Part A:
All structural alterations are to be carried out by the landlord and covered under a separate application.

Part B: Fire alarm/detection systems
Install new, electrically operated, integrated, Type L2 Fire Alarm System to comply with BS5839-1: 2017. Call points for electrical alarm systems should also comply with BS5839-1:2017.
Detectors to be manufactured to comply with the requirements of BS 5839-1:2017. All alarms to be installed in accordance with the guidance given in the AD B, and BS5839-1:2017

Smoke detectors should not be fitted next to or directly above heaters or air conditioning outlets. The fire alarm system is to be properly designed, installed and maintained. Installation and commissioning certificates are to be provided and the installation supported by a third party certification scheme for fire protection products and related services.
The power is to be derived from the property's mains electricity supply and the supply should should comprise a single independant circuit at the dwelling's main distribution board.
Any conductors used for interconnecting alarms (signalling) should be readily distinguishable from those supplying mains power, e.g. by colour coding.

Actuation of release mechnisms for doors is to be in accordance with BS7273-4:2015 Code of Practice for the operation of fire protection measures.

Part F:
See drawing for additional notes. Section 3 applies - 'Work on existing buildings'. Natural background ventilation to be provided at rate of 250mm2 per m2 of floor area to WCs. Purge ventilation to be provided by means of opening windows and doors provided within trading area.
Design for mechanical extract to kitchen to be carried out by specialist supplier and to be submitted to the Approved Building Inspector for approval prior to installation. Design of ventilation to meet the requirements of design guidance set out in HSE Catering Information Sheet No. 10, 2000: Ventilation of kitchens in catering establishments and CISBE Guide B2:2001, Section 3.6.

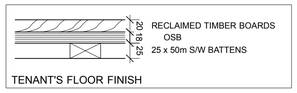
Part H:
Sanitary provision throughout the building to comply with the following:
Wash hand basins to have 32mm diameter traps with 75mm depth of seal with gradients to suit design curve shown in Approved Document H1.
Sinks, baths and food waste disposal units to have min. 40mm dia. trap with a 75mm depth of seal.
WC pans to have min. 75mm dia. trap with 50mm depth of seal.
Branch pipe gradients:
Sink - 18 < 90mm/m.
WC - 9mm/m. minimum
Branch connections to stacks: Small similar sized connections not exceeding 65mm and directly opposite one another should be offset 110mm vertically.
Use angled connection or 50mm diameter parallel junction where a waste branch directly opposite a WC would enter the stack within 200mm below the WC connection centreline. All new drains are to be tested for water tightness in accordance with the requirements of the Building Regulations.
Where new drain pipe penetrates existing walls, form openings in walls with appropriate lintels to provide at least 50mm clear all around the pipe and mask the openings with rigid sheet material to prevent the ingress of fill or vermin.
Final layout of plumbing and drainage to comply with BS 12056-2000 to ensure adequate falls are achieved.
Wastes from kitchen sinks are to connect into a 'Grease Pak' Biological Drain Maintenance System prior to connecting into the mains drains.
The contractor is to verify on site the exact positions of the existing drain runs and agree the proposed layout with the building inspector prior to commencing drainage works.

Part L:
A TER/BER submission should be made to the BCB to demonstrate compliance for the part of the building covered by the fit-out work. This submission should be based on the building shell as constructed and the fixed building services as actually installed. A new EPC is also required for that part of the fit-out.
The heating and hot water system is to be commissioned by a person suitably qualified to do so, so that at completion the sytem and its controls are left in working order and can operate efficiently for the purposes of the conservation of fuel and power. Commissioning certificate to be supplied by mechanical contractor to Building regulations department on completion of works. The boiler is to have an efficiency not less than that recommended for its type in the Non-domestic Heating, Cooling and Ventilation Compliance Guide.
All pipes, ducts and vessels are to be insulated to standards that are not worse than those in the Non-Domestic Heating, Cooling and Ventilation Compliance Guide.
Fixed energy efficient lighting (compact fluourescent fittings) are to be provided in the cafe/bar, wc's and kitchen (high frequency fluorescents). Sensor switches to be provided in wc's that switch off lights in the absence of occupants but switching on is done manually. Distance from light fitting to control in cafe/bar should be no more than 6m. The perimeter row of lighting, adjacent to windows should be switched separately.
The external thermal envelope of the unit will be completed by the LL and covered under a separate application.

