



Door Schedule				
Mark	Width	Height	Lintel	Comments
D01	845	2110	Use existing lintel if adequate	Glazed door sized to fit
D02	675	2040	N/A	Store
D03	810	2110	N/A	
D04	750	2040	N/A	
D05	810	2110	N/A	
D06	910	2110		FD40 door with smoke seals self closing and thumb turn override from internal
D07	910	2110	Catnic BHD100 or similar	FD40 door with smoke seals self closing and thumb turn override from internal
D08	810	2110	Catnic BHD100 or similar	
D09	810	2110	N/A	
D10	810	2110	N/A	
D11	810	2110	N/A	Existing opening. Door to suit
D12	1510	2110	Catnic BHD100 behind CCS lintel or similar	French doors
D13	1510	2110	Catnic GG90-100	French doors
DF01	910	2110	N/A	F60 door with smoke seals self closing and thumb turn override from internal
DF02	810	2110	N/A	
DF03	675	2040	N/A	
DF04	810	2110	N/A	
DF05	810	2110	N/A	
DF06	910	2110	N/A	FD40 door with smoke seals self closing and thumb turn override from internal
DF07	675	2040	N/A	Store
DF08	810	2110	N/A	
DF09	675	2040	N/A	
DF10	810	2110	N/A	
DF11	810	2110	N/A	Existing opening. Door to suit
DF12	810	2110	Catnic BHD100 or similar	

Window Schedule				
Mark	Width	Height	Lintel	Comments
W01	852	1560	Use existing if adequate	uPVC to match existing style
W02	650	1150	Use existing	Fixed obscure window
WF04	1200	1800	Use existing	To match existing size. Emergency escape
WF05	1200	1800	Use existing	To match existing size. Emergency escape. 100mm opening restrictor
WF07	665	900	BHD100 lintels with CCS to front or similar	Top opening window. Obscure
WF08	1200	1470		

1 Proposed Ground Floor Plan  
1 : 50

2 Proposed First Floor Plan  
1 : 50

- FIRE PLAN LEGEND**
- Emergency Lighting throughout within common areas & flat hallways to BS5266 & BS5499
  - Smoke & Heat Detectors to be present throughout, linked to fire alarm to BS5839
  - Fire Alarm Sounder
  - Fire Alarm Control Panel to final exits in all common areas and head of stairs to BS EN 54-11
  - Fire Exit signage, arrow indicates direction of exit, no arrow when directly over exit door
- FD30s**
- 30 min. fire rated door with smoke seals
  - 30 min. fire rated wall construction
- All penetrations and perimeters of walls fully sealed with intumescent sealant. Cavity barriers within ceiling void, continuation of wall rated level below.

**FIRE SAFETY**  
Fire safety risk assessment to be completed by the nominated person to confirm fire safety requirements. All portable fire fighting equipment to be wall mounted 1100mm above FFL.  
Positions and numbers of emergency lighting are indicative. Emergency lighting in accordance with BS 5266-1:1999. In all cases clear opening of fire exit doors to be 800mm minimum.  
All flats to have a fire detection and alarm system, minimum Grade D2 Category LD3 standard in accordance with the relevant recommendations of ADB 2019.  
Impediments where pipes etc. fit through walls should be protected with a proprietary sleeve or fire stopped with an approved fire retardant material. Walls to be fire stopped in accordance with AD B.  
Suitability of fire alarm system to be confirmed following fire risk assessment. Full automatic fire alarm and detection system to be provided in compliance with the relevant BS 5839-1:2013. The system standard will be required to be a minimum L2 standard (IBC by nominated person).  
Emergency lighting including coverage of external areas in compliance with BS 5266-1:2011. Provide emergency fire escape signage in compliance with BS 5499-1:2002.  
Mains smoke alarms with battery back up to be installed. Minimum 1 no self contained smoke alarm to be installed to each storey to be situated in the circulation space within 7.5m of the door to every habitable room. Ceiling mounted smoke alarms to be min. 300mm from wall and light fittings. Locations indicative.  
All self closing devices are to be BS and CE approved. All new fire doors to be additionally provided with smoke seals. Fire rated vision panels to be provided to new doors on escape routes.  
Fire escape windows must provide an unobstructed opening of at least 0.33m<sup>2</sup> with a minimum dimension of 450mm in height or width. The lowest part of the window should also be 800-1100mm from the floor.

The surface linings of walls and ceilings should meet the fire performance classifications shown in Approved Document Part B V1 2019 Table 4.1. Classification C-s3,d2 to circulation areas within dwellings and B-s2,d2 to common areas of block of flats.  
Party walls are to be constructed as compartment walls offering 60minute fire resistance between units. The are to run the full height of the building in a continuous vertical plane and be appropriately fire stopped at the head and eaves to prevent fire spread over the roof from one compartment to another.  
Any penetrations passing through the compartment lines requires appropriate fire stopping to some fire resistant standard as the compartment line is penetrating (60 minutes)

**60 mins fire resistance**  
**54Rw dB Airborne Sound Insulation**  
**53Ln, w dB Impact Insulation**

existing floor removed. Provide 22mm P5 18g floor board, fixed thru gypsum board into channel  
19mm gypsum plank cut to fit between floor channels. 3mm gap to vertical flange of floor channel  
Gypframe SIF floor channel over joist with resilient strip below  
Existing joist  
Existing joist support beams  
Casoline MF ceiling hung from existing floor joists using Gypframe Acoustic Hangers to provide a minimum cavity of 277mm  
2no layers of 15mm soundbloc board fixed to u/s MF ceiling system. 100mm Isover spacesaver insulation

Within flat 2 no recessed lighting is to be used unless it is suitably protected to maintain sound and fire integrity of the floor

3 Floor improvement detail to existing floor over flat 2  
1 : 10

**Note:**  
Do not scale drawing. All dimensions and levels to be checked on site and any discrepancies to be reported immediately before the commencement of work. Drawing to be read in conjunction with all relevant drawings and specifications.

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CIAT RICS STROMA CERTIFIED

PROJECT NAME & LOCATION  
12 Pleasant Street, Haslingden

DRAWING TITLE  
Building Regs Sheet 2

PROJECT NO. DWG NO. REV. DRAWN. CHECK.  
AK22 003 A GW LB

SCALE: As Indicated @ A1

UNIT 5 CUNNINGHAM COURT  
LIONS DRIVE  
SHADSWORTH BUSINESS PARK  
BLACKBURN  
BB1 2GX  
T: +44 (0) 1254 774943  
E: INFO@ALDROCK.CO.UK

STATUS: Building Regs  
DATE: 09/07/20

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