Do Not Scale off Drawings
All dimensions to be checked on site by Contractor prior to commencement of work.
All dimensions shown are structural dimensions and do not take account of the finishes
Contractor to ensure that all services are made safe prior to commencement of work.
Notes/comments on any drawing refer to all drawings.
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New air extractor fans to be fitted in all rooms, connected to the light switches and to have a 20 minute overrun. Extractor to be 60L/sec

New 100mm underground plastic drainage to be constructed in accordance with the manufacturer's recomendation and surrounded with 150mm minimum pea gravel

New inspection chamber to be connected to existing drain. Chamber to be Marley or similar.
450 chamber = UCC3 base, UCR2 chamber, UCL15 cover with cast iron lid to BS EN 125 class A 15

New back inlet trapped gulley

All lighting is to be low energy bulbs

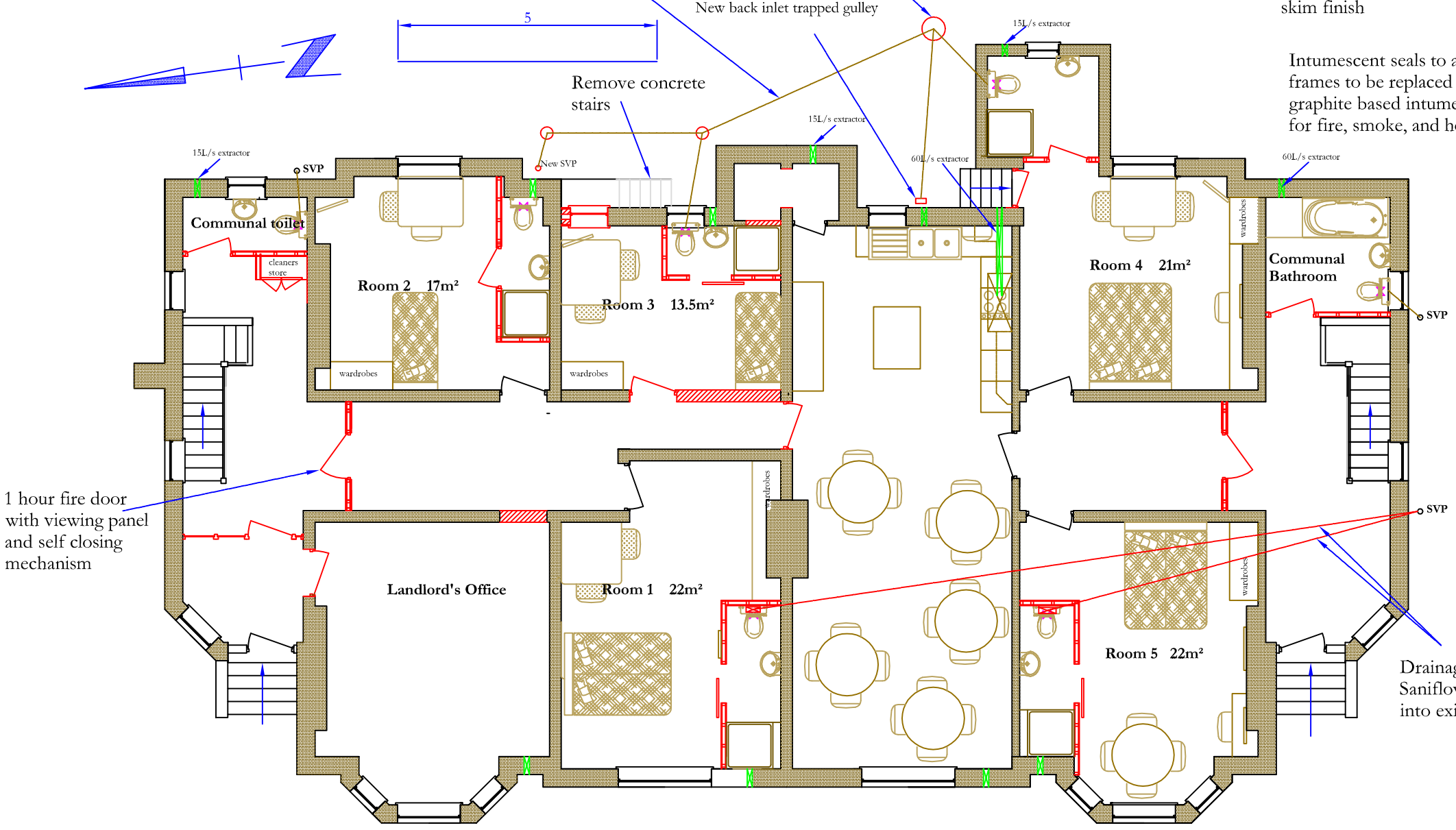
All radiators to have thermostatic valves fitted

All timber and steel beams to have a layer of 1/2hr fireliner board fitted with skim finish

Intumescent seals to all door frames to be replaced with graphite based intumescent seals for fire, smoke, and hot gases

Soffit of existing staircase to be lined with 12.5mm fireliner plasterboard and completed with skim

Corridor doors to be 1 hr fire protection with self closer and have security glazed viewing panels fitted



All existing electrical wiring and installations to be thoroughly checked by a competent person. All systems are to be tested and certification is required in accordance with BS 7671. The final testing is mandatory

A mains operated integrated fire alarm system is to be fitted, with battery backup, conforming to BS 5446 part1:2000 and installed to conform with BS 5839:part 6:1995, is recomended in accordance with Section1 of the Building Regulations 2000 - Approved document B. Emergency door exit signs are to be installed and emergency lights fitted. Existing system to be checked to ensure that it complies with the regulations

A	Jan 12	Layout amended

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Change of Use from School Rooms to Residential and Office Related to Letting of Dwellings.
23 Denison Road
Rusholme
Manchester
M14 5PB

Scale 1:100 @A3
Date January 2012

Drg Nr 011A
Proposed Ground Floor Services