

BOILER:
PROVIDED CONDENSED GAS COMBI-BOILER WITH BALANCED FLUE FOR CENTRAL HEATING AND HOT WATER SUPPLY. TO BE INSTALLED BY GAS SAFE REGISTERED PERSON. GAS BOILER MIN SEDBUK RATING OF 88%.

FIRE PROTECTION TO STEEL WORK:
ALL NEW & EXISTING STEEL COLUMNS AND BEAMS TO BE PAINTED WITH TWO COATS OF FIRE RESISTANT PAINT(NULLIFIER OR SIMILAR) AND ENCASED WITH 12.5MM PLASTERBOARD WITH STAGGERED AND TAPED JOINTS,AND APPLY 7MM GYPSUM PLASTER OR SKIM SET TO GIVE HALF HOUR FIRE RESISTANCE.

LINTELS
FOR UNIFORMLY DISTRIBUTED LOADS AND STANDARD 2 STOREY DOMESTIC LOADINGS ONLY LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS.
ALL LINTELS OVER 750MM SIZED INTERNAL DOOR OPENINGS TO BE 65MM DEEP PRE-STRESSED CONCRETE PLANK LINTELS.
150MM DEEP LINTELS ARE TO BE USED FOR 900MM SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM BEARING OF 150MM ON EACH END. ANY EXISTING LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR INSPECTION AT COMMENCEMENT OF WORK ON SITE.
ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 8110, WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 5977 PART 1.
FOR OTHER STRUCTURAL OPENINGS PROVIDE PROPRIETARY INSULATED STEEL LINTELS SUITABLE FOR SPANS AND LOADINGS IN COMPLIANCE WITH APPROVED DOCUMENT A AND LINTEL MANUFACTURE STANDARD TABLES. STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED LINTELS.

STRAPPING:
TENSION AND RESTRAINT STRAPPING TO BE PROVIDED TO ROOF AND FIRST FLOOR ALL TO COMPLY WITH PART A.

ELECTRICAL WIRING:
ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLER'S ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND THE LOCAL AUTHORITY'S ELECTRICAL ENGINEER.

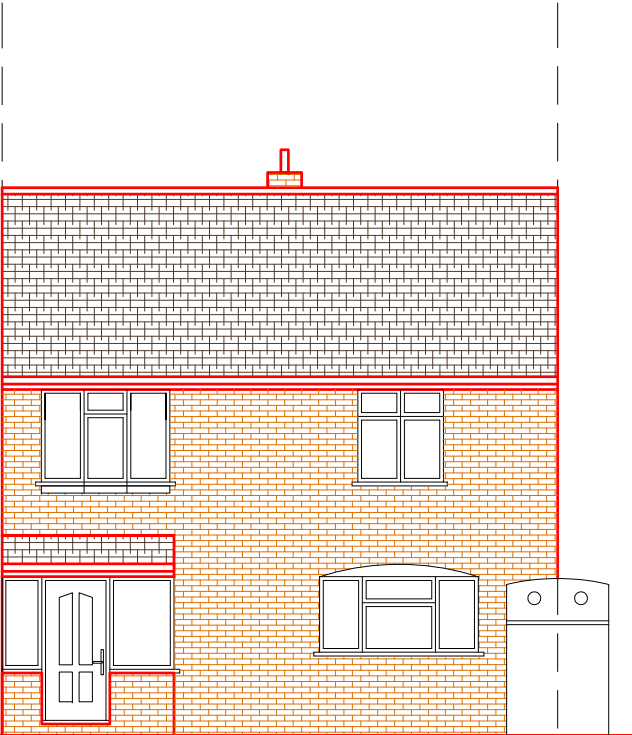
PRIOR TO COVERING ALL WIRING/CABLES THE CLIENT IS TO ENSURE THAT THE INSTALLATION IS INSPECTED BY A COMPETENT PERSON AND ON COMPLETION OF WORK, IN ADDITION TO THE INSTALLATION CERTIFICATE , AN ADDITIONAL COMPETENT PERSON'S ELECTRICAL INSTALLATION TEST CERTIFICATE COMPLIANT WITH BS7671 IS TO BE PROVIDED TO THE CLIENT AND THE LOCAL AUTHORITY'S ELECTRICAL ENGINEER,

SOCKETS & SWITCHES:
NEW SOCKETS AND SWITCHES TO BE ACCORDING TO BS 7671AND PART M OF THE BUILDING REGULATIONS BE FIXED AT APPROPRIATE HEIGHTS BETWEEN 0.45 AND 1.2M FROM FINISHED FLOOR LEVEL.