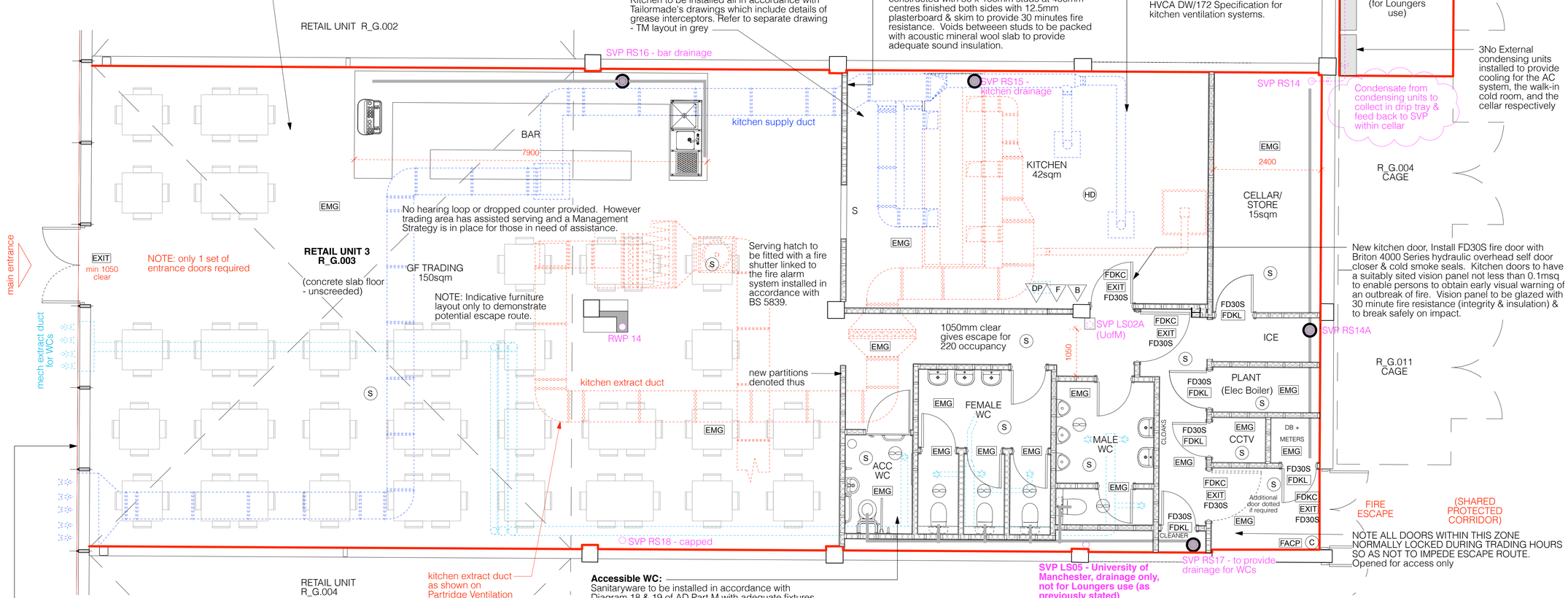
Part M:
Level access is provided to the main body of the cafe and a new accessible WC will be installed in accordance with the provisions of the AD.

FIRE KEY:

EXIT	Illuminated Fire Exit sign in accordance with BS5266 - 1:2016	FACP	Fire Alarm Control Panel
	Alarm sounder	SD	Smoke detector
C	Break glass call point for fire alarm in accordance with BS5839-1:2017	S	Smoke detector/alarm
		HD	Heat detector
FD30	Fire door to provide min. 30 minutes fire protection	EMG	Emergency lighting in accordance with BS5266 - 1:2016
FD30S	Fire door to provide min. 30 minutes fire protection and where restricted smoke leakage at ambient temperatures is needed.	FDKL	Fire Door Keep Locked
		FDKC	Fire Door Keep Closed



Floating timber floor installed as inset (above):



GROUND FLOOR PLAN GIA - 295sqm

Shopfront installed by LL prior to Loungers fit-out, and not part ofthis application. Shopfront to have laminated glazing & manifestation as per insets.

