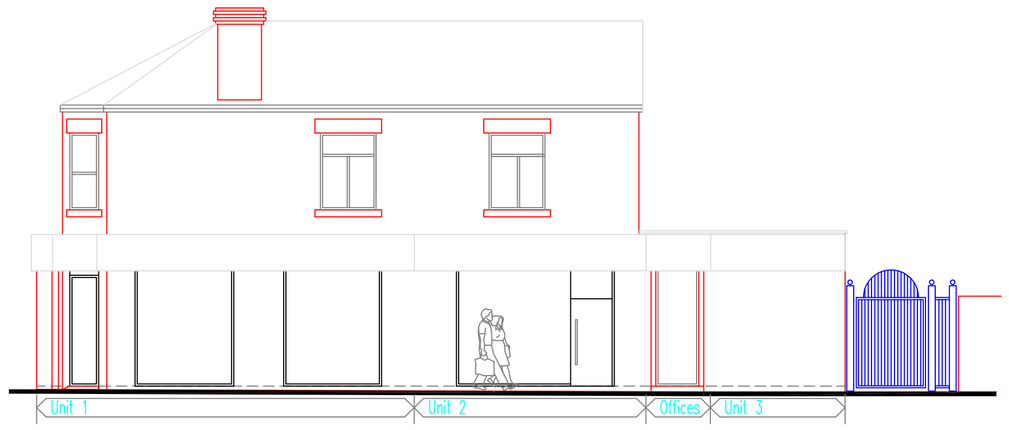
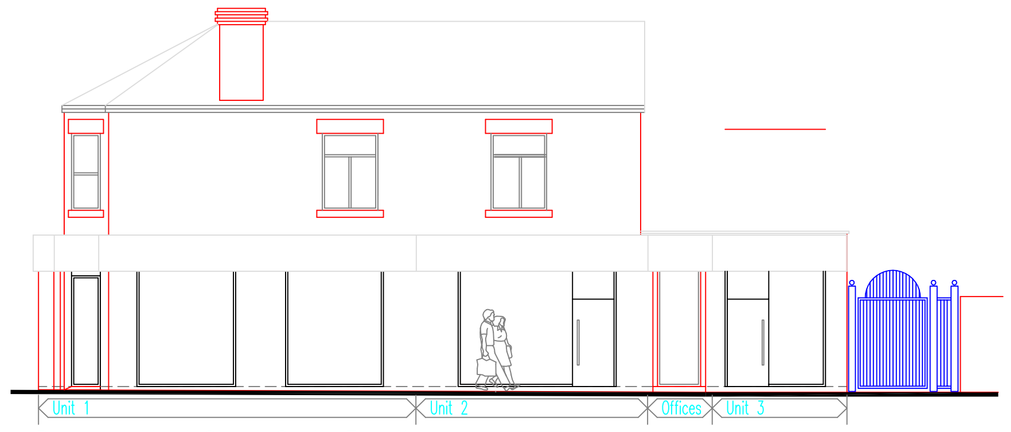


Existing Lloyd Street South Elevation



Proposed Lloyd Street South Elevation

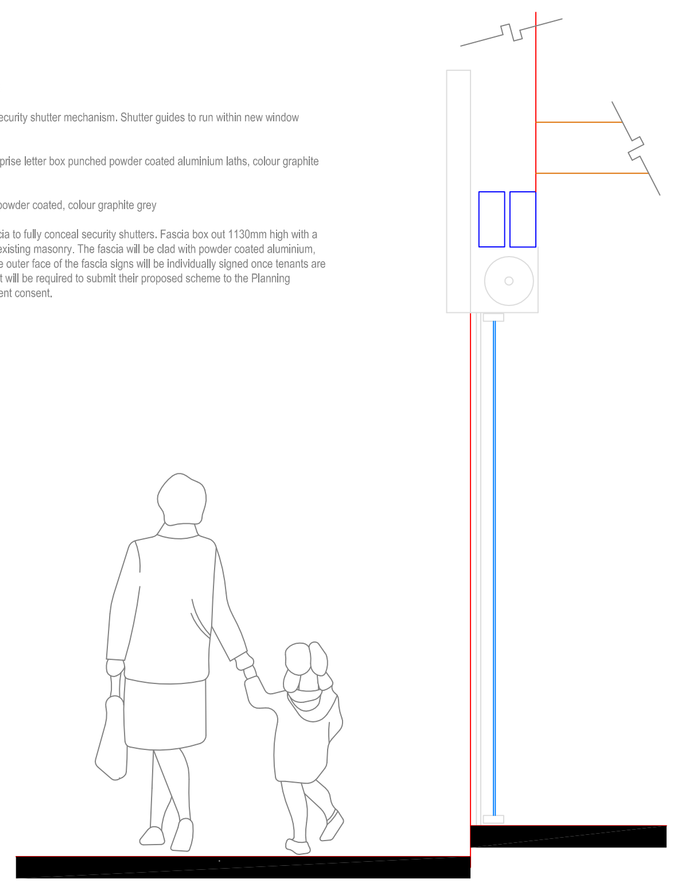
SECURITY SHUTTERS

Fascia to fully conceal security shutter mechanism. Shutter guides to run within new window reveals.

Security shutters to comprise letter box punched powder coated aluminium laths, colour graphite grey.

