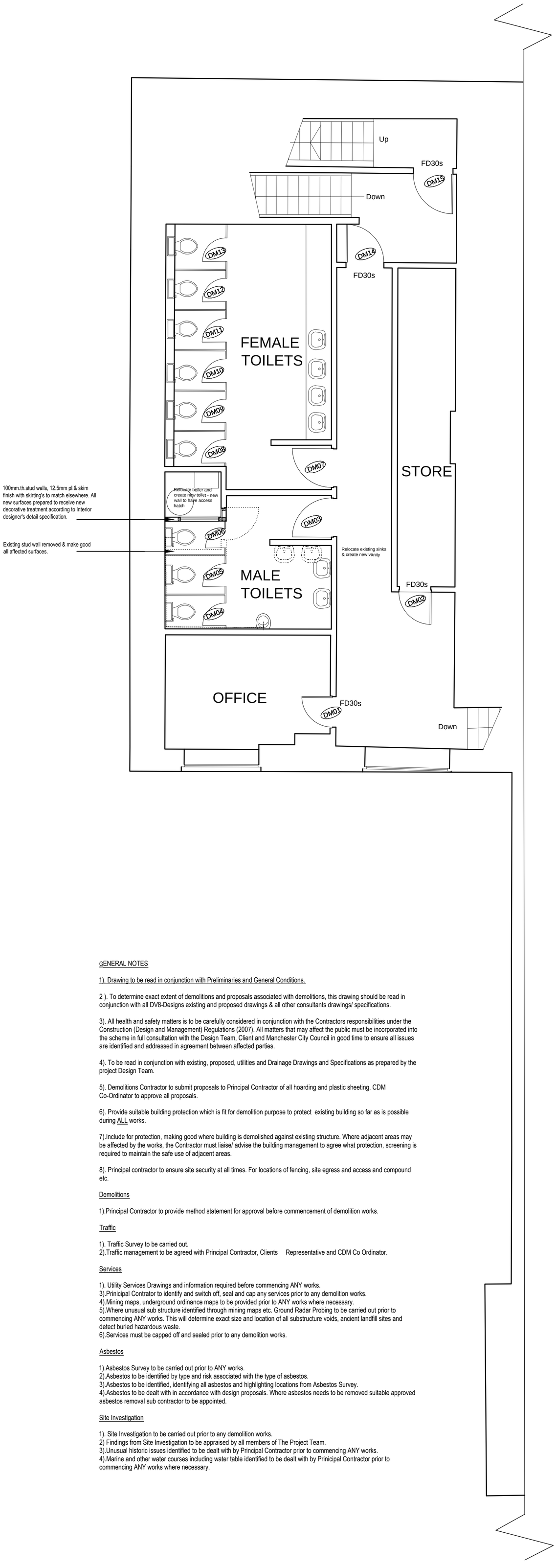


ROPOSED MEZZANINE FLOOR PLAN 1 : 50 @ A 1

gENERAL NOTES

1). Drawing to be read in conjunction with Preliminaries and General Conditions.

2). To determine exact extent of demolitions and proposals associated with demolitions, this drawing should be read in conjunction with all DV8-Designs existing and proposed drawings & all other consultants drawings/ specifications.

3). All health and safety matters is to be carefully considered in conjunction with the Contractors responsibilities under the Construction (Design and Management) Regulations (2007). All matters that may affect the public must be incorporated into the scheme in full consultation with the Design Team, Client and Manchester City Council in good time to ensure all issues are identified and addressed in agreement between affected parties.

4). To be read in conjunction with existing, proposed, utilities and Drainage Drawings and Specifications as prepared by the project Design Team.

5). Demolitions Contractor to submit proposals to Principal Contractor of all hoarding and plastic sheeting. CDM Co-Ordinator to approve all proposals.

6). Provide suitable building protection which is fit for demolition purpose to protect existing building so far as is possible during ALL works.

7).Include for protection, making good where building is demolished against existing structure. Where adjacent areas may be affected by the works, the Contractor must liaise/ advise the building management to agree what protection, screening is required to maintain the safe use of adjacent areas.

8). Principal contractor to ensure site security at all times. For locations of fencing, site egress and access and compound etc.

Demolitions

1).Principal Contractor to provide method statement for approval before commencement of demolition works.

Traffic

1). Traffic Survey to be carried out.
2).Traffic management to be agreed with Principal Contractor, Clients Representative and CDM Co Ordinator.

