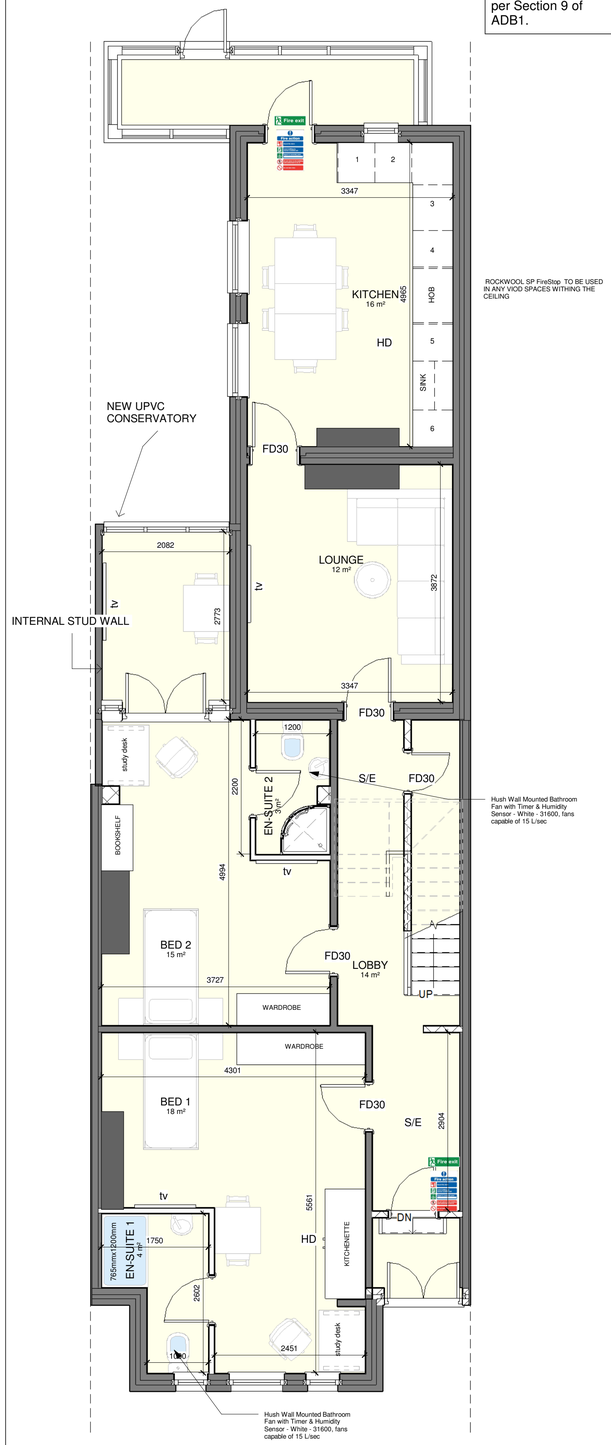
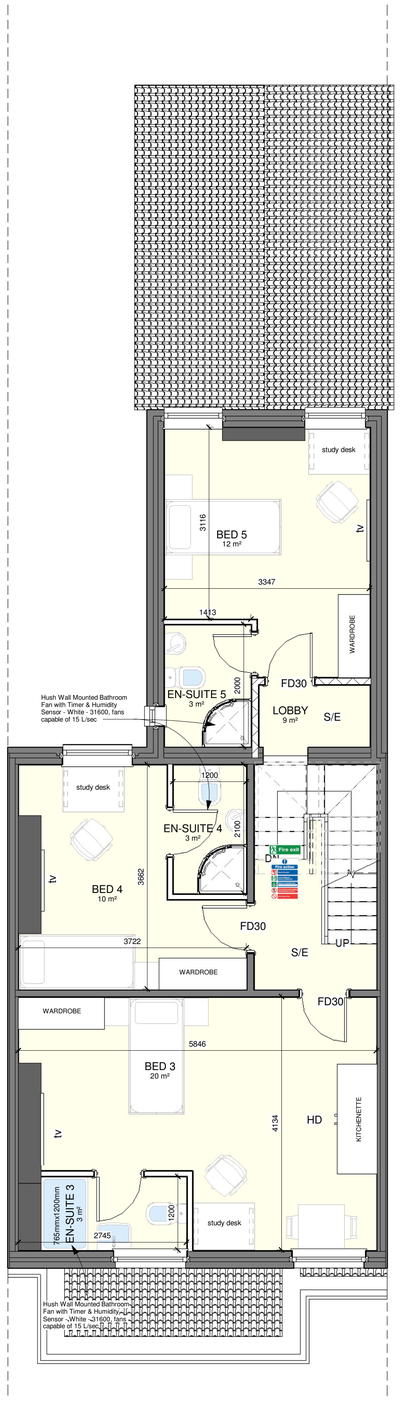
ALL ENTRANCES TO BE FD30 with a self-closing device, intumescent strips and smoke seals.

