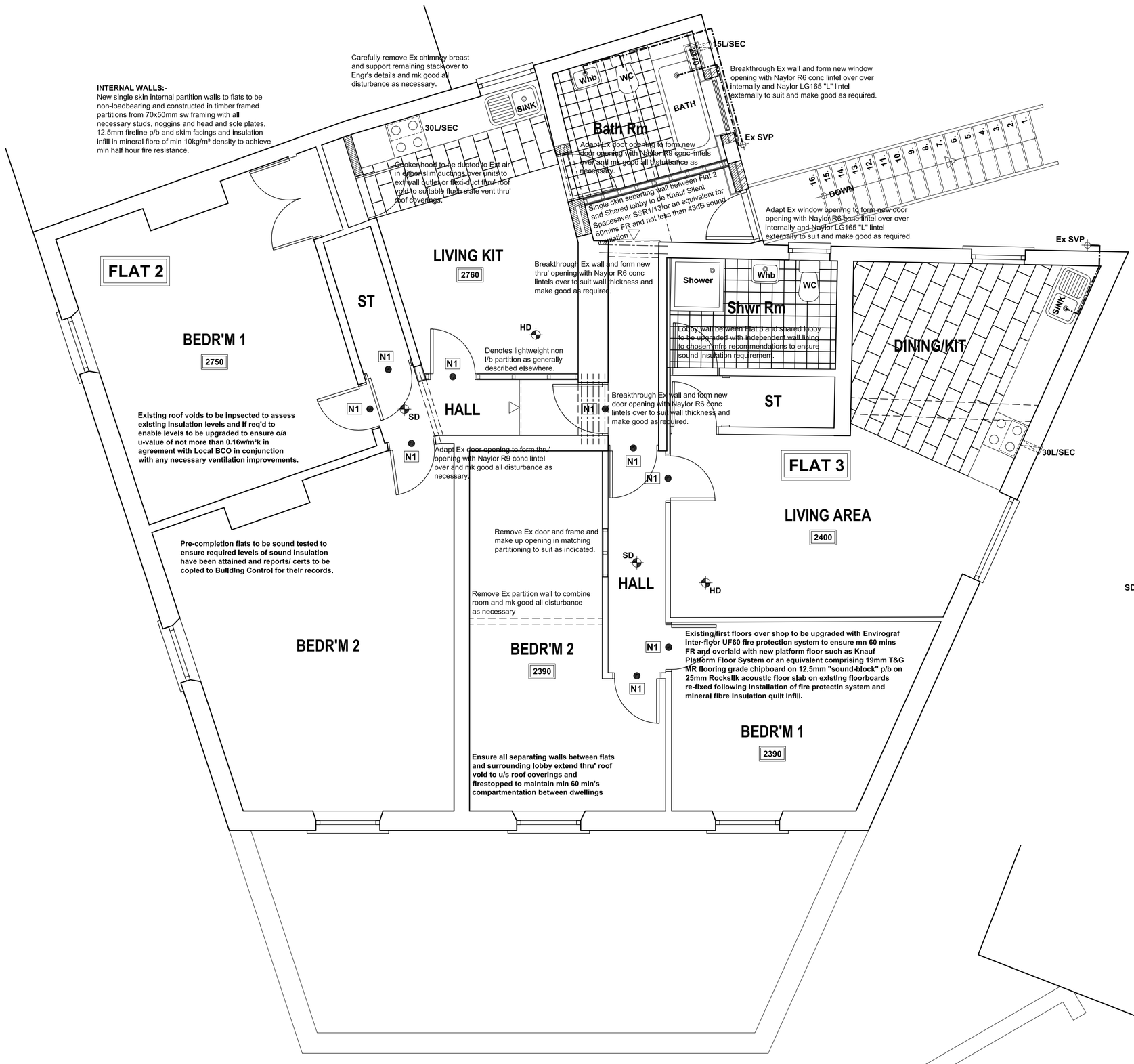


INTERNAL WALLS:-
Generally internal walls to flats to be non-loadbearing & constructed in timber framed partitions in 75x50mm sw framing with all necessary studs, noggins and head and sole plates, 12.5mm fireline p/b and skim facings and insulation infill in mineral fibre of min 10kg/m³ density.