Services

1). Utility Services Drawings and information required before commencing ANY works.
3).Prinicipal Contrator to identify and switch off, seal and cap any services prior to any demolition works.
4).Mining maps, underground ordinance maps to be provided prior to ANY works where necessary.
5).Where unusual sub structure identified through mining maps etc. Ground Radar Probing to be carried out prior to commencing ANY works. This will determine exact size and location of all substructure voids, ancient landfill sites and detect buried hazardous waste.
6).Services must be capped off and sealed prior to any demolition works.

Asbestos

1).Asbestos Survey to be carried out prior to ANY works.
2).Asbestos to be identified by type and risk associated with the type of asbestos.
3).Asbestos to be identified, identifying all asbestos and highlighting locations from Asbestos Survey.
4).Asbestos to be dealt with in accordance with design proposals. Where asbestos needs to be removed suitable approved asbestos removal sub contractor to be appointed.

Site Investigation

1). Site Investigation to be carried out prior to any demolition works.
2) Findings from Site Investigation to be appraised by all members of The Project Team.
3).Unusual historic issues identified to be dealt with by Principal Contractor prior to commencing ANY works.
4).Marine and other water courses including water table identified to be dealt with by Prinicipal Contractor prior to commencing ANY works where necessary.

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

Rev	Date
A - GF LAYOUT AMENDED, FF TOILETS	21/12/15
B - GF TOILET LAYOUT AMENDED, FIRST FLOOR STORE AREA	22/12/15
C - AMENDED TO HAVE THE MEZZANINE INSTEAD OF GROUND FLOOR PLAN & FF TOILETS & LIFT AREA REARRANGED AS PER ONSITE MEETING	15/01/16
D - SCALE AMENDED	25/01/16
E - EXTRA SINK ADDED IN MALE TOILETS ON MEZZANINE	02/02/16
F - BUILDING WORK NOTES ADDED	10/02/16

GENERAL NOTES:

GROUND/ FLOORS

Note F2 THE EXISTING VENTILATION TO THE EXISTING BUILDING SUB- FLOOR MUST BE RETAINED VIA PROVIDING 100mm Ø VENTILATION DUCTS FROM THE EXISTING VOIDS TO THE EXTENSION WALLS. VENTS TO BE TERMINATED WITH TELESCOPIC VENTILATORS (VERMIN PROOF) TO PROVIDE AN EQUIVELANT VENTILATION PROVISION OF 1500mm2 PER METRE RUN OF EXTERNAL WALL COVERED BY THE EXTENSION. CONSIDER 'CAVIBRICK' VENTS (7500mm2 FREE AREA) BY CAVITY TRAYS USED WITH TELESCOPIC SLEEVES, ETC, AS REQUIRED.

IF THE CROWN OF ANY NEW DRAIN PASSING UNDER THE NEW SLAB IS WITHIN 300mm OF THE UNDERSIDE OF THE SLAB, THE DRAIN IS TO BE ENCASED IN 100mm OF CONCRETE & CAST INTEGRAL WITH THE FLOOR SLAB.

DRAINS UNDER THE BUILDING TO HAVE 100mm OF GRANULAR OR FLEXIBLE FILLIG AROUND THE PIPE (UNLESS THE CROWN IS WITHIN 300mm OF THE U/S OF SLAB- REFER TO NOTE F1).

Note F3 NEW EXTERNAL DOOR THRESHOLD CILLS ARE TO INCORPORATE A FULL DPM LAPPED WITH ADJACENT WALLS DPC's.

HEATING SYSTEM

Note H1 ANY ALTERATIONS TO THE BOILER OR GAS PIPE SHOULD BE UNDERTAKEN BY A 'GAS SAFE' REGISTERED ENGINEER. WORK TO COMPLY WITH WITH APPROVED DOCUMENT J.

MODIFICATIONS TO CENTRAL HEATING SYSTEM, INCLUDING ROUTING OF NEW PIPEWORK- ENSURE FREE MOVEMENT OF PIPEWORK TO EXPAND/ CONTRACT.

IF THE EXISTING BOILER IS TO BE REPLACED, THE NEW BOILER IS TO BE A GAS FIRED UNIT HAVING A SEDBUK RATING OF 86% OR BETTER. THIS WORK MUST BE UNDERTAKEN BY A REGISTERED CORGI ENGINEER INCLUDING THE FLUE TO ENSURE A FULLY COMPLIANT INSTALLATION.

