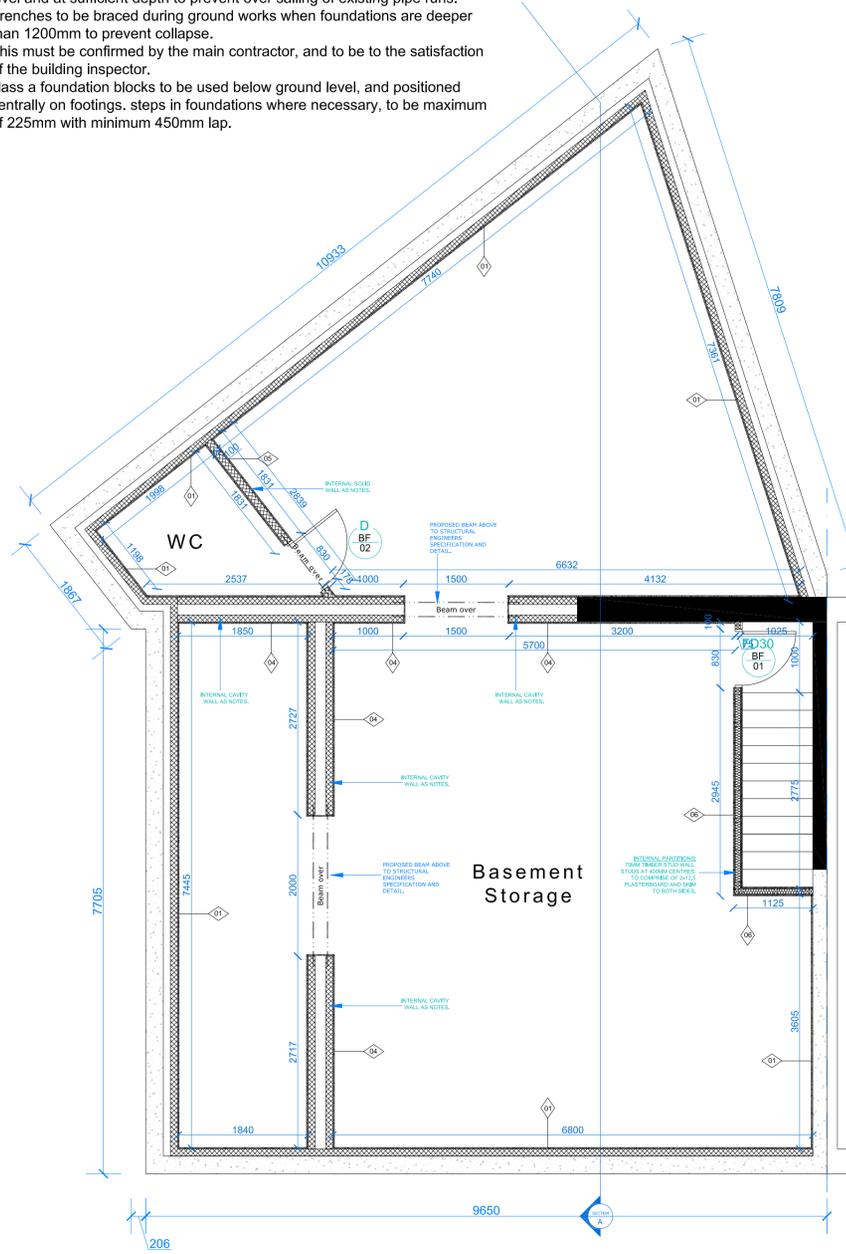


GENERAL

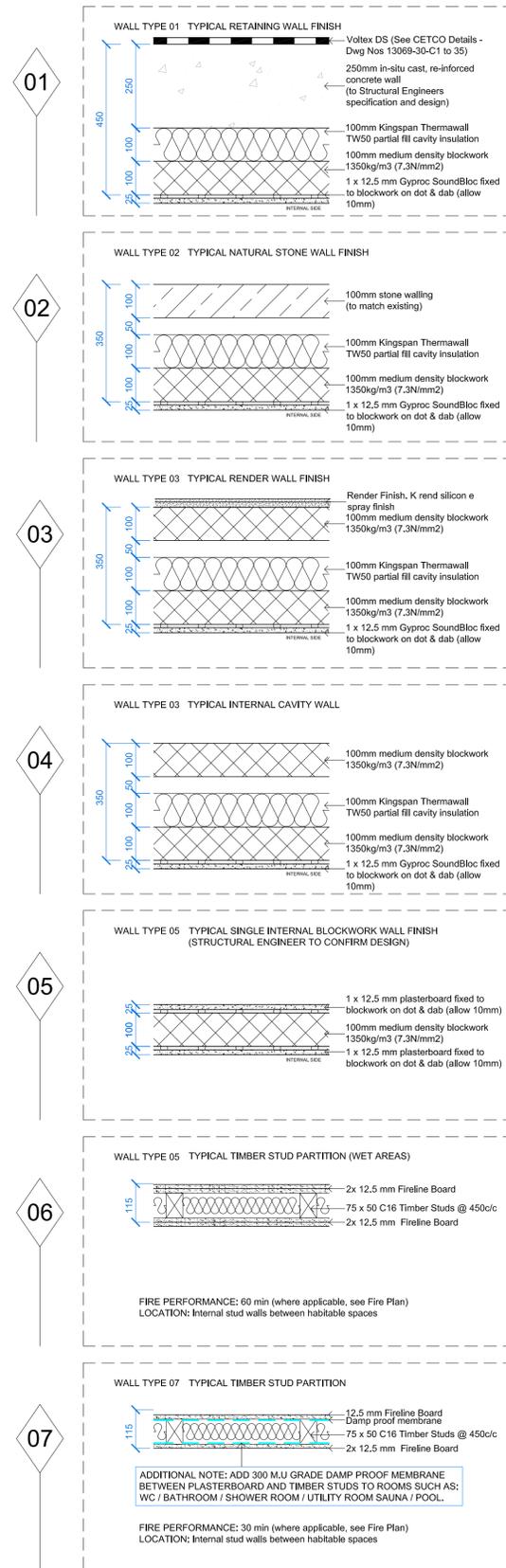
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 All works within the contract and by the Contractor must be carried out in such a way that all requirements under The Health and Safety at Work Act are satisfied and maintained. All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice, etc. and with the requirements of all relevant and current Statutory Authority regulations.
 All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements.
THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

FOUNDATION

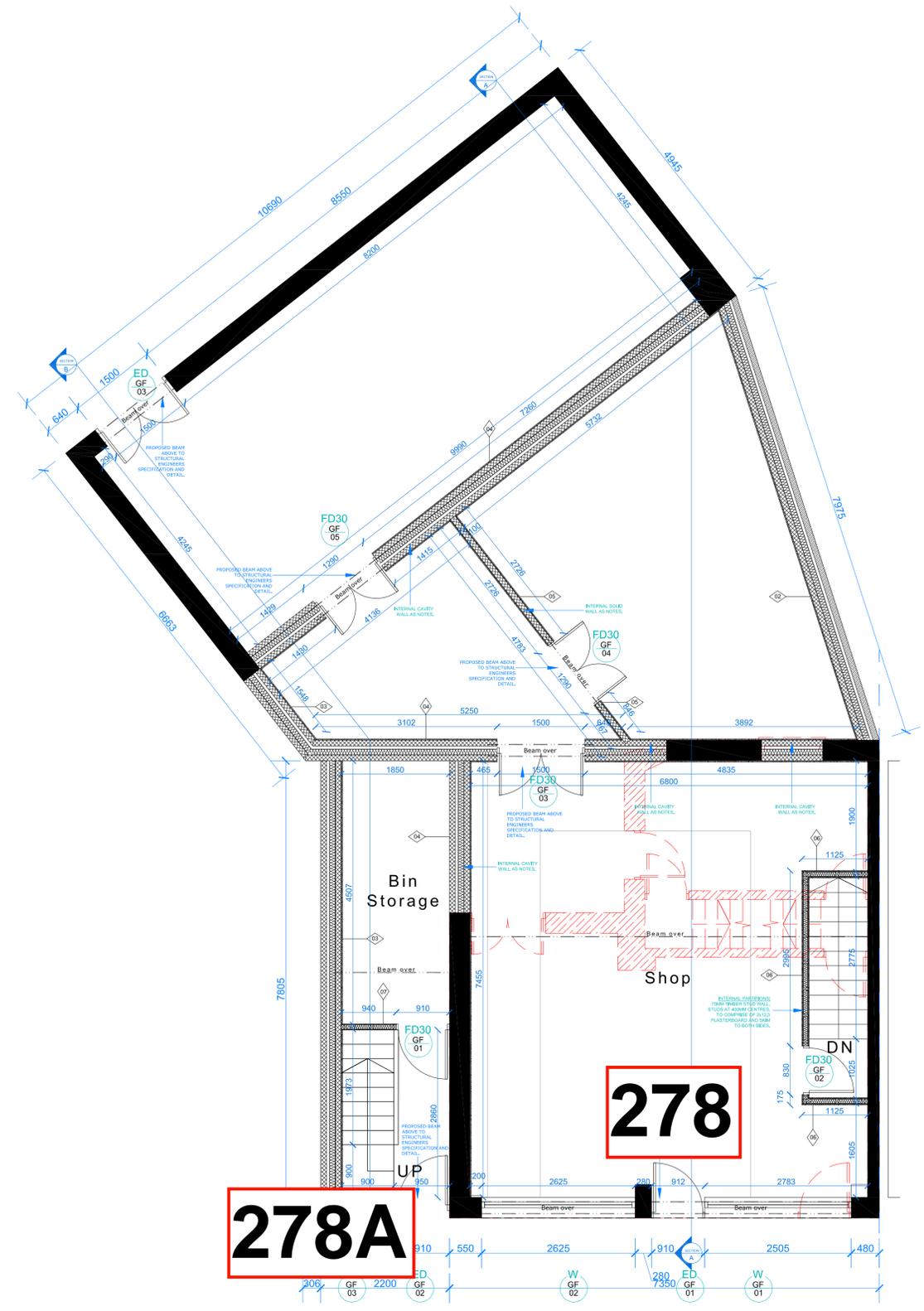
600W x 200DP concrete strip to clay, minimum 900mm below finished ground level and at sufficient depth to prevent over sailing of existing pipe runs.
 Trenches to be braced during ground works when foundations are deeper than 1200mm to prevent collapse.
 This must be confirmed by the main contractor, and to be to the satisfaction of the building inspector.
 class a foundation blocks to be used below ground level, and positioned centrally on footings. steps in foundations where necessary, to be maximum of 225mm with minimum 450mm lap.