Service voids must be sealed and fire stopped, as per Section 9 of ADB1.



00 GROUND FLOOR

1 : 50



01 FIRST FLOOR

1 : 50

Emergency lighting will be installed in accordance with the recommendations of BS 5266; Parts 1-7, and BS EN 60598-2-22. Emergency lighting will illuminate all occupied areas, common evacuation routes (internal and external as necessary) and essential areas including plant areas. It will also illuminate a safe exit route including fire exits, fire alarm call points, changes in level or direction and fire-fighting equipment. Lighting to escape stairs should be on a separate circuit from that supplying any other part of the escape route.

Fire safety signs will be installed where necessary in common areas of the residential section to provide clear identification of fire precautions, fire equipment and means of escape in the event of fire. All parts of the development will be fitted with appropriate fire safety signage to comply with the Health and Safety (Signs and Signals) Regulations 1996 i.e. signage to be specified in accordance with BS 5499-4 and BS 5499-10.

STUD WALL
Erect stud wall of 50mm x100mm stud with noggins @600mm c/s 12.5mm plasterboard and skim both sides with acoustic quilt between studs. Fit door and frame to office with 5 lever lock. Electrics/ heating/ finishes/ owners choice. for each Room.

The ceilings, 2 layers of 12.5mm soundbloc with overlapped joints, suspended either on an MF grid or affixed using resilient bars should suffice. An MF grid is preferable as it reduces the risk of inadvertently fixing the ceilings directly to the joists. But if installed correctly, resilient bars should also work satisfactorily. In either case, the boards should stop short of the perimeter walls, the joints between the boards should be overlapped, and the abutments with the perimeter walls sealed with a non-hardening mastic sealant.

The new separating walls should be formed using a twin stud system such as the British Gypsum A216009. This comprises:-
i. two 48mm 'C' Stud frameworks braced at max. 1200mm centres
ii. studs at 600mm centres
iii. insulation quilt in the cavity (cavity width 137mm).
iv. 2 no. 15mm soundbloc boards on each side
new partition, this would typically mean 1 layer of 12.5mm soundbloc each side of a 70mm stud.

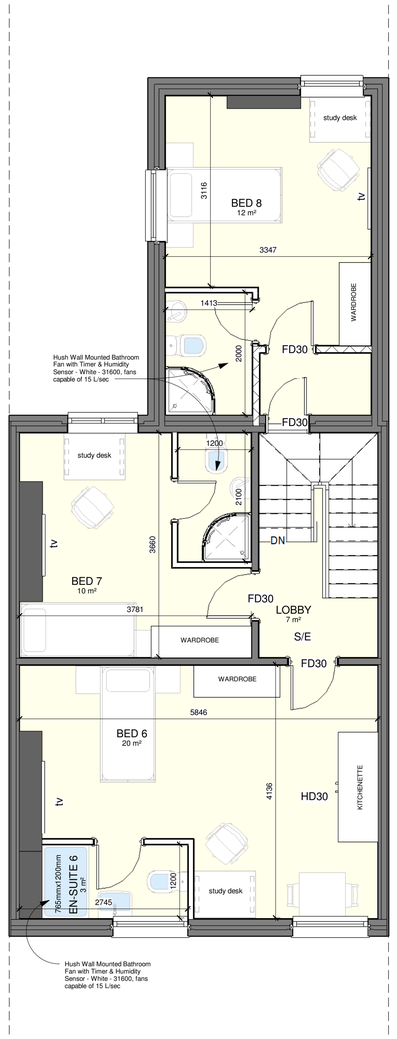
MEANS OF ESCAPE AND FIRE RESISTANCE
30min fire resisting doors along with self closing devices and 25mm door stoppers

