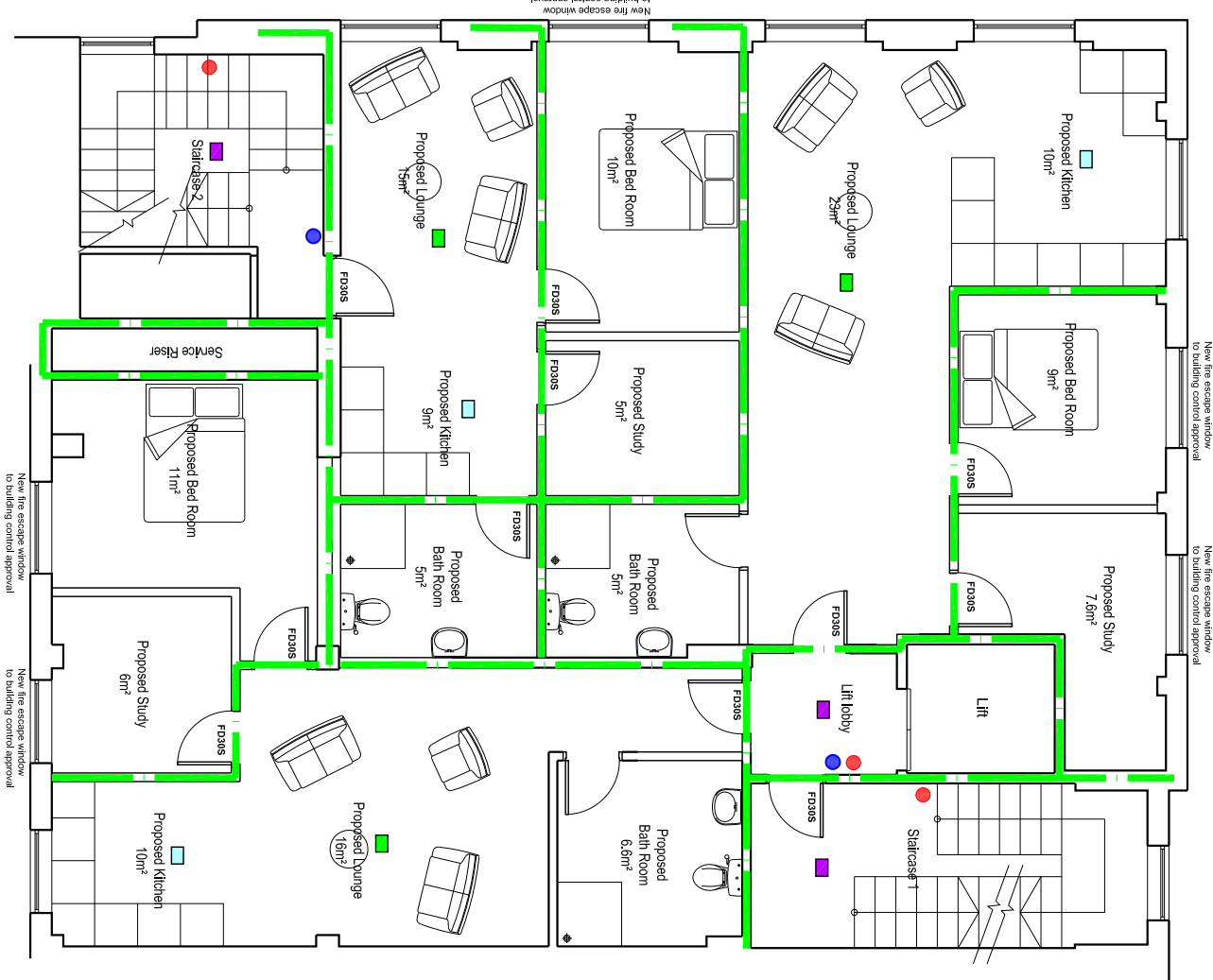
5 Sandby Close, Britannia, Bacup, Lancashire, OL13 9TP
T: +44 (0)1706 419144 M: 07739035135
E: info@conceptdesignarchitects.co.uk