DETAILED BASEMENT GA PLAN
 Scale 1:50@A1



TYPICAL WALL TYPES
 Scale 1:10@A1



DETAILED GROUND FLOOR GA PLAN
 Scale 1:50@A1

NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialist drawings, details and specifications. All works are to be carried out in accordance with the latest editions of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless stated otherwise are in millimetres. All dimensions and levels are to be checked by the contractor on the day of order, installation or commencement of work on site. Contractor to check and verify level of the positions of all existing statutory authorities marks services on and around site. All materials and proprietary items are to be fixed / installed / applied in strict accordance with the respective manufacturers recommendations. At all stages of work, the contractor shall be responsible for and must ensure the overall stability of all buildings, structures and excavations etc. is maintained. During the construction works all existing fire drawings to be adequately protected and normal flows maintained.

Issue Purpose : Building Regulations Application

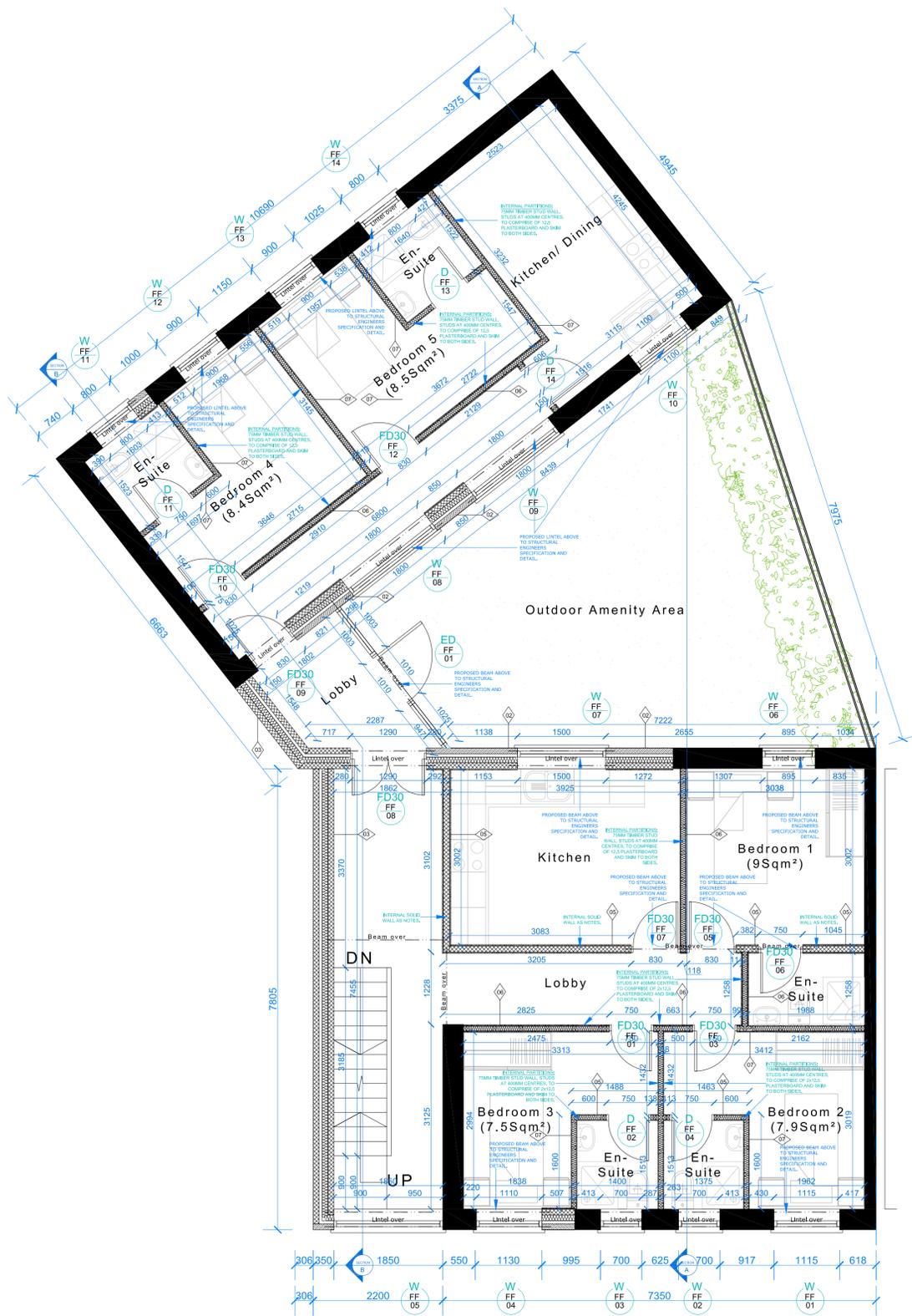
Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
Address	278 Barkenend Road, Bradford, BD3 9DF	Scale	1:10,50,@ A1
Title	Detailed lower floor plans	Stage Identification	Design - D Sketch Scheme - SK
		Planning - P	Construction - C

Rev - : Initial: dd-mm-yyyy :
 Drawing Number 23-007 - C - 04

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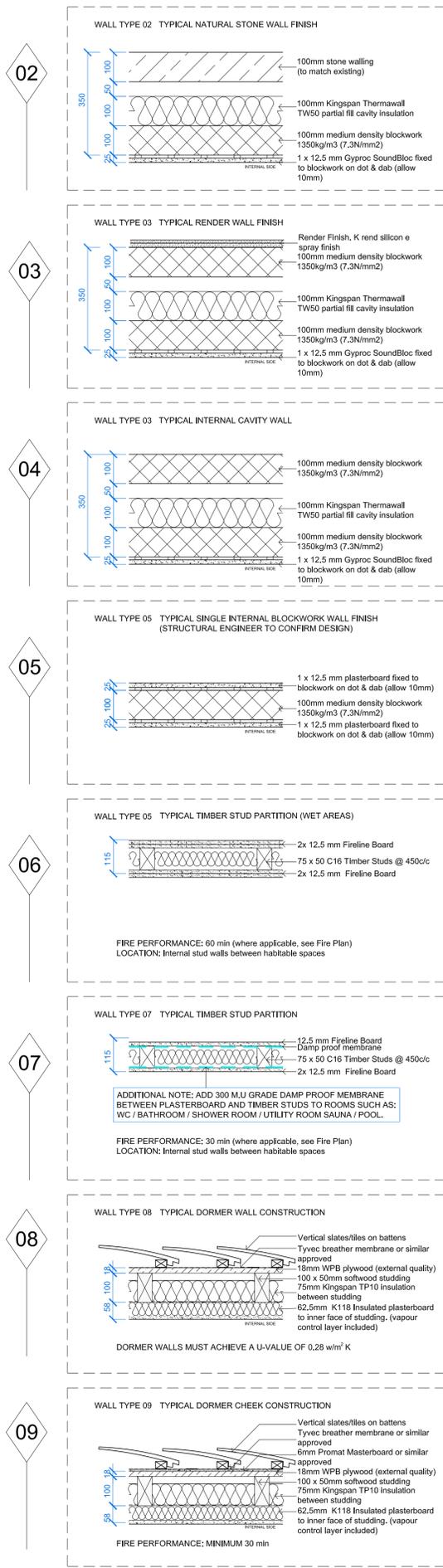
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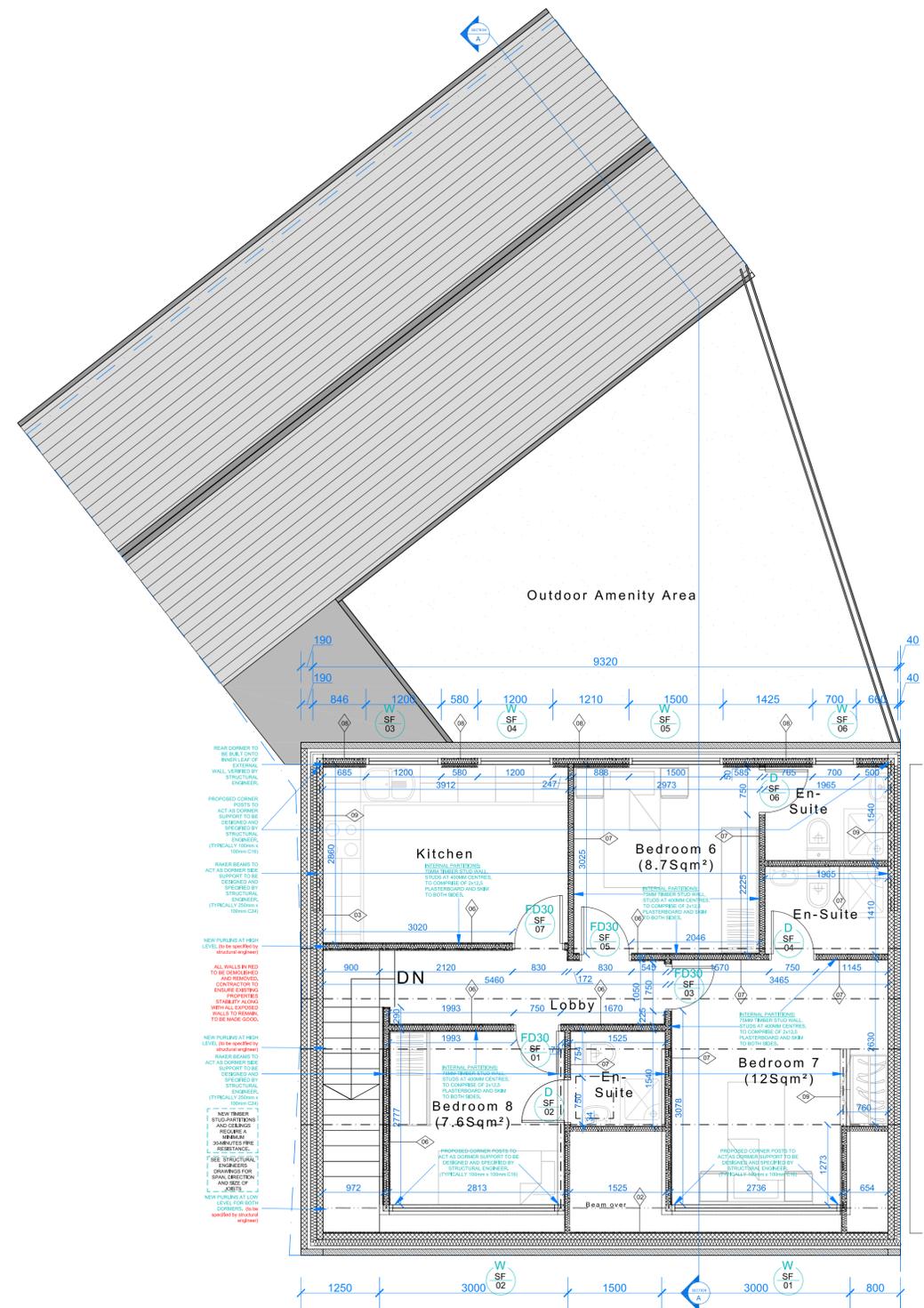


DETAILED FIRST FLOOR GA PLAN
Scale 1:50@A1

GENERAL
All works to be in accordance with Building Regulations 2010, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.
All works within the contract and by the Contractor must be carried out in such a way that all requirements under The Health and Safety at Work Act are satisfied and maintained. All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice, etc, and with the requirements of all relevant and current Statutory Authority regulations.
All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements.
THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.