Note: Existing doors of the hallway stairwell to all habitable rooms including kitchen to have doors fitted with self closing devices and 25mm door stoppers

Note: The lobby, first floor and ground floor plus basement where found are to have smoke detectors at each of the levels, this should be mains operated with battery back up and be inter connected.

In areas where manual call points are likely to be subject to casual, malicious operation, it may acceptable, subject to the agreement of the relevant enforcing authority, for a transparent, hinged cover to be fitted to the manual call points. Operation of this two-action manual call point then involves lifting the cover and operating the manual call point in the normal manner.

A BS5839 Grade A LD2 Fire Alarm System TO BE PLACED AND INSTALLED



02 SECOND FLOOR

1 : 50

General
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CDM REG 2015
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GENERAL

Note - Client to obtain all agreements with STWA before the works start if the proposed is close to a public sewer.

Note - The client is to give notice to neighbours affected by construction of the building works as required by the party wall act 1996.

Note - Heating and hot water systems not less than stated in domestic heating compliance guide on completion system commissioned by a suitably qualified person.

Notes - all electrical works required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by person competent to do so. Prior to completion, the council must satisfied that an appropriate BS7671 Electrical installation certificate has been issued for the work and that it has been signed by the person competent to do so. All works to confirm with current building regulations as amended and to the approval of local authority.

Note - 40mm diameter anti-vac trapped waste to sink unit/shower. 32 mm diameter to wash basin with 75mm seal all pipes to be boxed in with 12.mm ply and pipes surrounded with acoustic quilt 10kg/m3 (where applicable all wastes pipes exceeding 3m run to be fitted with anti-vacuum trap) and to be increased to 50mm above 1.700m. Run, disabled waste to go into stud stack with air admittance valve.

Note - 2 layers 12.7mm plasterboard and skim ceilings or 1 hour fire resistance suspended ceiling by specialist- user's choice. 2cts carlite plasterboard and skim block walls. Architraves, skirting's, wall tiling etc-owners choice

Note - All new hot water feeds and central heating pipes that are hidden are to be wrapped in insulation where possible, all new radiators to be fitted with TRVs

Note - Fit energy saving light fittings 2 no. 'one per 25m2 floor area. And having a luminous efficiency greater that 40 lumens per circuit-watt, external lights max 150 watts to be fitted with sensors time switches or energy efficient fittings.

Rev	Description	Date

STATUS: PURPOSE OF ISSUE — BUILDING REGULATIONS

INNOVATIVE DESIGN SOLUTION
For Enquiries:-
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PROJECT
142 OSMASTON ROAD, DERBY, UK