WINDOWS AND DOORS:-
All new and replacement windows to be high performance white pvc, double glazed with HP DG units incorporating 16mm gas filled cavities, "warm" spacers & low-E glass to ensure max 1.4 W/M²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 8,000mm² to habitable rooms and 4,000mm² to all other rooms, except in open-plan living, dining kitchens where min 24,000mm² required.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979 and BS EN 1279.
Obscure glazing to all bathrooms and WC`s.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.

FIRE PRECAUTIONS:-
Provide and install Fire Alarm system with smoke/ heat detector alarms to BS EN 14604 to positions indicated, interconnected on an exclusive mains circuit with battery back-up generally designed in accordance with BS5839-6 by contractor's specialist.

Doors:-
SD/HD ● Denotes FD30S fire door closing onto 25mm rebates incorporating intumescent/smoke seals and "FIRE DOOR KEEP CLOSED" notices generally and "FIRE DOOR KEEP LOCKED SHUT" notices to any stores or areas of limited access.

Internal Surfaces (Linings.):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

HEATING AND HOT WATER:-
Flats to incorporate new central heating system throughout with convector radiators with TRV's operating from a high efficiency gas fired balanced flue combi-boiler of 89,6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit and room stats in suitable positions to suit any zoning of the overall system.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Engr's calculations and recommendations to be confirmed prior to relevant work proceeding.

INTERNAL WALLS:-
Generally internal walls to flats to be non-loadbearing & constructed in timber framed partitions in 75x50mm sw framing with all necessary studs, noggins and head and sole plates, 12.5mm fireline p/b and skim facings and insulation infill in mineral fibre of min 10kg/m³ density.

FIRE PRECAUTIONS:-
SD/HD Provide and install Fire Alarm system in each flat with smoke/ heat detector alarms to BS EN 14604 interconnected on an exclusive mains circuit with battery back-up and manual test function designed, supplied and installed in accordance with BS5839-6 by contractors specialist sub contractor.

Doors:-
● Denotes FD30S fire door closing onto 25mm rebates incorporating intumescent/smoke seals, self closing device and "FIRE DOOR KEEP CLOSED" notices generally and "FIRE DOOR KEEP LOCKED SHUT" notices to all stores and limited access rooms as necessary.

Internal Surfaces (Linings.):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have PVC-U wastes to BS EN 1329 of the following sizes:
SVP & WC - 100mm dia.
WC wastes from appliance to SVP to be laid at min 1in56 fall (18mm fall per meter run).
Basins - 32mm dia or 40mm if greater than 1.7m away from SVP.
Sinks & Appliances - 40mm dia.
All wastes to have 75mm deep resealing traps.
SVP`s and waste to WC to be in **black** PVC-U so that no light is visible through the pipe walls thereby discouraging damage by rodents.
All fittings to connect to SVP above or min 200mm below WC entry.
Soil pipe to be 100mm dia and terminate inside building in an approved air admittance valve,BBA certified.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gulley to terminate below grade level but above water level.

MECHANICAL VENTILATION:-
Mechanical ventilation to be provided to sanitary accomodation as shown on plans at extract rate indicated with ventilation to windowless accomodation wired thru' lighting circuit for auto-activation with 15 minute overrun in conjunction with 10mm air gap under doors for replacement air.

SERVICES:-
All necessary electrical work to be undertaken by "competent" electricians generally in accordance with latest edition BS7671 - "Wiring Regulations" from new dedicated supplies to flats. Electrical design/ test certificate(s) to be copied to LABC at completion.
Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L1 Building Regulations 2010, 2021Edition.

B	15/11/2022	FURTHER REV'S DISCUSSED WITH CLIENTS.
A	09/11/2022	REVISED TO CLIENTS COMMENTS.

Revision	Date.	Description.

1 SIDCOP ROAD, CUDWORTH,
BARNSLEY,
S72 8TG.

PROPOSALS 1

DETAILED FLOOR PLANS

Sidcop Supermarket Ltd.

Building Design Services

JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jealtd@btconnect.com

This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

Scale: 1:50 @ A1	Date: OCT 2022
Ref: 202128	Drwg No: 03

0 cm | 2 cm | 4 cm | 6 cm