TYPICAL WALL TYPES
Scale 1:10@A1



DETAILED SECOND FLOOR GA PLAN
Scale 1:50@A1

NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialist drawings, details and specifications. All works are to be carried out in accordance with the latest edition of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless noted otherwise are in millimetres. All dimensions and levels are to be checked by the contractor on the job to ensure identification and commencement of work on site. Contractor to check and satisfy himself of the position of all existing statutory authorities make services on and around site. All materials and proprietary items are to be fixed/installed/applied in accordance with the respective manufacturer's recommendations. At all stages of work, the contractor shall be responsible for and must ensure the overall stability of all buildings, structures and excavations etc. is maintained. During the construction works all existing fire drainage is to be adequately protected and normal flows maintained.

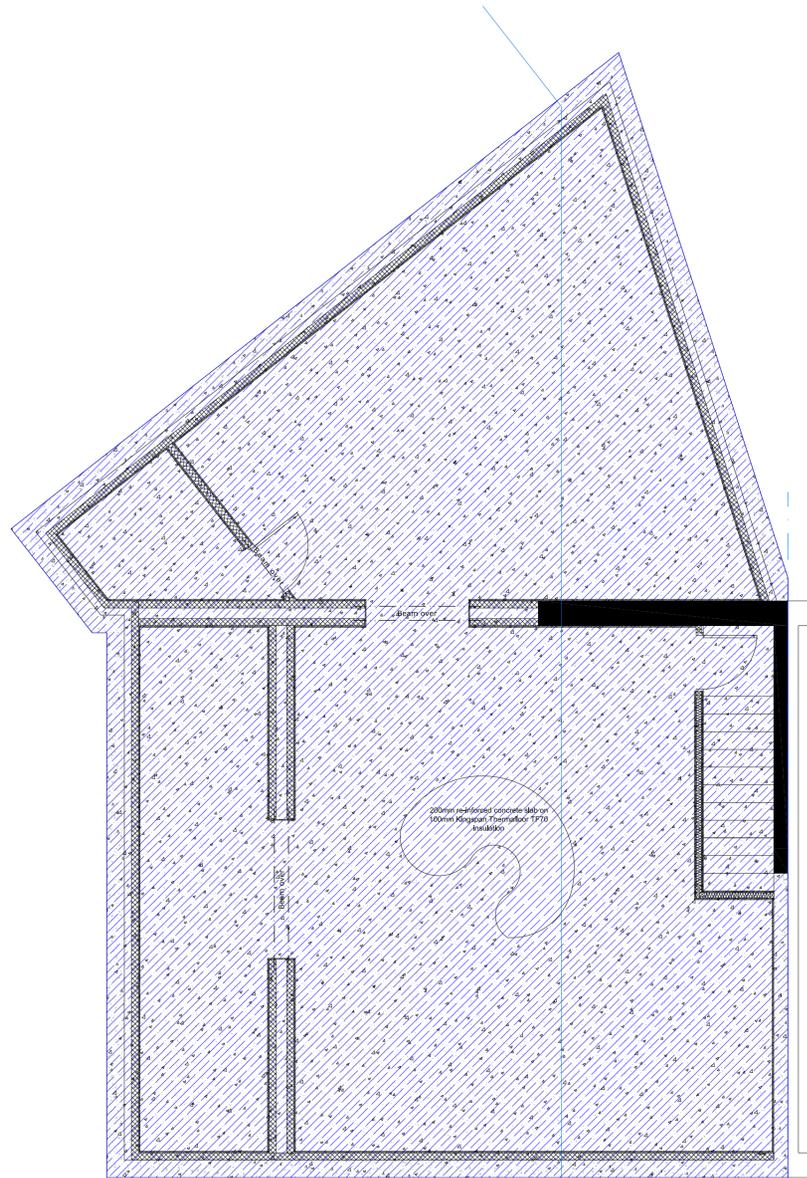
Issue Purpose : Building Regulations Application

Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
Address	278 Barken Road, Bradford, BD3 9DF	Scale	1:10,50 @ A1
Title	Detailed upper floor GA plans	Stage Identification	Design - D Sketch Scheme - SK
		Planning - P	Construction - C

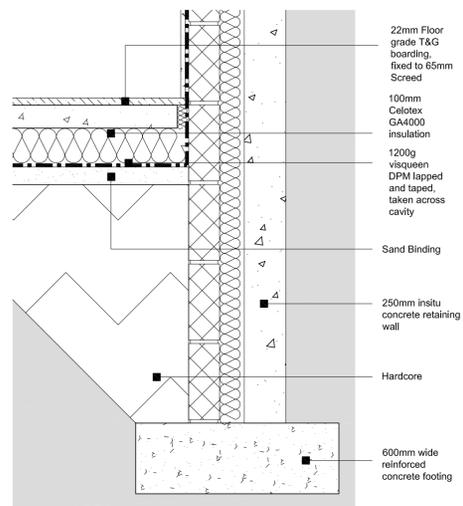
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DETAILED BASEMENT GROUND BEARING FOUNDATION PLAN
Scale 1:50@A1



TYPICAL SOLID FLOOR STRIP FOUNDATION DETAIL
Scale 1:10@A1

GENERAL

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FOUNDATION

Proposed foundations to be built to be to the satisfaction of the Building Inspector and to be checked by Structural Engineer. New foundation to be designed by Struct. Engineer and at sufficient depth to prevent over sailing of existing pipe runs, existing foundations. Strip foundations : 650W x 200DP concrete strip to clay, minimum 900mm below finished ground level and at sufficient depth to prevent over sailing of existing pipe runs. Trenches to be braced during ground works when foundations are deeper than 1200mm to prevent collapse. This must be confirmed by the main contractor, and to be to the satisfaction of the building inspector. class a foundation blocks to be used below ground level, and positioned centrally on footings, steps in foundations where necessary, to be maximum of 225mm with minimum 450mm lap.

FLOOR CONSTRUCTIONS

Basement Floor - Typical floor construction (to be confirmed by struct. engineer) to be 65mm screed on; 100mm thick Kingspan ThermoFloor TF70 insulation over 500g polythene separating layer on; 150mm thick reinforced concrete slab on; Voltex DS, laid over minimum 50mm sand blinding on; 150mm well consolidated sulphate-free hardcore. Provide 50mm thick Kingspan ThermoFloor insulation vertically to perimeter of floor slab. Please refer to basement floor construction detail.

Ground and First Floor - Floor finish to be confirmed on; 65mm screed finish with 100mm kingspan thermo floor TF70 on; proprietary beam & block flooring system (to provide 1 hour fire resistance) fixed in accordance with manufacturers details on; steel to structural engineers design & detail

Second floor - 22mm Floor grade T&G boarding, fixed to floor joists. Floor joists as specified on joist plan or otherwise specified by engineer, 200mm Rockwool 'Flexi' insulation in the cavity between floor joists.

CEILING FINISH

C24 joists at 400mm c/c with 150mm Rockwool quilt insulation laid between and 150mm laid above, with 12.5mm plasterboard and skim to underside (with 300 M.U. grade damp proof membrane between plasterboard and timber in shower room). Joists secured to external wall with 5 x 30mm galvanized mild steel traps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall. Joists supported on existing wall by 50 x 150mm sw C16 bearer fixed to existing external wall with 12mm rawl bolts at 500mm c/c.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN14011-1 kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations.

Manhole to local Authority specification. Any existing 100mm Soil and Waste pipe to link with existing run at new inspection chamber. Where pipes pass through walls, install 150mm deep pre-cast concrete lintels to give 50mm space all round and sides to be masked with rigid sheet material. All drainage to be protected to building controls approval. All drainage to conform to BS 8301:1985 "code for building drainage".

LIGHTING

All light fittings to be Energy efficient (non-interchangeable) to be provided to BS5266.

HEATING AND VENTILATION

Bathroom to be provided with mechanical extract ventilator capable of extracting at a rate not less than 15 litres per second operated intermittently activated by light switch. Radiators to be provided and connected to new boiler, (boiler to be confirmed adequate). Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces. Heating and ventilation systems to be in accordance with current British Standards and Codes of Practice. Specialist Design Engineer to submit all relevant details. All work to be in accordance with current British Standards and Codes of Practice. Specialist Design Engineer to submit all relevant details before work commences.

ELECTRICS

Switches and sockets to be provided, number and position to clients approval. Height of items to be between 450mm and 1200mm. All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.



DETAILED SECTION A-A
Scale 1:50@A1

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Issue Purpose : Building Regulations Application

Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
Address	278 Barkerend Road, Bradford, BD3 9DF	Scale	1:10, 50, @ A1
Title	Detailed Section A-A	Stage Identification	
		Design - D	Sketch Scheme - SK
		Planning - P	Construction - C

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Drawing Number 23-007 - C - 06

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GENERAL

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 All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements.
THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

DEMOLITION

Existing walls marked for removal are to be confirmed non- loadbearing prior to demolition. Contractor to provide method statement for demolition of all elements concerned.