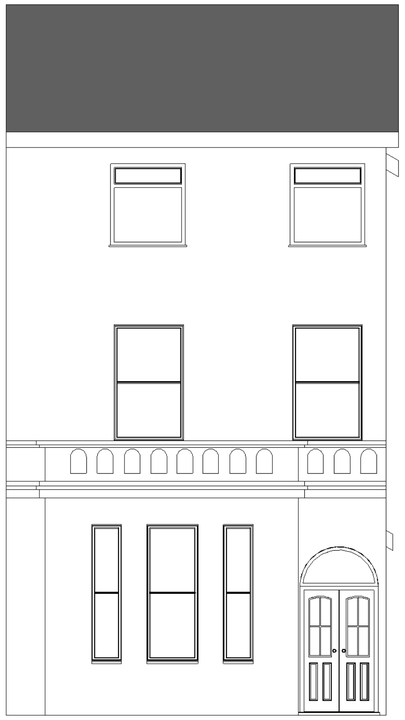
TITLE
PROPOSED FLOOR PLANS

CLIENT
JINNY DHALIWAL

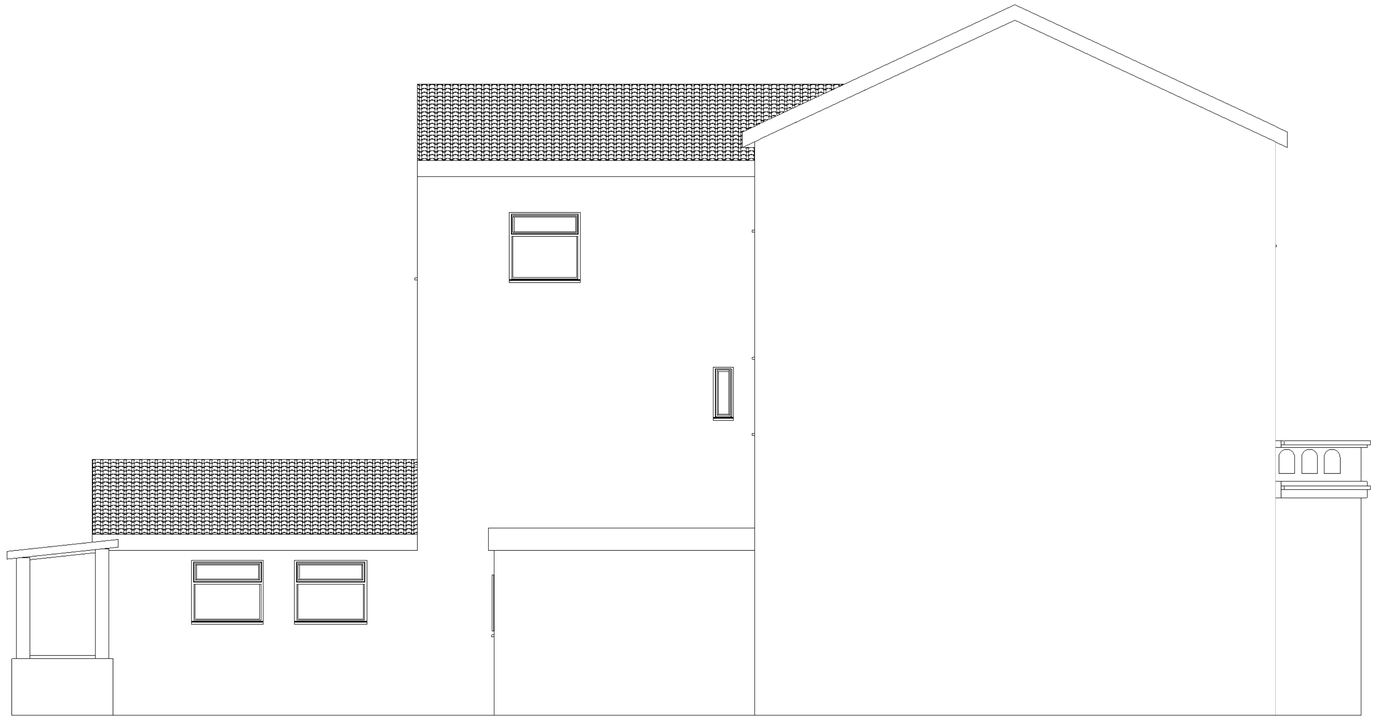
DRAWN BY	CHECKED BY	DATE
AM	Checker	24/02/22