Note H2 ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATICALLY CONTROLLED VALVES.

WINDOWS/ DOORS

Note P1 ANY NEW REPLACEMENT EXTERNAL WINDOWS (TO MATCH EXISTING STYLE) TO BE DOUBLE GLAZED & HAVE AN OVERALL 'U' VALUE (COMBINED GLASS & FRAME) OF 1.6 W/m2K. (CLIENT TO CONFIRM COLOUR) TOTAL OPENABLE AREA TO BE MINIMUM 1/20th OF THE ROOM FLOOR AREA & HAVE TRICKLE VENTS INCORPORATED IN THE HEAD TO PROVIDE A TOTAL OF 8000mm2 CONTROLABLE FREE VENTILATION. ALL GLASS BELOW 800mm ABOVE FINISHED FLOOR LEVEL &/ OR WITHIN 300mm OF GLAZED DOORS ARE TO HAVE TOUGHENED SAFETY GLASS TO BE LAMINATED OR TOUGHENED. ALL GLASS TO NEW DOORS (LESS THAN 1500mm ABOVE FLOOR LEVEL) TO BE TOUGHENED OR LAMINATED. AGREE SECURITY/ LOCKING REQUIREMENTS WITH CLIENT.

ANY EXISTING WINDOWS TO BE REPLACED MUST ALSO CONFORM TO THIS SECTION 'P'.

Note P2 MANIFESTATIONS: WHERE GLASS EXCEEDS 400mm WIDE, 50mm Ø FROSTED DISCS ARE TO BE FIXED @ EQUAL CENTRES (NOT EXCEEDING 250mm AT 900mm & 1500mm HIGH (IN ACCORDANCE WITH BUILDING REGULATIONS PART 'M' 1 & 2). IF REQUIRED, THEY ARE ALSO TO BE APPLIED TO THE ADJACENT FOLDING DOORS (NOT SINGLE DOOR WITH RAIL)- DV8 TO CONFIRM FINAL MANIFESTATION REQUIREMENTS AS A BRANDED SOLUTION MAY BE USED.

ELECTRICAL

Note E1 ALL NEW ELECTRICAL WORK IS TO BE IN ACCORDANCE WITH BS7671: 2001 BE CARRIED OUT BY A SUITABLY QUALIFIED ELECTRICIAN.

PLUMBING & DRAINAGE

Note D1 THE EXISTING DRAINAGE IS TO BE MODIFIED AS REQUIRED TO SUIT THE NEW LAYOUT. NEW DRAINAGE IS TO BE 100mm Ø AS EXISTING & CAREFULLY CONNECTED WITH PROPRIETARY COUPLINGS & LAID IN A SUITABLE GRANULAR BED WHERE APPROPRIATE. NEW FALLS TO BE 1:60 APPROXIMATELY.

THE PROPOSED LAYOUT SHOWN IS TO BE AGREED WITH THE BUILDING INSPECTOR ON SITE. THE INVERTS OF THE EXISTING MANHOLES ARE TO BE CONFIRMED ON SITE. THE DRAINS MUST BE TESTED PRIOR TO COVERING UP.

WHERE PASSING THRO' WALLS, THE DRAIN MUST HAVE 50mm CLEARANCE WITH RIGID BOARD FIXED TO BOTH SIDES OF WALL TO PREVENT VERMIN INGRESS (OR PROVIDE CLOSE FIT PIPE, 600mm LONG, CENTRED ON WALL).

Note D2 NEW SINGLE SEAL MANHOLE/ INSPECTION CHAMBER WITH 225mm THK CLASS 'B' ENGINEERING BRICK WALLS (FULLY CROSS BONDED), 150mm CONC. TOP & HAUNCHED CONCRETE BASE (150mm THK UNDER DRAIN) TO SUIT DRAIN INVERT- OR USE PROPRIETARY FITTING.

Drainage key

R — EXISTING DRAIN REMOVED & JUNCTIONS MADE GOOD
E — EXISTING DRAIN RETAINED
N — NEW DRAIN
RP RODDING POINT

EXISTING DRAIN POSITIONS ARE PRESUMED & MUST BE CONFIRMED ON SITE INCLUDING CHECKING DRAIN DEPTH FOR SUITABILITY FOR NEW LAYOUT.

