PLUMBING
All above ground drainage to comply with BS 8000-13.

Bath, whb, shower and kitchen sinks wastes to be min. 38mm in dia fitted with resealing anti-vac traps. Waste pipes to be laid at min 1:80 falls. Combined waste pipe to be min 50mm dia.
No opposing connections to SVPs within 200mm of a WC connection.

100mm dia. SVP provided as indicated - accessible rodding eye to base and to all changes in direction. SVP to terminate a min of 900mm above opening windows / rooflights within 3m and be fitted with bird cage.

Air relief valves (where specified) to be installed above the level of the highest appliance overflow that is also connected to the system.

Soil pipes passing through habitable rooms or ceilings above same are to be lagged with min. 50mm sound deadening quilt and with 2 No. layers of 12.5mm plasterboard on a 38x38mm timber framework. Provide access points to ceiling / floor voids etc. to ensure all plumbing is accessible as required.

ELECTRICAL INSTALLATION
All electrical installations to be undertaken in accordance with BS7671 and with the latest edition of the IEE Wiring Regulations. All electrical works are to comply with Approved Document Part P of the Building Regulations. Electrical installations should be inspected / tested prior to the works commencing and upon completion of the project and appropriate certification eg. IEE, NICEIC, ECA issued to the occupier.

Light switches and socket outlets shall be located at appropriate heights between 450 and 1200mm above the finished floor.

Self contained mains powered smoke detectors to be installed in domestic situations with integral battery back up, provided at each level as indicated by SD on floor plans. All alarms to be interlinked and wired to separate sub-circuit on mains distribution board. Smoke alarms to be situated within 3.0m of bedroom doors.

Lighting (Energy Saving Provisions)
To any new wiring system or when rewiring an existing lighting system install energy efficient light fittings as follows:-
Fixed Internal Lighting - Fix light fitting that only take laps having a luminous efficacy greater than 40 lumens per circuit watt (power consumed), either 1 per 25m2 of dwelling floor area (excluding garages) or part thereof OR 1 per 4 fixed light fittings.
Fixed External Lighting - Lamp capacity not to exceed 150 watts per light fitting and fitting to have automatic daylight / motion sensors fitted OR fitting to have sockets capable of only using lamps with efficacy greater than 40 lumens per circuit watt

STRUCTURAL DESIGN NOTES :
The details are indicative and only for the general guidance for the builder.

The builder must check on site suitability and applicability and if the builder is not sure or has any doubt then the designer must be consulted for further guidance.

These calculations do not constitute a structural appraisal of the building. The client must employ a suitably experienced contractor who has full knowledge and understanding of good building practice.

The calculations are not to be used as working drawings and any setting out dimension should be checked by the builder on site prior to work commencing / ordering materials.

These calculations are used to obtain local authority approvals, no reliance shall be placed upon them until such approval has been given in full.

It is the responsibility of the builder // contractor to ensure that all temporary and permanent construction works are carried out in a safe competent and professional manner.

The contractor is recommended to refer to guidance given in the following Building Research Establishments Good Building Guides :-

1. No.15 "Providing temporary support during work openings in external walls" and
2. No. 20 "Removing internal load-bearing walls in older dwellings"

Lintels / beams installed into new openings in existing masonry walls to be slate wedged and mortar packed (dry mix 1 cement : 3 sand) between soffit of the opening and the top of the lintel / beam.

All steelwork to be Grade S275 (43) to BS EN 10025 unless noted otherwise.

All internal steelwork to have one coat of zinc rich primer 75u, touched up where damaged.

Steel beam ends to be fully built into existing walls.

The contractor must use appropriate mechanical lifting aids to install beams.

There is always a possibility that some initial settlement may occur due to load re-distribution and the supporting ground strata slight consolidation. This is unavoidable in these situations but should not be a recurring problem. The client may need to carry out some re-decoration when the movement has ceased and this should be taken into consideration with respect to redecoration costs for the project.