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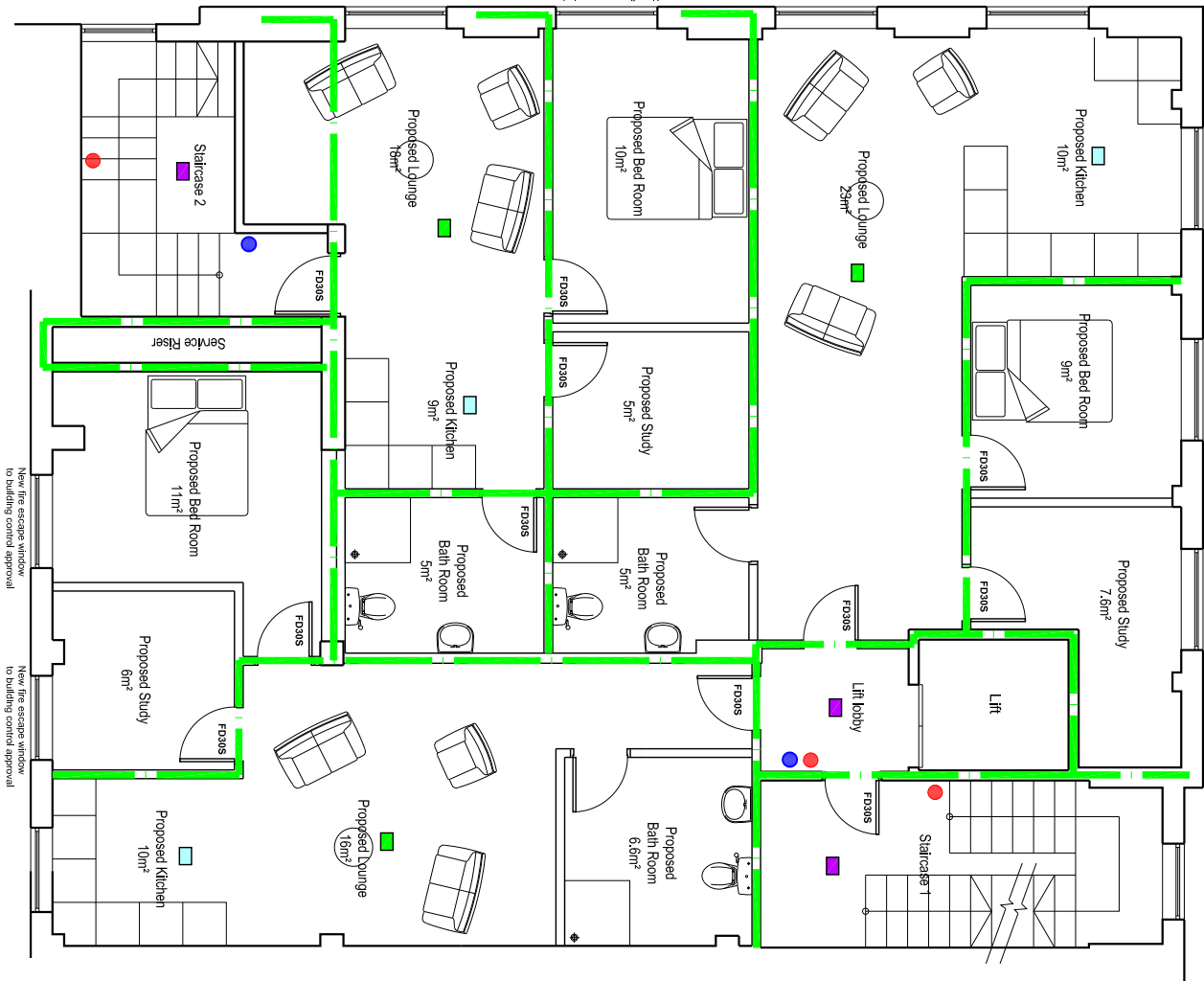
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Proposed Ground Floor Retail Units with
apartments above

drawing title	date	MARCH 2021
Proposed Layout Plans	scale	1:100
2031/22/AS/3.001 A	drawn	MH
drawing number	checked	



Proposed First Floor Plan



Proposed Second Floor Plan

Key:

- Manual Call Point Interfaced with lift to drop to ground
- Smoke Detector (ceiling mounted)
- Heat Detector (ceiling mounted)
- Automatic Detection (ceiling mounted) Interfaced with lift to drop to ground
- Sounder
- Fire Alarm Panel
- 30 mins Fire Doors with smokefire seals
- FD30S

Notes:

1 hour fire compartmentation between each floor level

All kitchens & Circulation spaces are fitted with statutory fire

extinguishers. From 24-03-21 Fire strategy & notes updated