STRUCTURAL

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing. Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES

All existing relevant meters, external/internal mains gas/water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials boilers to be safely re-sited or re-routed prior to any work.

EXTERNAL WALLS

Basement - Comprised of cetco voltex tanking system on 250mm insitu concrete retaining wall, 100mm kingspan tw50 zero odp insulation slab fitted to manufacturers detail and instructions, 100mm standard 7n block inner leaf and 12.5mm plasterboard and skim finish.
Stone finish - Comprised of stone finish to outer leaf, coursing and details to match existing, 50mm clear cavity with 100mm standard 7n block inner leaf with 100mm kingspan tw50 zero odp partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plasterboard and skim finish
Render finish - Comprised of K-rend (colour to be agreed with client) 100mm standard 7n block finish to outer leaf, 50mm clear cavity with 100mm standard 7n block inner leaf with 100mm kingspan tw50 zero odp partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plasterboard and skim finish.

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

Stainless steel double triangle wall ties at 750mm c/c horizontally and 450mm c/c vertically, staggered and at 225mm c/c within 300mm centres around openings.

INTERNAL SOLID WALL

100mm standard 7n block and 12.5mm plaster and skim finish on both sides.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards on walls are to be sealed from corner to corner (not dot and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All openings are to be air sealed.
 Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

INTERNAL TIMBER STUD WALLS

100mm timber stud wall; comprised of 75 x 75mm sw c16 head and sole plates, 75 x 50mm studs at 600mm c/c, 75 x 50mm noggins at 900mm c/c, staggered 450mm in alternate bays, (with 75mm isover apr 1200 between studs where required [see plan for locations]), with 1no. layer of 12.5mm gyproc wallboard, and skim to finish. Joists to be doubled-up under partitions (see further details).

Internal walls forming compartments to be constructed full height to roof or floor structure above allowing for adequate deflection to top of wall in accordance with Structural Engineers requirements. (Deflection joints formed with P.E foam sheet to non fire resisting walls and Corofil C144 to fire).

MAIN PITCHED ROOF - Note: Proposed roof pitch above 15°

Roof slates style, colour and coursing to match existing main body roof, on 25 x 38mm sw counter battens, on one layer of DuPont Tyvek breather membrane (or similar) to bs747, on 175 x 75 c24 continuous rafters, with 150mm Kingspan Kooltherm K7 laid inbetween rafters, providing minimum 50mm continuous air space, finished with 50mm kingspan thermawall tw56 zero odp insulated plasterboard to underside of rafters and skim to finish.
 75 x 100mm wall plate to perimeter, fastened with 5 x 30mm galvanized mild steel holding down straps at maximum 900mm c/c, and rafters fastened to gables with 5 x 30mm galvanized mild steel lateral restraint straps at 900mm c/c.
 25mm proprietary continuous eaves insect-proof ventilation strip to underside, and ventilation trays to rafters to ensure continuous ventilation over insulation.

Roof to attain a maximum of 0.13 w/sq.m/deg.k.

FLAT ROOF

Roof constructed from 1.1mm Firestone Rubber Cover (EPDM) synthetic rubber single-ply roofing membrane from Alvacad Ltd (Unit 14, Bowling Court Industrial Estate, BD4 8TT. Telephone: 01274 737828), laid to manufacturers specification and strictly in accordance with latest British Standard [i.e. BS747], on clean, dry and smooth 18mm exterior grade wbp plywood free of sharp edges, loose or foreign materials, oil and grease (laid to 1:60 falls) on 50mm screed (to achieve 1:60 falls) on proprietary beam & block flooring system (to provide 1 hour fire resistance) fixed in accordance with manufacturers details on; steel to structural engineers design & detail.
 Include 125mm Kingspan rigid insulation laid below, ensuring ventilation gap, and underdraw with 25mm Kingspan rigid insulation fixed in place with 25x50mm soft wood battens at 600mm c/c. Finished with 12.5mm plasterboard to underside of battens and skim to ceiling.

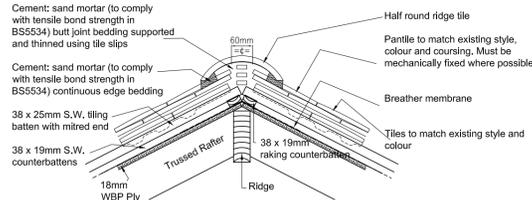
Balcony to be tanked using Decothane Balcon Waterproofing system. 3no. coats to be applied

1. Bonding Primer
2. Decothane first coat (incorporating glass fibre matting)
3. Decothane top finishing coat

Balcony finish to be timber decking or otherwise specified by client

WINDOWS

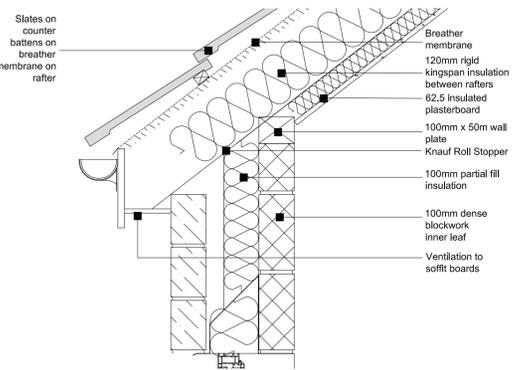
New double glazed aluminium framed window units with 20mm argon filled cavity with soft Low-E coating to be installed as per manufacturers recommendations, sealed to maintain adequate weather tightness using appropriate flexible sealant.
 Window frames to incorporate and provide background ventilation of not less than 8000mm sq to habitable rooms and 4000mm sq to all other areas.
 Windows to achieve 1/20th floor area ventilation. All to achieve a U-value of 1.4 W/m²K, or the minimum as stipulated in the current building regulations, of 0.2 W/m²K.
 Escape windows to be provided to suit unobstructed openable area that is at least 0.33m² and at least 450mm high and 750mm wide, the bottom of the openable area should be not more than 1100mm above the floor.
 Glazing adjacent to doors which is wholly or partially within 300mm of the edge of a door & which is also wholly or partially within 1500mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS6206. Low level glazing in windows, doors and glazing adjacent to doors which is wholly or partially within 800mm from the floor level to be safety glazing to a minimum Class C and marked accordingly to BS6206.



- 540 MORTAR BEDDED HIP - RIGID SARKING**
- * Ensure that rigid sarking is properly fixed and that adjacent slopes abut at centreline of hip.
 - * Ensure that spirtex 250 (9077) is properly laid and laps over adjacent slope by at least 150mm each side.
 - * Ensure that 38mm wide S.W. counterbattens and raking counterbattens are properly nailed through sarking to rafters and hip rafter, with raking counterbattens at edge of rigid sarking, and with counterbattens finished at raking counterbatten.
 - * Properly fix Hip Irons (9258) with suitable screws to reach beyond raking counterbattens and rigid sarking into hip rafter, ensuring that it is well seated and at correct angle.
 - * Mitre ends of 38 x 25mm S.W. tile battens to rake of hip, and properly fix to rafters and hip rafter through counterbattens, raking counterbattens and sarking.
 - * Cut Redland Plain Tile-and-a-halfs (6159) to 30mm from centreline of hip rafter to give a 60mm gap between tiles on each slope.
 - * Hip Tiles: Third Round (8122).
 - * Continuously edge bed hip tiles and solidly bed joints and ends with mortar as clause 290 supported and thinned using slips of tile.
 - * Shape first hip tile neatly to align with corner of eaves.

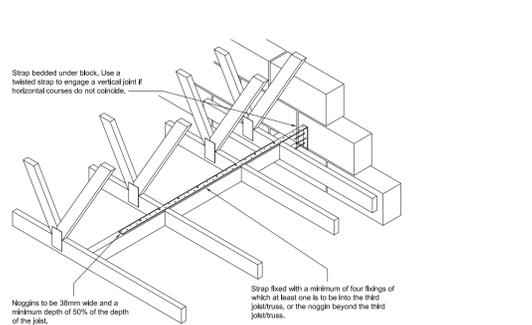
TYPICAL RIDGE DETAIL

Scale 1:10@A1



TYPICAL EAVES DETAIL

Scale 1:10@A1

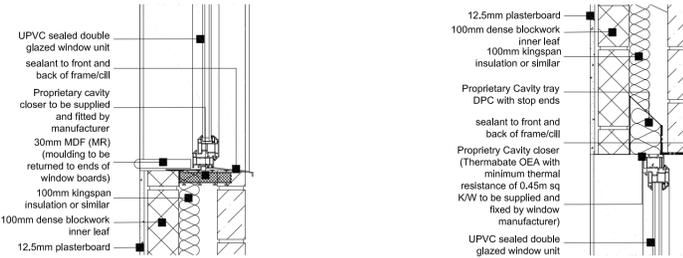


TYPICAL RESTRAINING STRAP DETAIL

Scale 1:10@A1

DORMER CONSTRUCTION (TO BE VERIFIED BY STRUCTURAL ENGINEER)

Structure comprised of 1no 100 x 250mm C24 raker to carry each dormer cheek, to span from bottom purlins upto high level purlins hung from internal walls. Purlins sizes to be agreed with Building Inspector and verified by Structural Engineer (see typical dormer section).
 Side cheeks to comprise of vertically hung natural slate tiles on 25 x 38mm soft wood treated battens, on one layer of breather membrane, on 18mm exterior grade wbp plywood, on 100x50 C16 struts at 400mm c/c, with 100mm Celotex GA4000 rigid insulation fixed vertically in between struts, and overdraw with 50mm Celotex TB4000 rigid insulation fixed across horizontally over struts (boards to be taped and sealed) fixed in place with 25x50mm soft wood battens at 600mm c/c, finished with internal vapour control layer on 12.5mm Gyproc Fireline board and skim to finish.
NOTE: Include 12mm Versapanel or Supalux (or similar approved) to external side of cheeks if less than 1 meter from shared boundary, on 18mm exterior grade wbp plywood.