SCALE (@ A1)	PROJECT NUMBER
1 : 50	0457

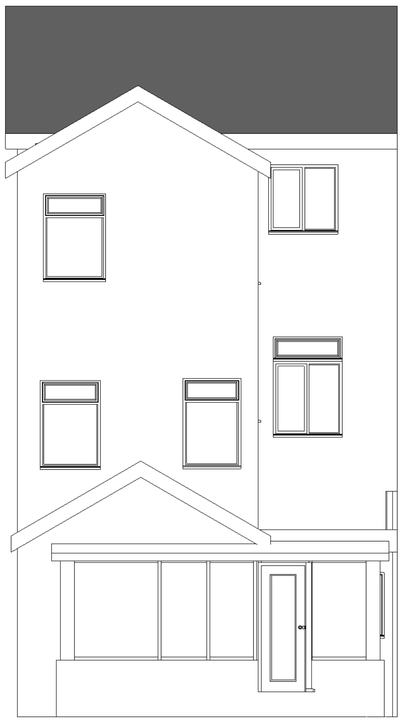
DRAWING NUMBER	REV
A100	



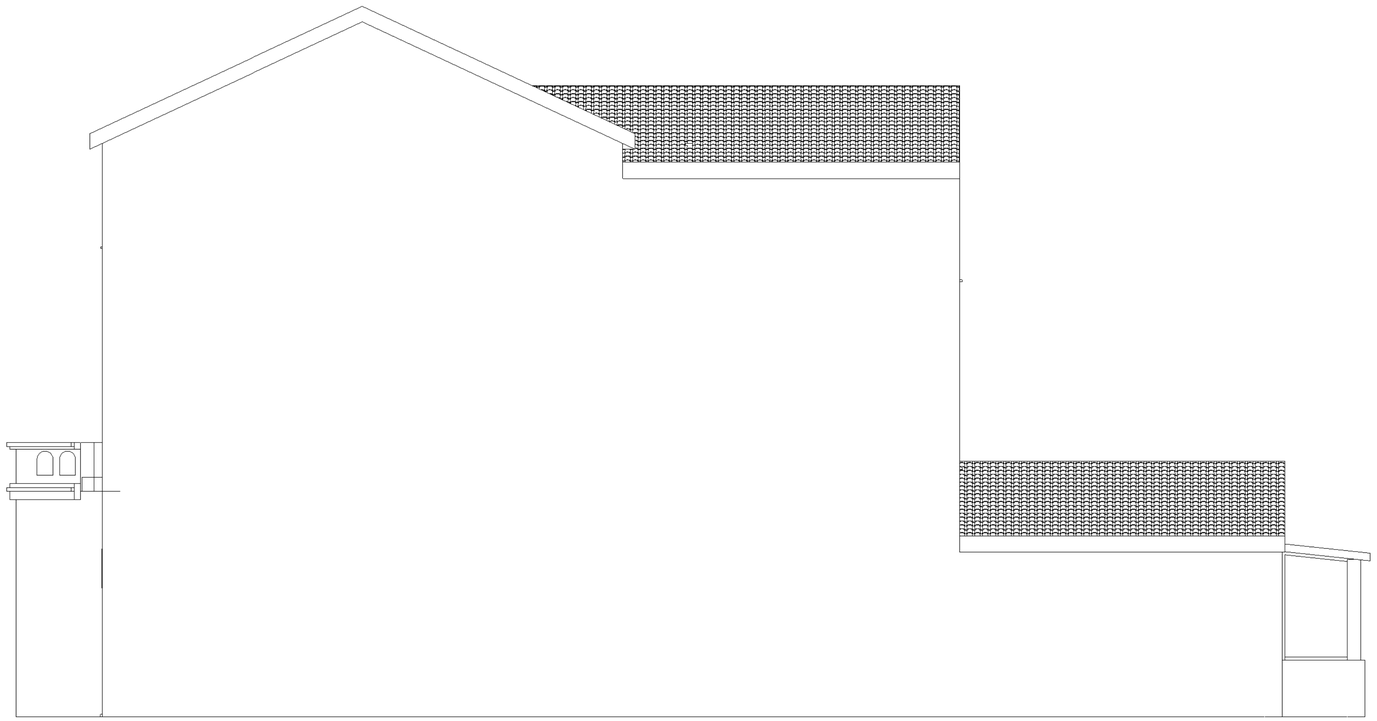
FRONT ELEVATION
1 : 50



SIDE ELEVATION 1
1 : 50



REAR ELEVATION
1 : 50



SIDE ELEVATION 2
1 : 50

General

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LIMITATION OF THERMAL-BRIDGING AND AIRLEAKAGE
Air leakage requirement – 5.01m3/(h.m2) @50Pa
Thermal Bridging requirement (Y Value) – 0.05W/m2K
(This value is used in SAPs)
Air Permeability and Pressure Testing
Dwellings are to be constructed in accordance with the Group Standard Details on 'Thermal Bridging and Air Permeability'.
AIR TIGHTNESS TESTING
In order to comply with the 2010 Building Regulations for Parts F and L air tightness testing should be carried out on 100% of dwellings on a development. The design air permeability used in the Group SAP calculations is set at 6 and
to negate 100% testing a score of 3 and 4 would be required. This is considered impractical and unlikely to be achieved and taking into account the +2 rule and the lower threshold of 3 it is reasonable to accept that 100% testing will be required.
MENU OF SITE BASED OPERATIONS FOR ENSURING HIGH PERFORMANCE LEAKAGE TEST RESULTS
Continuous ribbon of adhesive to be applied behind all DRY LINING PERIMETERS of external walls including around door/window openings, around electrical socket and switch outlets, and vertical studs where necessary.
SKIRTINGS to have a continuous bead of silicone sealant applied to the rear to top edge and underside.
All of the above as Standard Detail for air leakage reduction.
Top and bottom of SOIL AND VENT PIPE BOXINGS to be closed off and sealed.
KITCHENS AND BATHROOMS/EN-SUITES etc., are to be fully finished with dry lining and skirtings before commencing fitting of vanity/kitchen units/appliances.
DAMAGE TO WALLS while fitting the above must be kept to a minimum and made good/sealed afterwards.