Security shutter guides powder coated, colour graphite grey

Proposed projecting fascia to fully conceal security shutters. Fascia box out 1130mm high with a 75mm stand off face of existing masonry. The fascia will be clad with powder coated aluminium, colour graphite grey. The outer face of the fascia signs will be individually signed once tenants are secured and each tenant will be required to submit their proposed scheme to the Planning authority for Advertisement consent.



Scale Bar 0 1 2 3 4 5m

GENERAL
No dimensions are to be scaled from this drawing, the contractor is to check and verify all building and site dimensions, levels, drainage locations / invert levels at connection points before work commences.

This drawing must be read with and checked against any structural, specialist and architectural drawings provided / required, the contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

The contractor shall investigate the locations of all domestic services and allow for any necessary modifications to same to complete the project.

Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.

All works to comply with BS8000 series, all materials to be used and installed in accordance with the relevant manufacturers instructions and recommendations.

These drawings have been prepared only for the purposes of obtaining Local Authority approval.

The contractor is to notify Building Control at the appropriate stages in construction necessary for them to determine the works statutory compliance.

Should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of the works and record and report with the respective owners any defects.

All drainage lines are assumed and shall be confirmed by the client / contractor prior to commencing the works / finalising costings. The client / contractor shall establish the classification of the drains in accordance with the Water Industry Regulations 2011 and if deemed public sewers obtain all necessary permissions / diversions etc. from the relevant utility company / building control officer

PARTY WALL etc ACT
The building owner shall serve notice on all adjoining owners who will be affected by the proposed works as detailed under the Party Wall Act 1996 and receive written consents or appoint surveyors to determine a party wall award, before such works commence on site.

CDM - REGULATIONS
The client MUST avail themselves of their Legal Duties to comply with the CDM Regulations 2015 by visiting the following HSE website http://www.hse.gov.uk/pubns/indg411.htm and the requirements to appoint a Principle Designer and a Principle Contractor for works to commercial properties, and notify the HSE using an F10 form if the project extends to more than 30 days in duration with more than 20 operatives on site at any one time / or will involve more than 500 person days of work. For Domestic clients (those persons engaging services to be undertaken on their own home) the duties under the CDM Regulations are to be undertaken Contractor (or in the case where there is more than one contractor, the Client MUST appoint one contractor to undertake the role of Principle Contractor who will have the responsibility to co-ordinate all H&S matters across all contractor involved in the project.

The client has NOT appointed myself as the Designer / Principle Designer to undertake the duties required under this role as required under the CDM Regulations 2015. The client is aware of their Legal Duty to appoint a competent person to undertake this role in good time BEFORE the construction works commence on site to ensure that the project has been effectively planned, managed, monitored and co-ordinated with respect to Health and Safety matters.

The client must ensure that all appropriate pre-construction information is obtained and provided in good time to the Contractors / Principle Contractors BEFORE construction activities commence on site and the Principle Contractor MUST prepare a suitable Construction Phase Plan on ALL projects BEFORE works commence on site.

CDM - DESIGNERS RESIDUAL RISK ASSESSMENT
No asbestos survey has been undertaken and a level 3 intrusive survey must be undertaken prior to commencing works, should any asbestos containing materials be identified then appropriate action must be taken by licensed contractors to remove any risk to the contractors / occupants / members of the public.In addition to the level 3 survey the contractor shall report any materials which he suspects may contain asbestos and ensure that samples of same are tested for the presence of asbestos.

All demolition works to be undertaken by CITB operatives using appropriate temporary supports. The contractor shall ensure that means of escape are maintained throughout the construction project. All construction activities are to be adequately segregated from members of the public and any occupiers of the building / adjacent properties in accordance with HSG 151 Protecting The Public

No services investigations have been carried out, the contractor must undertake "dial before you dig", tel 0844 800 9957, investigations before commencing excavations on site.

All works at height to be undertaken from appropriate working platforms.

The contractor shall programme the works and undertake all necessary temporary measures to maintain the means of escape for the premises throughout the project.

All electrical works to be undertaken in accordance with BS7671 and the latest IEE Regulations, all installations to be inspected and certified by NICEIC / ECA registered engineers. A CO detector shall be installed in each room containing a gas appliance and a smoke detector shall be placed on each floor in all properties offered for rent from 1st October 2015.

All works to gas appliances / pipework / fittings to be undertaken by appropriately licensed engineers who are part of the Gas Safe Register.

STRUCTURAL ENGINEERS
A qualified structural engineer shall be commissioned to provide calculations to prove the suitability of the existing / proposed beams and structure, together with advising on load paths / new column positions etc. Beam / foundation sizes etc. shown on this drawing are for estimating purposes only and the structural engineers design shall take precedence. All calculations are to be submitted to the Building Control Officer for approval before the works commence.

BOUNDARIES
The client shall confirm the exact position of legal boundaries, any boundaries shown on these drawings are notional / as advised by the client and must be accurately established before any construction works commence. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

Rev.	Mod. Notes	Date	By
C	Application for shop front with door	Nov 17	DAP
B	Entrance door removed from Unit 3	Oct 17	DAP
A	Issued for comment	Sept 17	DAP

Client
Golden Erbil

Location
Unit 3,280-282, Claremont Rd, Manchester M14 4NW

Job Title
Formation of new shop window and entrance door to Unit 3

Drawing Title
Existing and Proposed Elevations Fascia / Security Shutters

Scale 1:100, 1:20
Sheet A1
Date Sept 17
Drawn by DAP

Dwg. No. 19/17-01
Rev. C