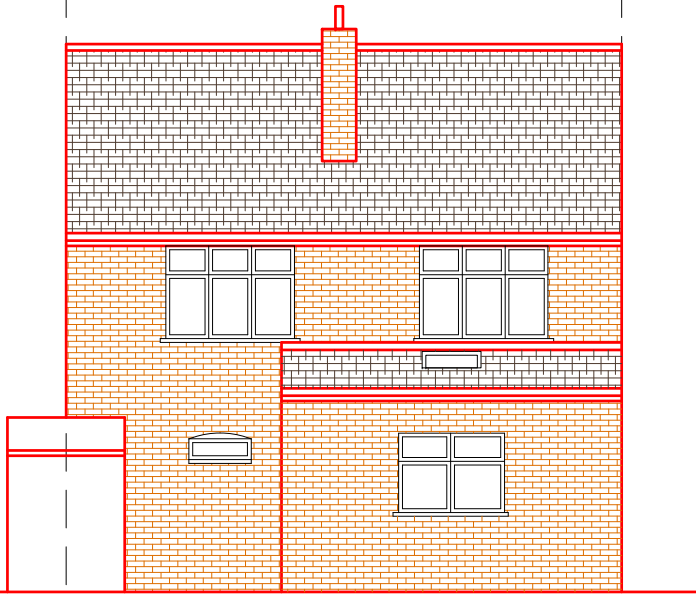
SMOKE DETECTORS:
GROUND AND FIRST FLOOR LANDING TO BE FITTED WITH ELECTRICALLY OPERATED SMOKE DETECTORS MANUFACTURED IN ACCORDANCE WITH BS5446. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH BS5839:PART6, LINKED BACK TO FUSE BOARD AND TOGETHER (OPTICAL TYPE) AND PROVIDED WITH BATTERY BACKUP.
INSTALLATION AND COMMISSIONING CERTIFICATE TO BE PROVIDED TO BUILDING CONTROL ON COMPLETION.

LIGHTING:
THE INTERNAL LIGHTING SCHEME IS TO INCLUDE AT LEAST 75% ENERGY EFFICIENT FITTINGS THAT ONLY ACCEPT LAMPS WITH A LUMINOUS EFFICIENCY GREATER THAN 45 LUMINAIRE-LUMENS PER CIRCUIT WATT, E.G. FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS. ALL TO COMPLY WITH PART AD L2B.

SPACE HEATING CONTROLS:
A COMBINED PROGRAMMABLE ROOM THERMOSTAT AND THERMOSTATIC RADIATOR VALVES TO BE INSTALLED.