Main entrance(s) installed by LL prior to Loungers' fit out. To have outward opening DDA entrance door to be installed with a total minimum clear opening width of 1050mm (see occupancy numbers) with door leaf being a minimum of 1000mm wide. The opening force at the leading edge of the manually operated non-powered entrance door is to be not more than 30N at the leading edge from 0 degree to 30 degrees open, & not more than 22.5N at the leading edge from 30 degrees to 60 degrees of the opening cycle. Where fitted with a latch the door opening furniture can be operated with one hand using a closed fist. All door opening furniture should contrast visually with the surface of the door & not be cold to the touch.

Accessible WC:
Sanitaryware to be installed in accordance with Diagram 18 & 19 of AD Part M with adequate fixtures and fittings and emergency assistance pull cord alarm. An audio visual fire alarm sounder is also to be provided. Appropriate colour contrast to be provided to walls, floors and doors within wheelchair accessible WC. Mechanical extract fans to be ducted to external air to provide a minimum extract rate of 6l/s per WC. Extract to be controlled by means of switching on the light (by means of motion sensors) with an adjustable over run timer.

WCs configured as shown. WC's designed in accordance with BS6465. 2 no. WCs for 30 females plus 1no. WC and use of unisex accessible WC account for an additional 60 females. Male WC provides 1no. WC. 3 no. urinals provided to accommodate at least 220 males. 1 no. cubicle in each WC to be ambulant accessible with an outward opening door and grab rails all in accordance with Part M.

Electrical Installation:
Undertaking of electrical installations is to be undertaken by a Contractor who is registered as an Approved Commercial Contractor with a body such as the NICEIC. The installation must comply with the 'Fundamental Principles' for achieving safety given in BS 7671: 2008 or 2018. To achieve these requirements the electrical installation must be:
a. designed and installed to afford appropriate protection against mechanical and thermal damage, and so that they do not present electrical shock and fire hazards to people;
b. suitably inspected and tested to verify that they meet the relevant equipment and installation standards. A way of satisfying the fundamental principles would be to follow:
a. the technical rules described in the body of BS 7671: 2008 or 2018, or an equivalent standard approved by a member of the EEA that includes issuing an electrical installation certificate to the person ordering the work; and
b. guidance given in installation manuals that are consistent with BS 7671: 2008 or 2018

British Standards
The Fire alarm system is to be installed in accordance with BS5839-1:2017.
The Emergency Lighting system is to be installed in accordance with BS5266-1:2016.
As stated above, the electrical installation is to comply with BS7671:2008 or 2018.

Final escape door discharges to a protected route leading directly to an external safe muster point.

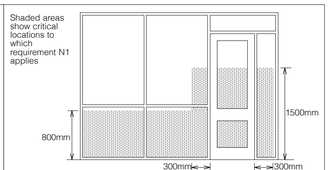
Green break glass call point to be positioned close to the door to allow exit in the event of fire without the use of a key or keypad codes.

Each door providing access to a means of escape including final exit doors will be conspicuously and distinctively marked by emergency exit signs of adequate size including a 'running man' symbol & complying with Health and Safety (Safety Signs and Signals) Regulations 1996.

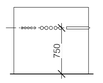
Occupation numbers:
Unit provided with 2No. emergency escape routes of min width 1050mm - maximum occupancy limited to 220 people for main trading area. This should be identified in the client's fire risk assessment.

The fire safety package is to be forwarded to the responsible person all in accordance with Regulation 38.
A fire risk assessment is to be completed on occupation of the building.

Shaded areas show critical locations to which requirement N1 applies



AD N Glazing Diagram



Height of Manifestation for Large Areas of Glazing

Manifestation can take various forms, broken or solid lines, squares etc.

Manifestation not required to doors where glazing width is less than 400mm between frames, there is a rail between 600 and 1500mm above the floor, the door has a single pane of glass with a substantial frame or fully glazed doors with no frame but with a large handle or push plate on each single pane.

Rev	Date	Initials	Details
F	11.12.18	DR	minor amends to BOH layout
E	11.12.18	DR	British Standards updated
D	14.11.18	DR	Drainage plan added up in grey
C	01.11.18	DR	Condensate pipe added
B	23.10.18	DR	Ventilation layouts updated
A	04.09.18	DR	Services updated and coordinated

Purpose of Issue
FOR LL APPROVAL / BUILDING REGULATIONS

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Project **Navarro Lounge** at Unit 3, Manchester Business School
Client Loungers Ltd.
Title Ground Floor Plan - Proposed
Drawing No. LNG3378.11F
Scale 1:50 @ A1, 1:100 @ A3
Date JUNE 2018

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information to be taken from figured dimensions only.