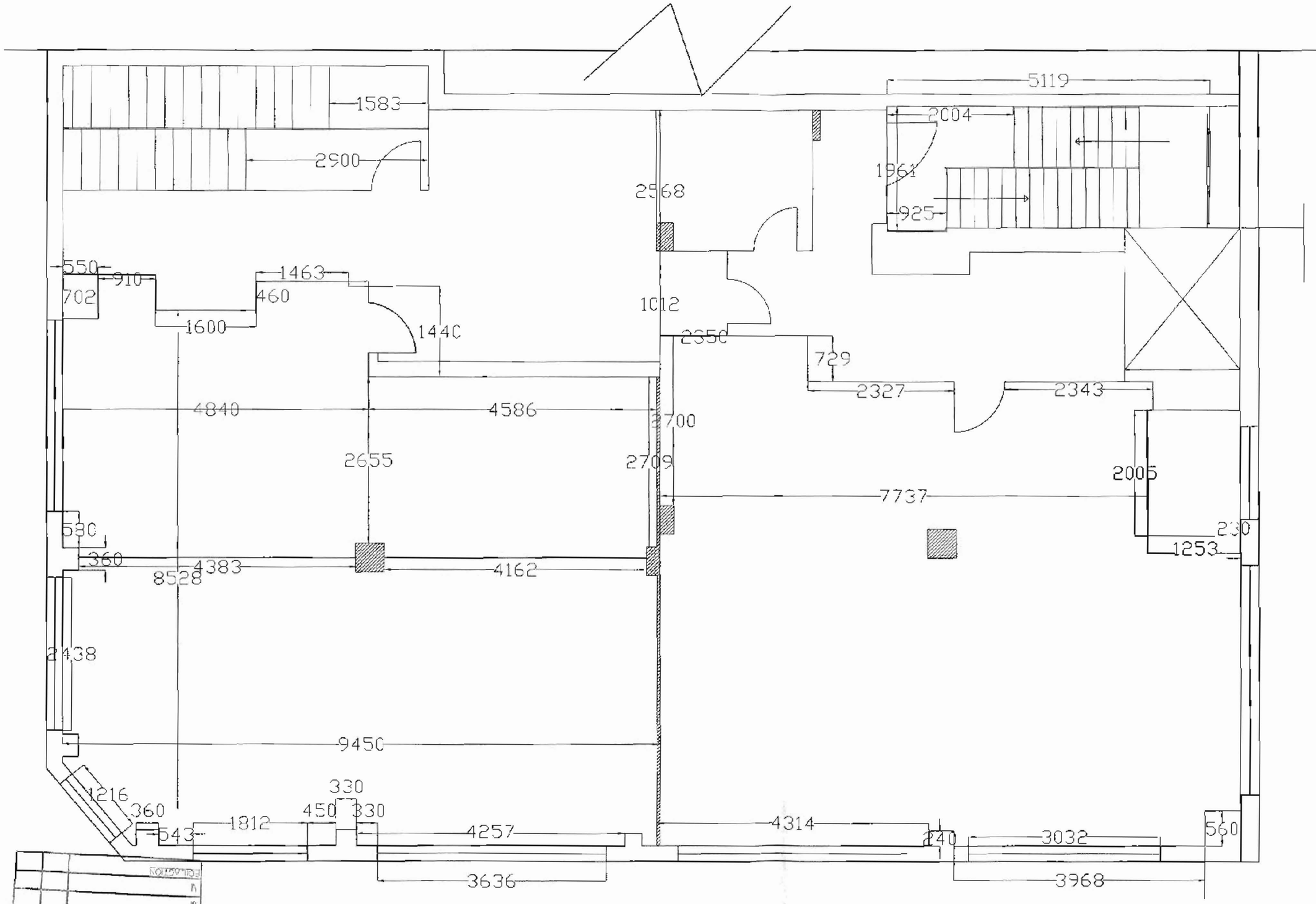

THIS DRAWING IS FOR PLANNING AND BUILDING REGULATIONS ONLY.

The builder must check the site and the approved drawings before commencing the works and must take any working measurements as neccessary Any discrepancy in the drawing must be reported to the client .

The client should arrange for a detailed site investigation prior to the commencement of any works or preparatory works, to establish the condition of the subsoil, and the location of any drains, sewers or other services within or adjacent to the site. Work must not be commenced prior to the granting of planning permission, and or Building Regulations approval

Boundary positions must be verified by the client prior to construction. If in doubt this must be checked with an accurate deed plan, for further verification consult the clients solicitor for clarification.

All the work is to be carried out in accordance to the current Building Regulations and Statutory legislations of the Local Authority inspectors and all the materials and workmanship should comply with the appropriate codes of practice and the British Standards.

In accordance with approved document L, this property has an estimated SAP rating of less than 60, and as a result U values for the following elements has been allowed for :-Pitched rof -0.16; Exposed walls -0.35; Ground Floor - 0.25; Windows & Doors -2.00. All new lintels to be standard from the Corus Catnic range, type as specified. All existing lintels with increased loading to be exposed and checked to prove adequacy and replaced if deemed neccessary by the BCO. All structural steelworks and supports is to be designed by a qualified structural engineer prior to the commencement of the works and is to be protected to 1/2 hour with 12mm supalux board or similar approved

All timber to be double vacuum impregnated with preservative Provide windows, doors, internal joinery and decoration to client's requirements. Supply and fix lighting points, switches and socket outlets as directed by client, all to comply with the current edition of the IEE Regulations, installed by a NICEIC approved contractor, and provide a Test Certificate upon completion.

		REVISION	initial
no.	date	description	
01	2.3.10		

HSH ARCHITECTURAL DESIGN & ENGINEERING CONSULTANCY

425 Cheetham Hill Road Cheetham Manchester M8 9LE. UK 01617956355,07784599192

project title	**Change of use to education facility**
client	Manchester Learning Academy
dwg title	**Existing 1s Floor Layout**

dwg.no	sheet no	scale	job no.
003		1:100	95

30 Mason Street Manchester M4 5EY

drawn by	checked by	approved by	date
MM			Mar 2010

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REPLIED
RECD 9 MAR 2010
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EQUALISATION