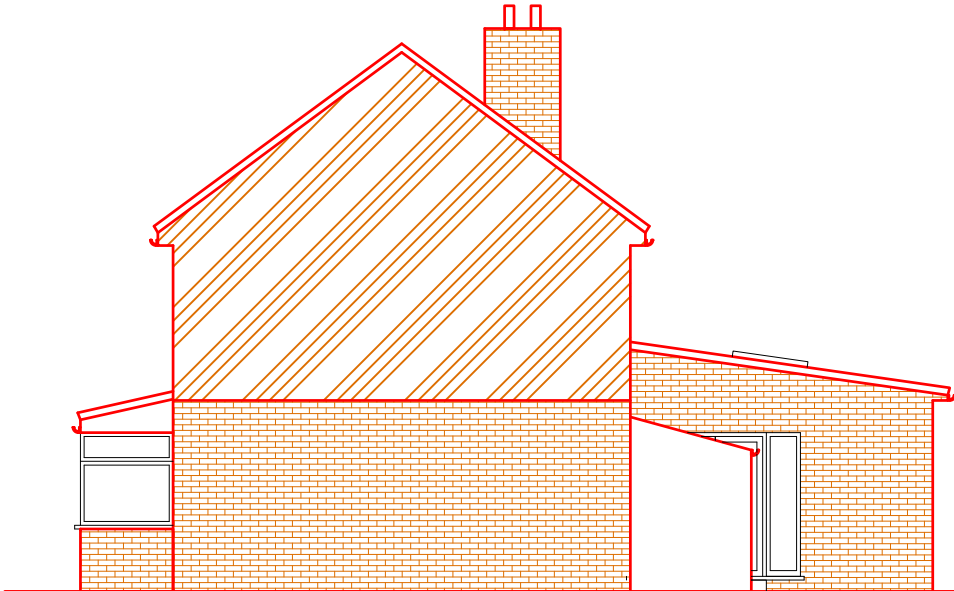


Front Elevation
No Change Proposed

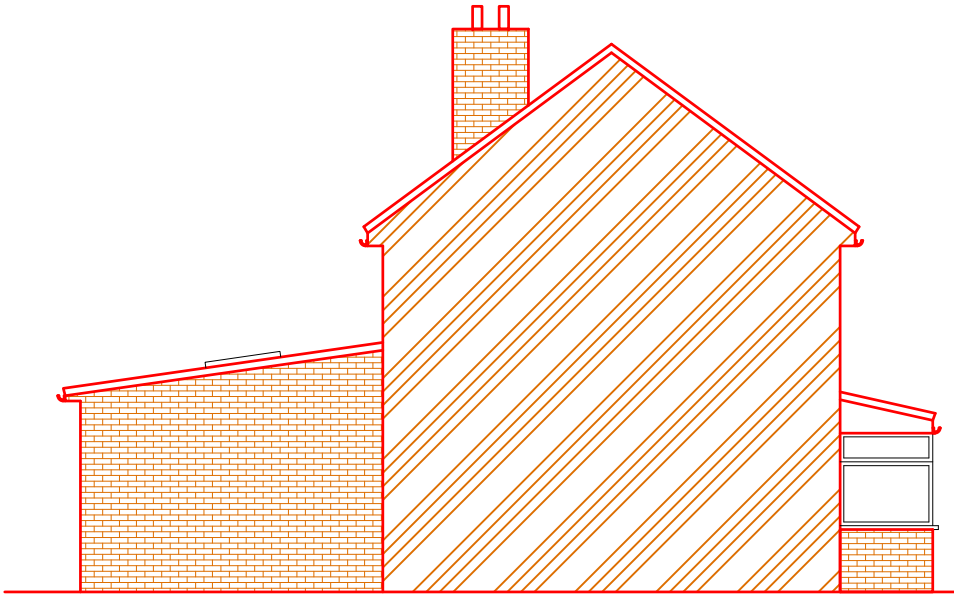


4500
Proposed Rear Elevation

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WINDOWS COMPLY WITH THE U-VALUE REQUIREMENTS BEFORE ORDERING.WINDOW SIZES TO BE CHECKED ON SITE PRIOR TO ORDERING.



Proposed Side Elevation - A



4000
Proposed Side Elevation - B

DRAINAGE:
SOIL & WASTE DRAINAGE TO BE IN ACCORDANCE WITH CP 8201 AND MATERIALS TO BE IN LINE WITH BS 5572. NEW WASTES TO BE IN PVC. DEEP SEAL TRAPS TO BE A MINIMUM OF 75MM TO ALL SANITARY WARE.

WASH HAND BASINS	32mm	DIA
SINK WASTES	38mm	DIA
SHOWER WASTES	43mm	DIA
WASTES TO W.C.	100mm	DIA
RAINWATER	63mm	DIA

UNDERGROUND DRAINS TO BE IN PVC 100mm DIA BEDDED IN PEA SHINGLE 150mm ALL ROUND WITH A MINIMUM FALL OF 1:40 ANY DRAINS PASSING THROUGH THE FOOTINGS TO BE PROTECTED BY REINFORCED CONCRETE LINTELS.

SURFACE WATER TO DISCHARGE TO SEPARATE SURFACE WATER DRAINS OR SOAK AWAY MINIMUM OF 6M FROM FOUNDATIONS TO BRE RECOMMENDATIONS.

FOUL WATER TO DISCHARGE TO ON SITE FOUL WATER SYSTEM. ANY REDUNDANT DRAINS OR BACK INLET GULLYS TO BE GRUBBED UP.

ANY SOIL WASTE CONNECTION FOR TOILET AND SINK, WHERE IN EXCESS OF 4m FROM A VENTED MANHOLE TO BE PROVIDED WITH A STUB STACK INCORPORATING AN AIR ADMITTANCE VALVE, OR OTHER WISE COMPLY.

MECHANICAL EXTRACTOR FAN:
TO PROVIDE MIN.30 LITRES /SEC EXTRACT RATE TO SHOWER.

PUBLIC SEWERS:
ALL FOUNDATIONS TO STOP 600mm CLEAR OF DRAIN PIPE AND TO BE BELOW DRAIN INVERT LEVEL.

NO INTERNAL MAN HOLES TO BE PROVIDED & ANY EXISTING TO BE REMOVED AND RE-SITED EXTERNALLY FOR RODDING ACCESS.

ALL WORKS TO PUBLIC SEWERS TO BE IN MATERIALS TO MATCH EXISTING(e.g. CLAY TO CLAY etc.)

ANY DRAINS PASSING THROUGH FOUNDATION ARE TO BE PROTECTED USING UPVC SLEEVING AND 100x150mm RC BLOCK LINTEL FULLY IN COMPLIANCE WITH SECTION H1 OF THE BUILDING REGULATIONS

WINDOWS AND GLAZING:
WINDOWS TO BE UPVC TO MATCH. ALL GLASS TO BE IN ACCORDANCE WITH BS 6262: 1982 OR ANY SUBSEQUENT REVISIONS.
ALL GLASS BELOW 800MM TO BE TOUGHENED.SAFETY GLAZING TO BE PROVIDED TO DOORS AND ALL WINDOWS WITHIN 300MM OF A DOOR.
CONTRACTOR TO PROVIDE PILKINGTON K GLASS WITH U-VALUE OF 1.6W/M2K AND 16MM CAVITY. REHAUTRITEC EXTRUSION HAVING A U-VALUE OF 1.6 W/M2K.
WINDOWS TO BE UPVC DOUBLE GLAZED TO MATCH EXISTING AND SOURCED BY THE CONTRACTOR TO MATCH EXISTING. TO BE SIZED ON SITE BY THE MANUFACTURER BEFORE FABRICATION.
WINDOW TO BE PROVIDED WITH TRICKLE VENTILATOR WITH AN OPENING AREA OF ATLEAST 8000MM2 WITHIN APARTMENTS. WINDOWS TO BE COMPLETE WITH LOCKABLE IRONMONGERY

Project
233 ERRWOOD ROAD MANCHESTER M19 1HZ

Drawing Title
BUILDING REGULATION PLANS

Drawing No.
204

Drawn:
ZU

Date
11.02.2022

Scale @ A3



1:100