ENERGY CONSERVATION
The client shall obtain Energy Performance Certificates for each dwelling prior to them being advertised for rent or sale, same to be made available to prospective tenants / purchasers. The client shall commission SAP ratings for the properties from the manufacturer of the insulation / qualified consultant to demonstrate compliance with the Building Regulations Part L

DRAINAGE
All drainage runs shown on these drawings are assumed and should not be relied upon as being complete or correct and further verification works will be required prior to the commencement of the project and the finalisation of costings. The contractor / client must establish if the existing / proposed drainage system that run below or are within 3m of the proposal is / will be classified as a public sewer and allow for any necessary diversions / protection measures to comply with the requirements of the utility company / Building Control officer.

Below ground drainage to be approved 100mm dia plastic or clay drainage system laid to min 1 in 40 falls, bedded and installed in accordance with manufacturers written instructions, all in accordance with BS EN 12056.

Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturers, provide covers with duty rating appropriate to location, eg only pedestrian traffic light duty, motor vehicle traffic heavy duty.

Internal inspection chambers to have double seal bolt down covers.All gullies to be back inlet and roddable, wastes to discharge below grating but above water line.All redundant drainage to be capped and sealed.

All drains passing beneath proposal to be exposed and once inspected by the Building Control Officer to be encased in 150mm of concrete, drains passing through foundations to be lintolled over with flexible joints either side of wall.

Contractor to ascertain if drainage system is combined or separate, is separate contractor to allow for connecting foul waste to existing foul drain and surface water to existing surface water drain.

EQUALITY ACT

The managers are aware of their duties under the Equality Act. A hearing induction loop will be provided on the servery. A section of the servery will be lowered to accommodate wheelchair users. Door closer resistances to comply with Part M of the Building Regulations.Contrasting colours will be used on decor, furnishings etc to aid the visually impaired. The managers are aware of their responsibility to provide all reasonable assistance to disabled customers / staff members.

SHOP FRONT GLAZING
All new shop fronts to comply with Part N of the Building Regulations, all glazing to comply with BS6206 and transfers / decals to be provided at 1500mm above floor level to comply with manifestation of glazing requirements.

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 / Priciple 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.

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.

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.

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.