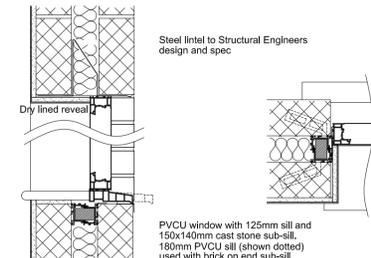


TYPICAL WINDOW CILL DETAIL

Scale 1:10@A1

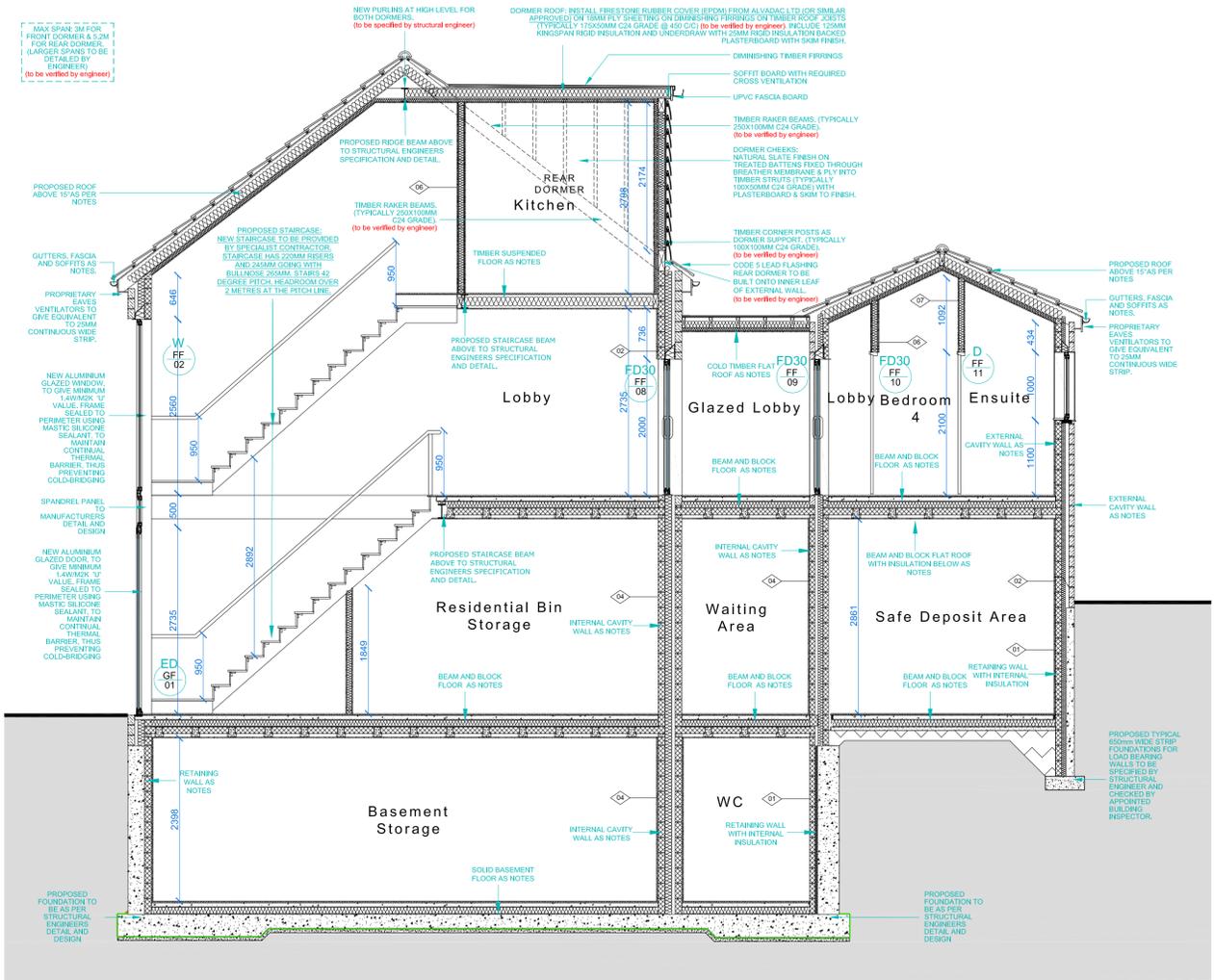
TYPICAL WINDOW HEAD DETAIL

Scale 1:10@A1



TYPICAL CAVITY CLOSER DETAIL

Scale 1:10@A1



DETAILED SECTION B-B

Scale 1:50@A1

Roof constructed from 1.1mm Firestone Rubber Cover (EPDM) synthetic rubber single-ply roofing membrane from Alvacad Ltd (Unit 14, Bowling Court Industrial Estate, BD4 8TT. Telephone: 01274 737828), laid to manufacturers specification and strictly in accordance with latest British Standard [i.e. BS747], taken 450mm under existing main body slates, on clean, dry and smooth 18mm exterior grade wbp plywood free of sharp edges, loose or foreign materials, oil and grease (laid to 1:60 falls) on diminishing firrings using 75mm to 0mm (to achieve 1:60 falls) on 50mm square counter battens at 450mm c/c, giving a minimum of 50mm ventilation to roof (ventilation gap linked to main body roof), on 75x175mm C24 flat roof joists at 400mm c/c supported using heavy duty joint hangers onto steel ridge beam to rear, and 1no 100x200mm C24 header beam to front (above window) carried on 100x100mm C16 corner posts. (to be verified by structural engineer). Include 120mm Celotex GA4000 rigid insulation laid between roof joists, ensuring ventilation gap, and underdraw with 50mm Celotex GA4000 rigid insulation fixed in place with 25x50mm soft wood battens at 600mm c/c. Finished with 12.5mm plasterboard to underside of battens and skim to ceiling.
 All verges and other internal angles of roofing felt to be turned using 50mm fillets, and to be lapped into gutter at eaves. Minimum 150mm upstand of roofing felt at all masonry junctions, with proprietary ventilation strip at abutment to existing house wall. Holding down ties to perimeters to be 25mm x 3mm galvanized steel straps at 1800mm c/c. All external timber to be tanalised or preservative treated.
ALL STRUCTURAL ELEMENTS TO ENGINEERS DETAIL.