All SERVICE ENTRY POSITIONS are to be fully sealed and areas under baths/kitchen units etc. must be inspected before sealing up with finished panels etc. Services are to include gas, electric and incoming water entry positions.
All WASTE PIPES/PLUMBING PIPES carried through external walls or into stud walls internally are to be fully finished off and sealed. All holes must be kept to the minimum size required.
MECHANICAL EXTRACTOR FANS are to have the complete housing perimeter sealed to the wall finish. The opening through the external wall is to be made good and sealed using silicone mastic beads.
LOFT HATCHES are to have the complete frame perimeter sealed to the ceiling finish.
WINDOW FRAMES are to be sealed with silicone sealant around cavity closer prior to fitting of window frame. Joint between cavity closer and blockwork to be sealed with silicone sealant prior to dry lining.
RADIATOR FEEDS are to be taken through the triangular Manthorpe 'Radseal' outlet box behind the radiator. Dry liners to ensure that plasterboard is tight to gasket around triangular fitting.
BOILER FLUES where passing through external wall are to be sealed using gasket provided by Baxi Heating or Ideal Boilers.

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STATUS

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BUILDING REGULATIONS

INNOVATIVE DESIGN SOLUTION

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TITLE
PROPOSED ELEVATIONS

CLIENT
JINNY DHALIWAL

DRAWN BY	CHECKED BY	DATE
Author	Checker	24/02/22

SCALE (@ A1)	PROJECT NUMBER
1 : 50	0457

DRAWING NUMBER	REV
A101	



LOCATION PLAN 1-500
1 : 500



SITE LOCATION PLAN 1-1250
1 : 1250



LOCATION PLAN 1-200
1 : 200

General

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142 OSMASTON ROAD, DERBY, UK

TITLE

LOCATION PLAN

CLIENT

JINNY DHALIWAL

DRAWN BY	CHECKED BY	DATE
Author	Checker	24/02/22

SCALE (@ A1)	PROJECT NUMBER
As indicated	0457

DRAWING NUMBER	REV
A102	