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

D	Issued for Revised Planning Application	Nov 17	DAP
Rev.	Mod. Notes	Date	By

Client
Amir Salim

Location
5, Progress Buildings, Cheetham Hill Rd, Manchester

Job Title
Conversion From Bank To Retail Premises

Drawing Title
Proposed Floor Plans

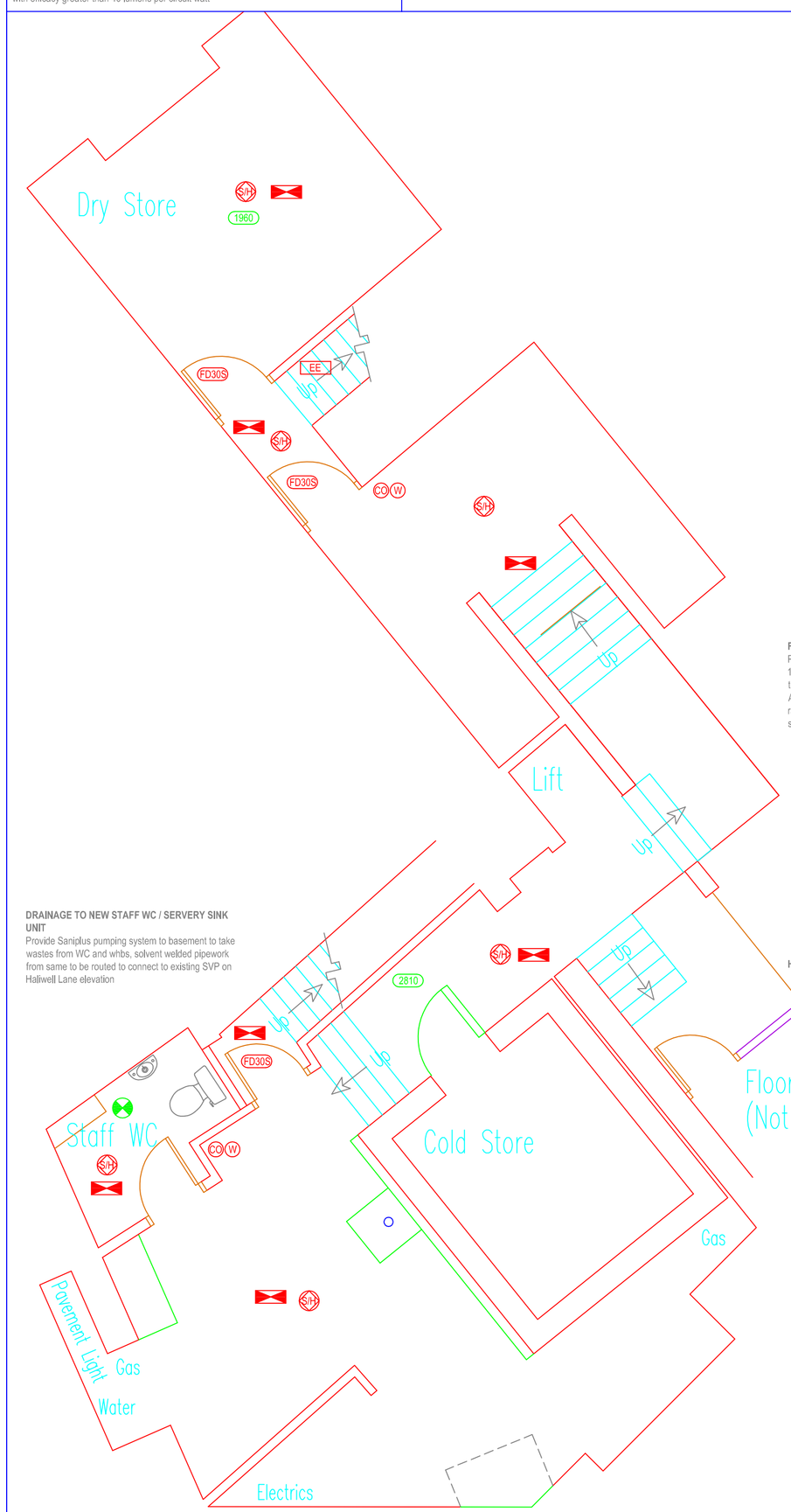
Scale 1:50	Sheet A1
Date Sept 16	Drawn by DAP
Dwg. No. 14-25/17	Rev. D

LEGEND
- SD — Smoke/Heat detector + sounder
- FD30S — Fire door, 30min rating + smoke seals
- Maintained emergency light
- EE — Maintained emergency exit sign
- FE — Fire Exit door + panic ironmongery
- Call Point
- CO W — 2kg CO2 or 9L water extinguisher
- Fire blanket

FIRE PROTECTION
NB: The management shall undertake a Fire Risk Assessment in accordance with the Regulatory Reform (Fire Safety) Order 2005 prior to occupation of the premises and implement the measures identified within the Risk Assessment.

All exit signage to comply with BS 5499, emergency lighting to comply with BS 5266, fire alarms to comply with BS 5839 L2/P2, smoke / heat detectors to comply with BS 5446, contractor to ensure that the design / installation meets with the fire officers approval, extinguishers to comply with BS EN3 and sited in accordance with BS 5306:Pt 8

Fire dampers / intumescent collars to be provided where HVAC / electrical components penetrate fire rated partitions / floors / ceilings.