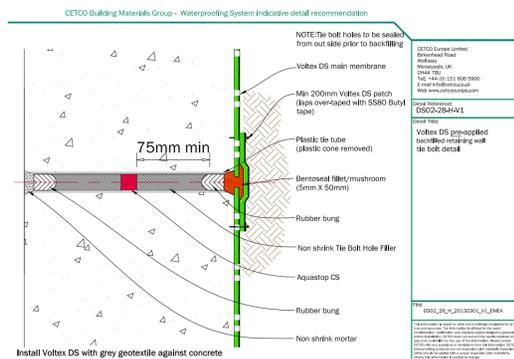
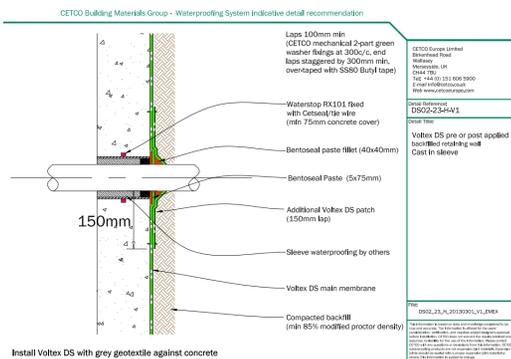
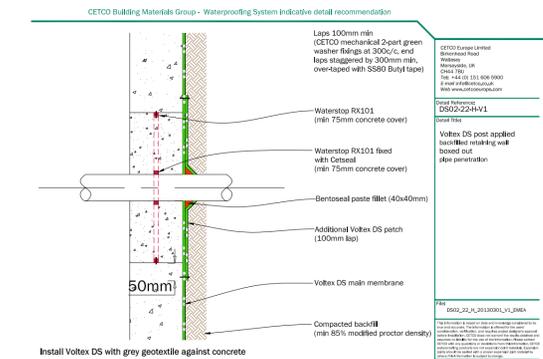
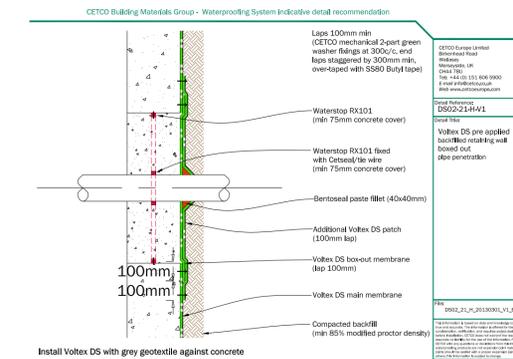
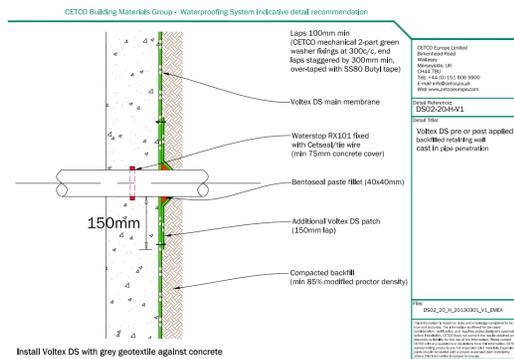
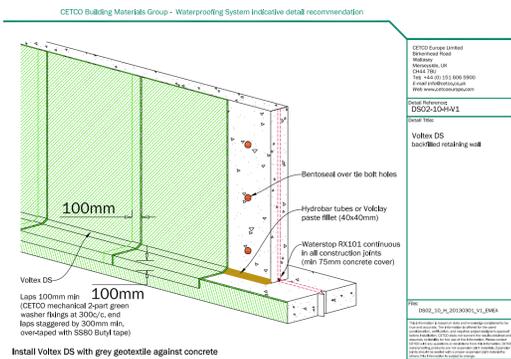
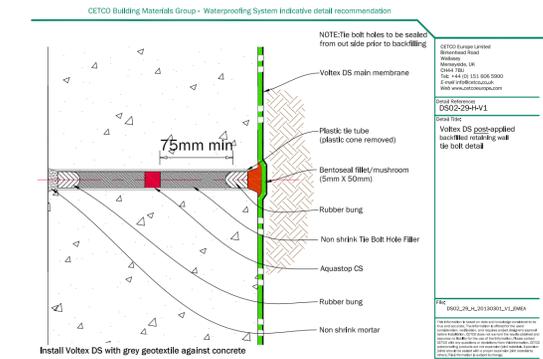
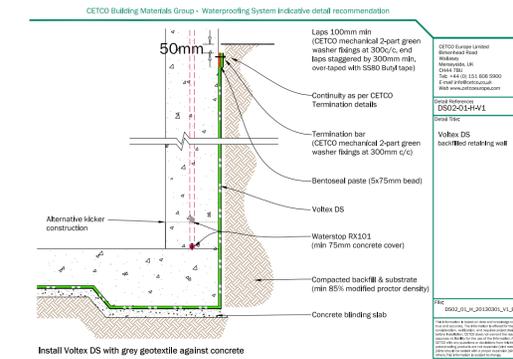
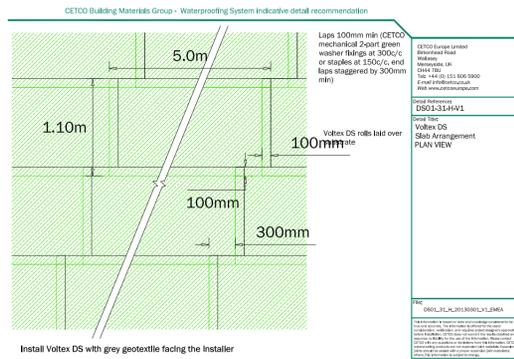
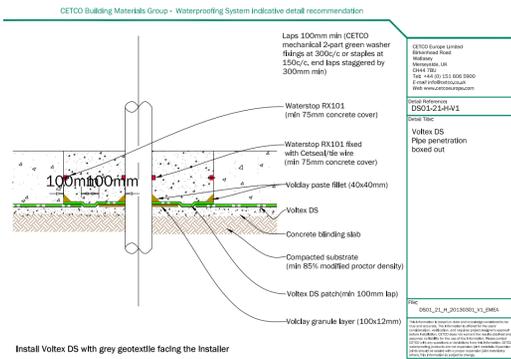
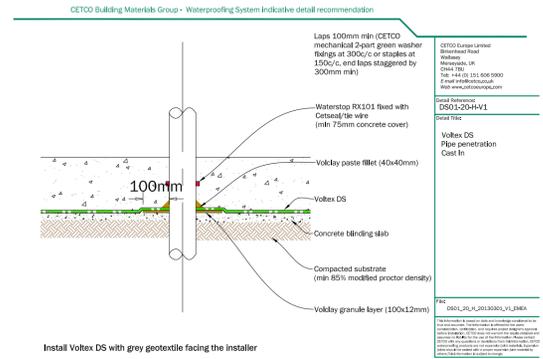
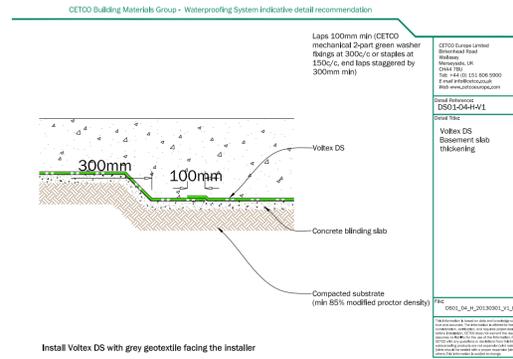
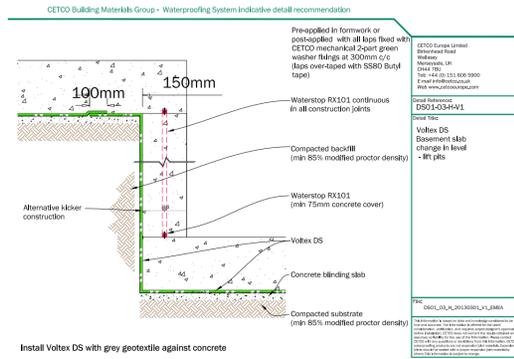
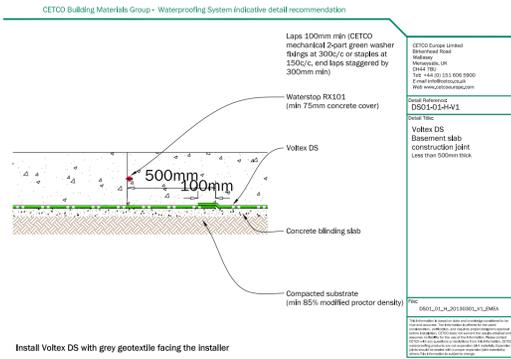
NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialist drawings, details and specifications. All works are to be carried out in accordance with the latest edition of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless noted otherwise are in millimetres. All dimensions and levels are to be checked by the contractor on the job prior to order, installation or commencement of work on site. Contractor to check and verify level of the position of all existing statutory authorities marks services on and around site. All materials and proprietary items are to be fixed/installer applied in accordance with the respective manufacturers recommendations. At all stages of work, the contractor is to be responsible for and must ensure the overall stability of all buildings, structures and excavations etc. in maintained. During the construction works all existing fire drainage is to be adequately protected and normal flows maintained.

Issue Purpose : Building Regulations Application			
Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
		Scale	1:10,20,50 @A1
Address	278 Barkerend Road, Bradford, BD3 9DF	Stage Identification	
		Design - D	Sketch Scheme - SK
Title	Detailed Section B-B	Planning - P	Construction - C

Rev - : Initial: dd-mm-yyyy :
 Drawing Number **23-007 - C - 07**

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Issue Purpose : Building Regulation Application

Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
Address	278 Barkerend Road, Bradford, BD3 9DF	Scale	1:10,20,40 @ A1
Title	Basement Tanking Details - CETCO, Voltex DS System	Stage	Identification
		Design - D	Sketch Scheme - SK
		Planning - P	Construction - C

Rev : dd-mm-yyyy : initial :
 Drawing Number 23-007 - C - 08

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GENERAL

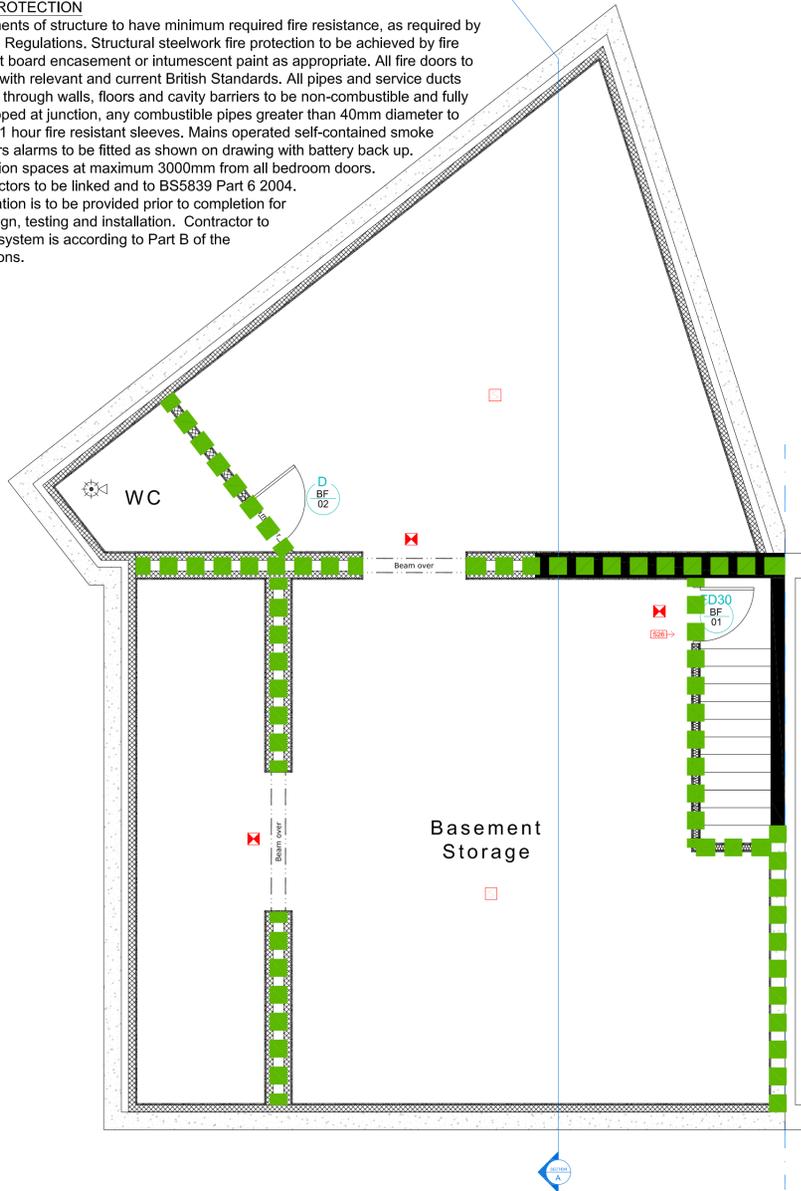
All works to be in accordance with Building Regulations 2010, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.
 All works within the contract and by the Contractor must be carried out in such a way that all requirements under The Health and Safety at Work Act are satisfied and maintained. All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice, etc, and with the requirements of all relevant and current Statutory Authority regulations.
 All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements.
THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

FIRE DETECTION

Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3.0 meters from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2004. Certification is to be provided prior to completion for the design, testing and installation.

FIRE PROTECTION

All elements of structure to have minimum required fire resistance, as required by Building Regulations. Structural steelwork fire protection to be achieved by fire resistant board encasement or intumescent paint as appropriate. All fire doors to comply with relevant and current British Standards. All pipes and service ducts passing through walls, floors and cavity barriers to be non-combustible and fully fire stopped at junction, any combustible pipes greater than 40mm diameter to include 1 hour fire resistant sleeves. Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2004. Certification is to be provided prior to completion for the design, testing and installation. Contractor to ensure system is according to Part B of the regulations.



DETAILED BASEMENT FLOOR FIRE PLAN
 Scale 1:50@A1

LEGEND

- Proposed 30 minute Fire Rated Sub-Compartment (walls to be taken to underside of structural soffit and fire stopped).
- Proposed 60 minute Fire Compartment (walls to be taken to underside of structural soffit and fire stopped).