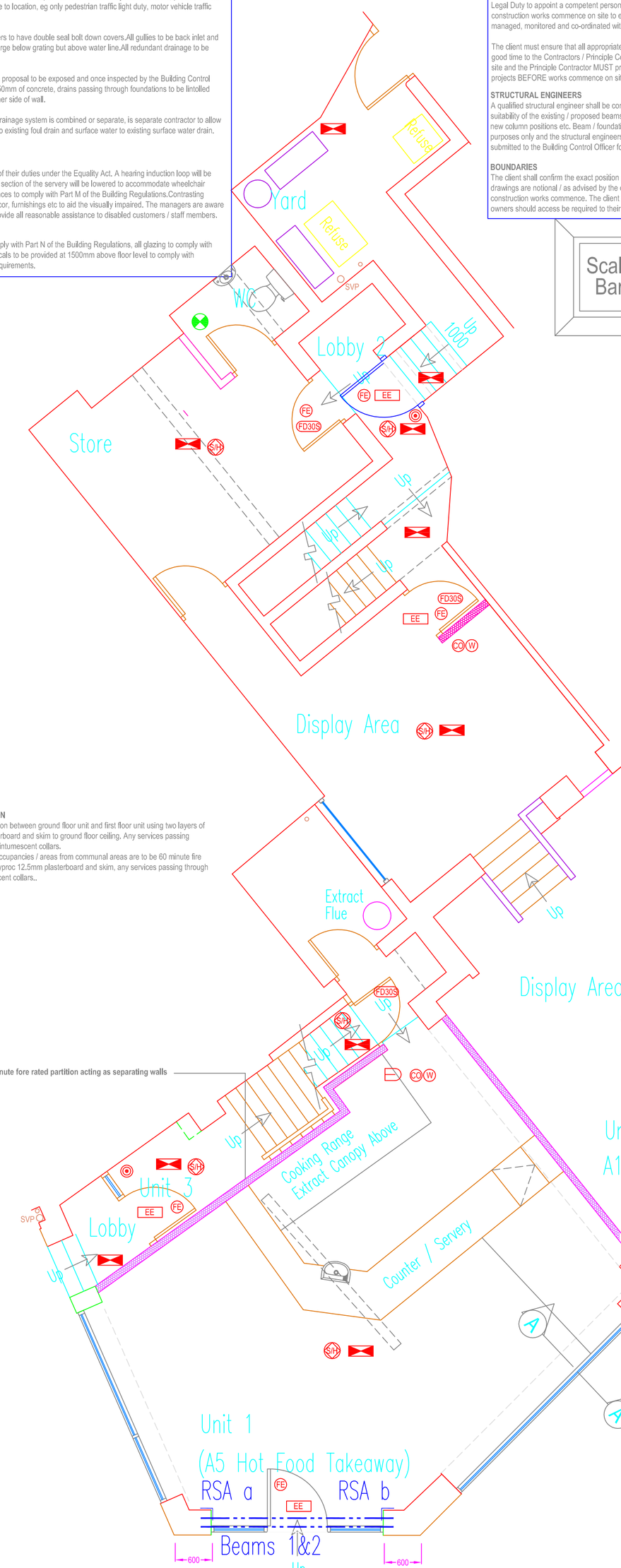


Proposed Basement Floor Plan

DRAINAGE TO NEW STAFF WC / SERVERY SINK UNIT
Provide Saniplus pumping system to basement to take wastes from WC and whbs. solvent welded pipework from same to be routed to connect to existing SVP on Hallwell Lane elevation