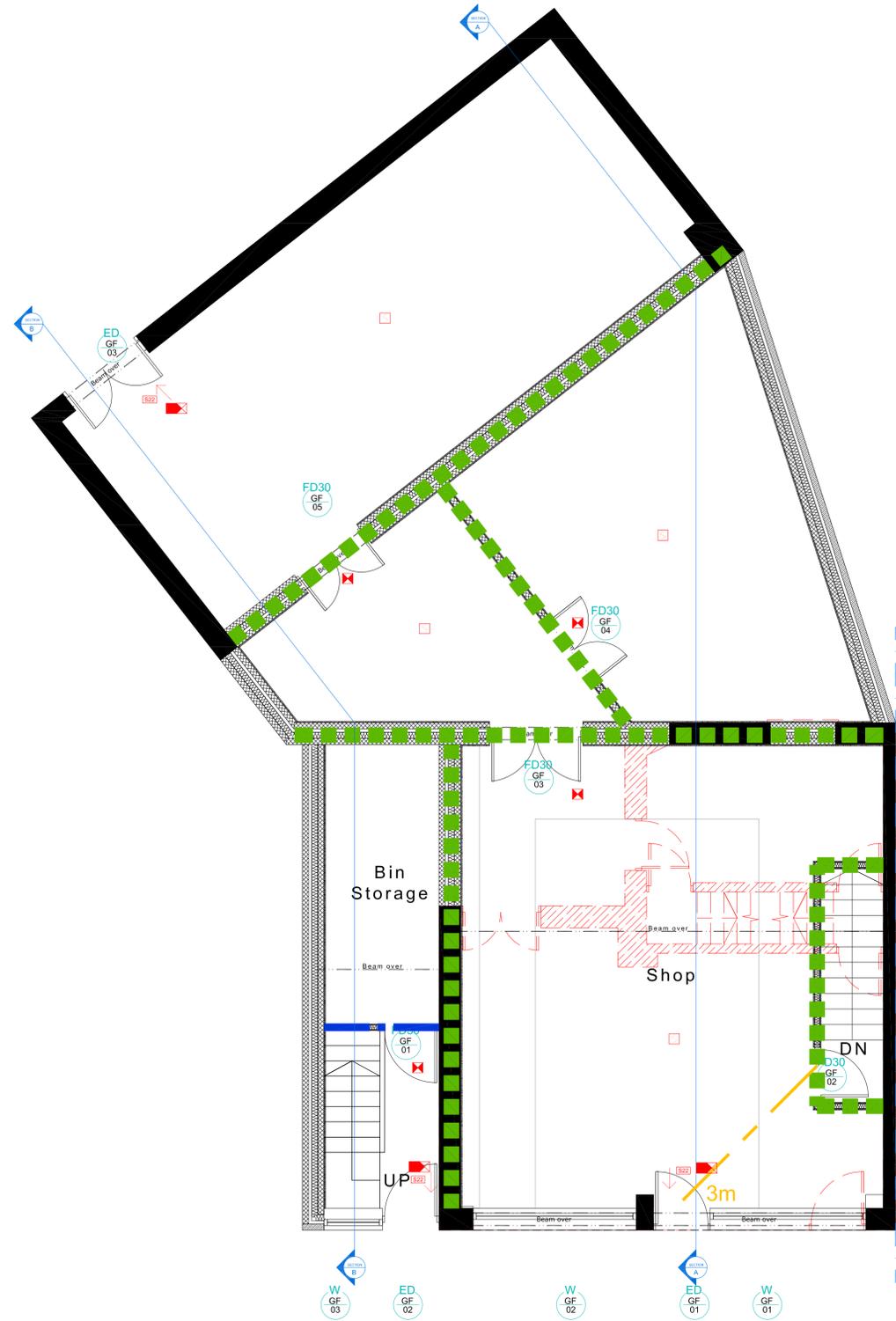
- (S30) "Disabled Refuge Keep Clear" notice.
- (S32) "Fire Action" notice.
- (S33) "Fire Door - Keep Shut" notice. (Both sides)
- (S34) "Fire Door - Keep Locked" notice.
- (S35) "Fire Exit Keep Clear" notice.
- (S37) "Fire Exit" notice.
- (S38) "Push Bar To Open" notice.
- (S39) "Fire Exit" directional notice.
- (S40) "In event of fire, avoid use of lift" notice.

- Smoke Detector [locations to be confirmed].
- Heat Detector [locations to be confirmed].
- Fire Extinguisher - powder.
- Fire Extinguisher - carbon dioxide [Co2].
- Fire Extinguisher - foam [AFFF].
- Fire Blanket.
- Fire Extinguisher [Type to be agreed].
- Exit Sign, Internally Illuminated [locations to be confirmed].
- Emergency Light Fitting [locations to be confirmed].
- Sounder Device [locations to be confirmed].
- Final Exit.
- Manual Call Point. (Red break glass point)
- Combined electronic sounder and xenon beacon
- FRG Fire resisting glazed element (integrity / insulation)

- FD30 FF 000 30 minute fire resisting door.
- FD30S FF 000 30 minute fire resisting door and frame with smoke seals.
- FD30S SC FF 000 30 minute fire resisting door and frame with smoke seals and self closing device.
- FD60S FF 000 60 minute fire resisting door and frame with smoke seals.
- FD60S SC FF 000 60 minute fire resisting door and frame with smoke seals and self closing device.

- NOTES:**
- Refer to comply with BS 5499-1:2002 Graphic symbols and signs & BS 5499-4:2005 Code of practice for escape route signs.
 - Fire exit
 - Fire exit
 - Fire exit
 - Fire exit

NOTE:
 These plans have been produced in conjunction with the Clients Fire Risk assessment. Signage and Portable extinguisher positions to be agreed with the Fire Officer. These plans are intended to form the basis for review and discussions with specialist fire equipment fitters and the clients identified Responsible person.
 Positions of sounders, detectors and emergency lights to be confirmed, as per specialist fire equipment fitters and the clients identified Responsible person.
 All compartment walls at ground floor level to be built up to the underside of concrete floor slab over, and fire stopped using compressible intumescent sealant. Metal stud partitions to include a suitable fire rated head deflection detail in accordance with manufacturers approved guidelines and details where required.
 All floors are to be treated as / constructed as compartment floors to achieve 60mins fire protection, and all service penetrations through the floor slab are to be fire stopped.
 Cavity fire barriers to be provided in accordance with Approved Document B, section B3 - Table 14, in positions indicated on plans, between GF suspended ceiling and underside of the first floor construction. Fire barriers to be installed in strict accordance with manufacturers guidelines and details.
 All structural steelwork to be fire protected using intumescent paint to achieve 60mins fire resistance.
 Fire alarm system to be type LD2 - refer to specialist's proposals for further details.



DETAILED GROUND FLOOR FIRE PLAN
 Scale 1:50@A1

NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialist drawings, details and specifications. All works are to be carried out in accordance with the latest editions of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless noted otherwise are in millimetres. All dimensions and levels are to be checked by the contractor on the job in order. Identification of commencement of work on site. Contractor to check and satisfy himself of the positions of all existing statutory authorities marks services on and around site. All materials and proprietary items are to be fixed / installed / applied in strict accordance with the respective manufacturers recommendations. At all stages of work, the contractor shall be responsible for and must ensure the overall stability of all buildings, structures and excavations etc. is maintained. During the construction works all existing fire drains are to be adequately protected and normal flows maintained.

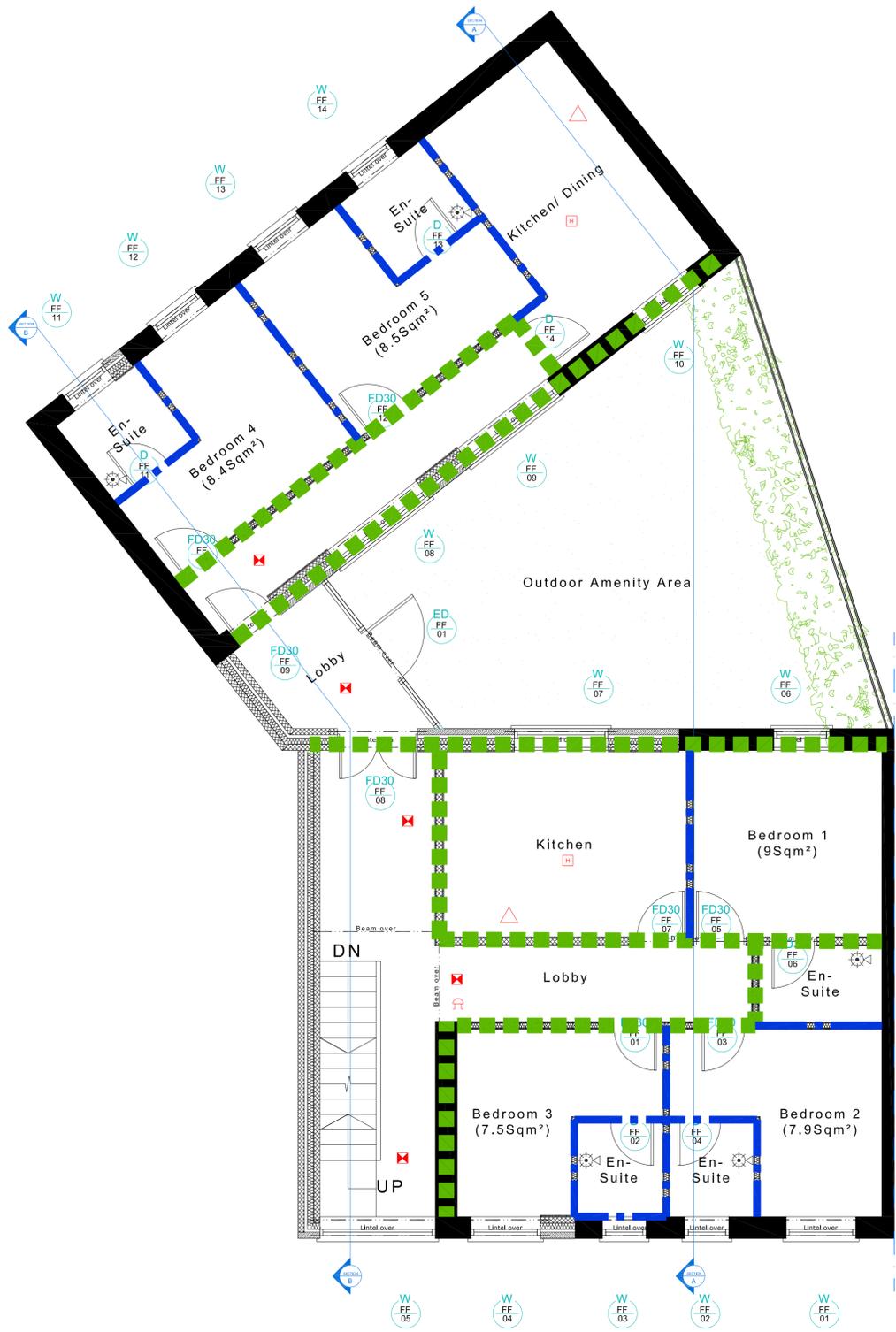
Issue Purpose : Building Regulations Application

Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
Address	278 Barkerend Road, Bradford, BD3 9DF	Scale	1:10,50,@ A1
Title	Detailed lower floor fire plans	Stage Identification	Design - D Sketch Scheme - SK
		Planning - P	Construction - C

Rev - : Initial: dd-mm-yyyy :
 Drawing Number 23-007 - C - 09

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DETAILED FIRST FLOOR FIRE PLAN
Scale 1:50@A1

GENERAL
All works to be in accordance with Building Regulations 2010, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.
All works within the contract and by the Contractor must be carried out in such a way that all requirements under The Health and Safety at Work Act are satisfied and maintained. All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice, etc., and with the requirements of all relevant and current Statutory Authority regulations.
All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements.
THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

FIRE DETECTION
Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3.0 meters from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2004. Certification is to be provided prior to completion for the design, testing and installation.