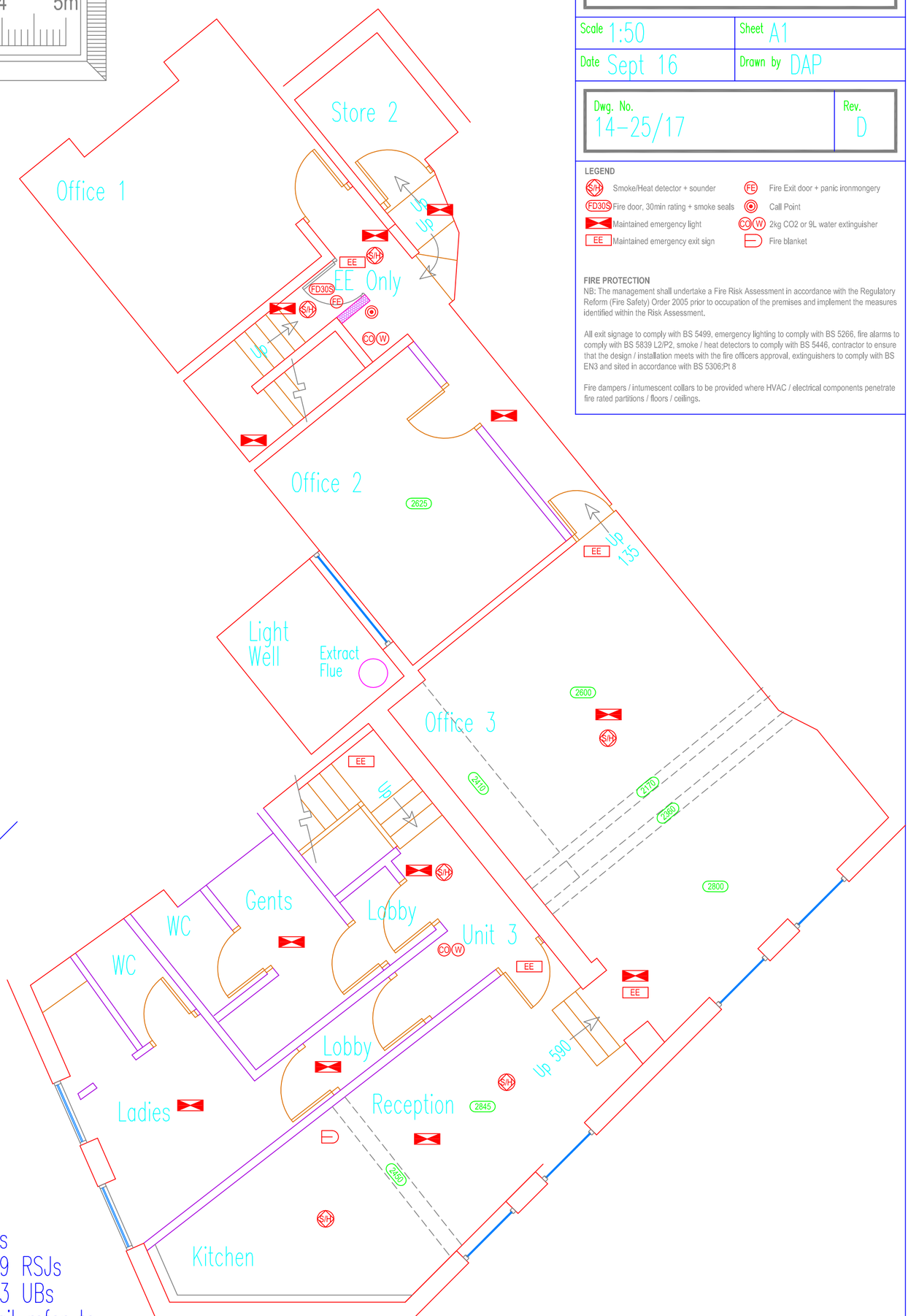
FIRE RATED CONSTRUCTION
Provide 60 minute fire separation between ground floor unit and first floor unit using two layers of 12.5mm Gyproc Fireline plasterboard and skim to ground floor ceiling. Any services passing through same to be fitted with intumescent collars.
All new partitions separating occupancies / areas from communal areas are to be 60 minute fire rated, faced with 2 layers of Gyproc 12.5mm plasterboard and skim, any services passing through same to be fitted with intumescent collars..

Hatching denotes new 60 minute fore rated partition acting as separating walls



Proposed Ground Floor Plan

RSA's a - d 200x100x10 L's
Beams 1 & 2 - 178x102x19 RSJs
Beams 3 & 4 - 203x102x23 UBs
RSA / Beam connection detail refer to drawing 02-25/16 Rev D



Proposed First Floor Plan