FIRE PROTECTION
All elements of structure to have minimum required fire resistance, as required by Building Regulations. Structural steelwork fire protection to be achieved by fire resistant board encasement or intumescent paint as appropriate. All fire doors to comply with relevant and current British Standards. All pipes and service ducts passing through walls, floors and cavity barriers to be non-combustible and fully fire stopped at junction, any combustible pipes greater than 40mm diameter to include 1 hour fire resistant sleeves. Mains operated self-contained smoke detectors alarms to be fitted as shown on drawing with battery back up. Circulation spaces at maximum 3000mm from all bedroom doors. All detectors to be linked and to BS5839 Part 6 2004. Certification is to be provided prior to completion for the design, testing and installation. Contractor to ensure system is according to Part B of the regulations.

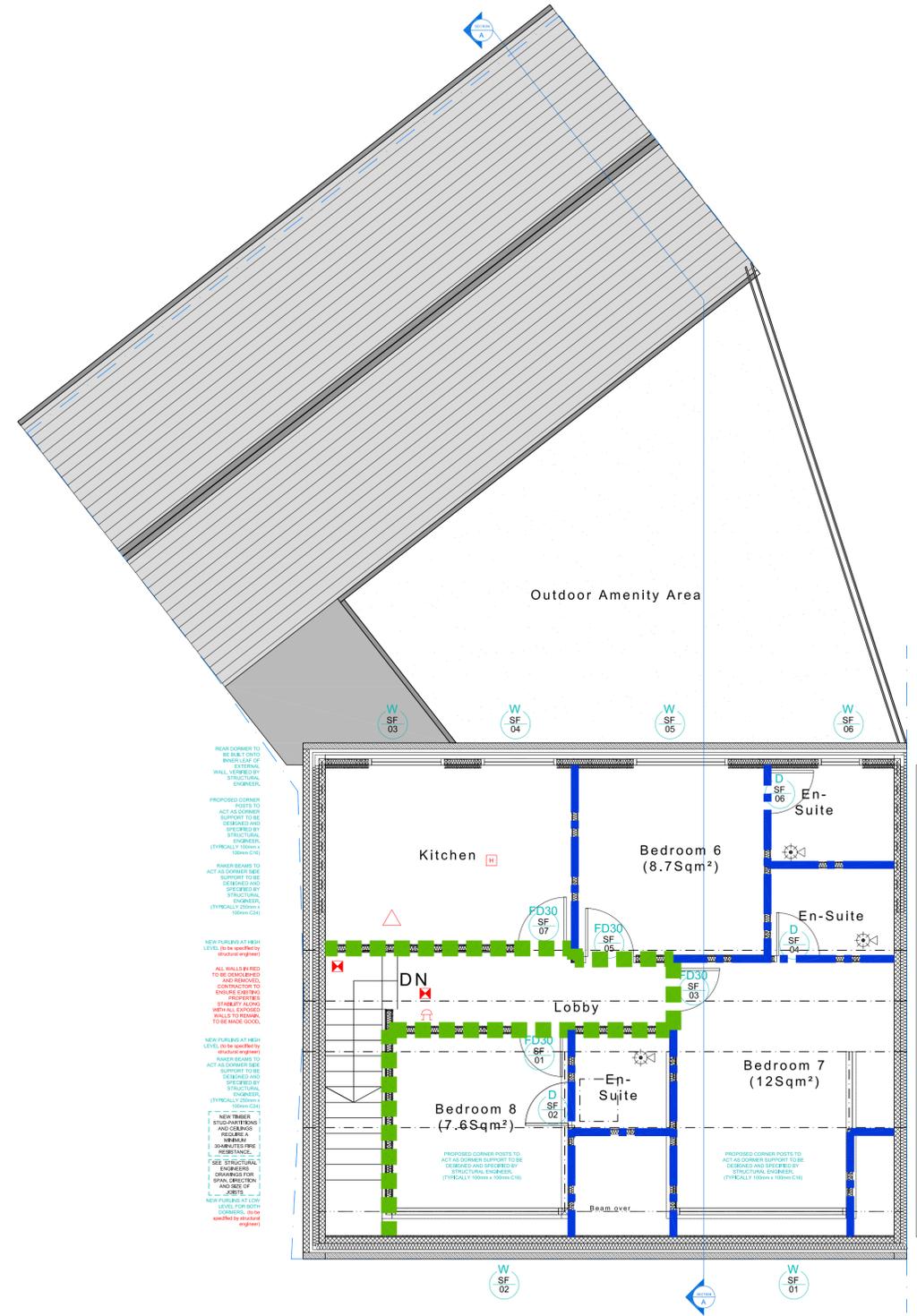
LEGEND

- Proposed 30 minute Fire Rated Sub-Compartment (walls to be taken to underside of structural soffit and fire stopped).
- Proposed 60 minute Fire Compartment (walls to be taken to underside of structural soffit and fire stopped).

<ul style="list-style-type: none"> S10 "Disabled Refuge Keep Clear" notice. S12 "Fire Action" notice. S13 "Fire Door - Keep Shut" notice. (Both sides) S14 "Fire Door - Keep Locked" notice. S20 "Fire Exit Keep Clear" notice. S22 "Fire Exit" notice. S23 "Push Bar To Open" notice. S24 "Fire Exit" directional notice. S26 "In event of fire, avoid use of lift" notice. 	<ul style="list-style-type: none"> □ Smoke Detector [locations to be confirmed]. □ Heat Detector [locations to be confirmed]. △ Fire Extinguisher - powder. △ Fire Extinguisher - carbon dioxide [Co2]. △ Fire Extinguisher - foam [AFFF]. △ Fire Blanket. △ Fire Extinguisher [Type to be agreed]. ➔ Exit Sign, Internally Illuminated [locations to be confirmed]. ⊕ Emergency Light Fitting [locations to be confirmed]. ⊕ Sounder Device [locations to be confirmed]. ↔ Final Exit. ⊕ Manual Call Point. (Red break glass point) ⊕ Combined electronic sounder and xenon beacon FRG Fire resisting glazed element (integrity / insulation)
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<ul style="list-style-type: none"> FD30 30 minute fire resisting door. FD30S 30 minute fire resisting door and frame with smoke seals. FD30S.SC 30 minute fire resisting door and frame with smoke seals and self closing device. FD60S 60 minute fire resisting door and frame with smoke seals. FD60S.SC 60 minute fire resisting door and frame with smoke seals and self closing device. 	<p>NOTES: Signage to comply with BS 5499-1:2002 (symbols) and signs A BS 5499-4:2000 (code of practice for escape route lighting).</p> <ul style="list-style-type: none"> Fire exit ↑ The "Fire Exit" notice. Face and externally illuminated sign positioned above doorway. Fire exit ↔ The "Fire Exit" directional notice. Face and externally illuminated sign positioned above doorway. Fire exit ⊕ The "Fire Exit" notice. Face and externally illuminated sign positioned above doorway.
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NOTE:
These plans have been produced in conjunction with the Clients Fire Risk assessment. Signage and Portable extinguisher positions to be agreed with the Fire Officer. These plans are intended to form the basis for review and discussions with specialist fire equipment fitters and the clients identified Responsible person. Positions of sounders, detectors and emergency lights to be confirmed, as per specialist fire equipment fitters and the clients identified Responsible person.
All compartment walls at ground floor level to be built up to the underside of concrete floor slab over, and fire stopped using compressible intumescent sealant. Metal stud partitions to include a suitable fire rated head deflection detail in accordance with manufacturers approved guidelines and details where required.
All floors are to be treated as / constructed as compartment floors to achieve 60mins fire protection, and all service penetrations through the floor slab are to be fire stopped.
Cavity fire barriers to be provided in accordance with Approved Document B, section B3 - Table 14, in positions indicated on plans, between GF suspended ceiling and underside of the first floor construction. Fire barriers to be installed in strict accordance with manufacturers guidelines and details.
All structural steelwork to be fire protected using intumescent paint to achieve 60mins fire resistance.
Fire alarm system to be type LD2 - refer to specialist's proposals for further details.



DETAILED SECOND FLOOR FIRE PLAN
Scale 1:50@A1

NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialist drawings, details and specifications. All works are to be carried out in accordance with the latest edition of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All alterations or changes noted elsewhere on this drawing, all dimensions and levels are to be checked by the contractor on the job. No order, identification or commencement of work on site. Contractor to check and verify himself of the positions of all existing statutory authorities make services on and around site. All materials and proprietary items are to be fitted / installed / applied in strict accordance with the respective manufacturers recommendations. At all stages of work, the contractor shall be responsible for and must ensure the overall stability of buildings, structures and excavations etc. is maintained. During the construction works all existing fire drawings to be adequately protected and normal flow maintained.

Issue Purpose : Building Regulations Application		Rev - : Initial: dd-mm-yyyy :	
Client	N/A	Drawn	SN
Project	Proposed change of use to shop with hmo above, double and single side and rear extensions	Date	16-06-2023
Address	278 Barkerend Road, Bradford, BD3 9DF	Scale	1:10,50,@ A1
Title	Detailed upper floor fire plans	Stage Identification	Design - D Sketch Scheme - SK
		Planning - P Construction - C	

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