LINTOLS & BEAMS

IF REQUIRED BY BUILDING CONTROL, THE STRUCTURAL ENGINEER IS TO CHECK/ DESIGN ALL SUPPORTS TO BEAMS, IE, EXISTING WALLS, NEW PIERS, PADSTONES, ETC, TO ENSURE A COMPLETE STRUCTURAL DESIGN IS PROVIDED TO MEET THE REQUIREMENTS OF BUILDING CONTROL.

WALLS

Note W1 NEW 325mm O/A. THK. BRICK EXTERNAL WALLS ARE TO COMPRISE AN 100mm MEDIUM DENSITY BLOCK OUTER LEAF (ON 103mm FACING BRICK PLINTH TO DPC LEVEL), 85mm CAVITY WITH PARTIAL FILL INSULATION (SEE BELOW), 100mm MEDIUM DENSITY BLOCKWORK INNER LEAF WITH 13mm PLASTER FINISH. CAVITY WALLS TO HAVE STAINLESS STEEL WALL TIES @ 750mm HORIZONTAL & 450mm VERTICAL CTRS WITH VERTICAL TIES TO ALL OPENINGS @ 225mm CTRS. INSULATION TO BE 50mm 'KOOLTHERM K8' CAVITY BOARD BY KINGSPAN TO PROVIDE OVERALL MAXIMUM 'U' VALUE OF 0.28 W/M sq. DEG K. CLOSE ALL WALL CAVITIES.

PROPOSED FACING BRICKS ARE TO MATCH EXISTING TO THE PLANNING OFFICER'S & CLIENT'S APPROVAL.

MORTAR TO BE 1:1:6 CEMENT: LIME: SAND ABOVE DPC, 1:1:3 BELOW. WEAK MIX MORTAR FILL TO CAVITY TO STOP A MINIMUM 225mm BELOW THE DPC LEVEL & BE SLOPING TO THE OUTSIDE LEAF.

ENSURE 150mm ENDBEARING TO ALL LINTOLS.

IF POSSIBLE, THE NEW BRICKWORK TO MAINTAIN CONTINUITY OF THE HORIZONTAL COURSING.

INSULATED DPC REQUIRED TO ALL JAMBS & CILLS (THERMABATE TYPE TO NEW WINDOWS & DOOR)

Note W2 ALL NEW BRICK & BLOCK WALLS ARE TO HAVE A HORIZONTAL PROPRIETARY DPC (150mm LAPS AT JOINTS) PLACED 150 mm MINIMUM ABOVE GROUND LEVEL & WHERE POSSIBLE BE TIED TO THE EXISTING DPC- HY-LOAD BY RUBEROID OR EQUAL. BRICKS AND BLOCKS BELOW GROUND TO BE 2nd. CLASS ENGINEERING QUAL.OR SIMILAR DENSITY.

Note W3 WALL STARTERS ARE USED WHERE THE NEW CAVITY WALL ABUTS THE EXISTING EXTERNAL WALL, A VERTICAL DPC IS REQUIRED TO PREVENT DAMP INGRESS, THE EXISTING WALL IS TO HAVE A VERTICAL DPC INSERTED VIA SAW CUTTING & INSERTING A DPC AS REQUIRED TO THE APPROVAL OF THE B.C. OFFICER

Note W4 PROVIDE CODE 4 LEAD FLASHINGS, CAVITY TRAYS, STEPPED CAVITY TRAYS & SOAKERS AS REQUIRED TO ALL WALL/ ROOF ABUTMENTS TO PREVENT DAMP EGRESS IN TO PROPERTY.

Note W5 NEW NON-STRUCTURAL PARTITIONS TO COMPRISE 38x75mm TIMBER OR METAL STUDS @ 600mm CTRS FIXED TO SOLE PLATE & AT HEAD. ALL TO BE FACED WITH 12.5mm PLASTERB'D (10KG/m2) & INFILLED WITH MINIMUM 25mm 10KG/m3 ACOUSTIC INSULATION (SUGGEST ROCKWOOL FLEXI). FIT NOGGINS AT FLOOR LEVEL FOR FIXING BOARD/ SKIRTINGS- A MINIMUM ACOUSTIC VALUE 40 RwdB (30 RwdB IS A WORSE VALUE).

Note W6 PROVIDE SOLID TIMBER SURROUND TO DOOR OPENING OR APPROVED METAL FRAME ROBUST DETAIL AS APPROPRIATE.

INSTALL PARTITIONS IN ACCORDANCE WITH MANUFACTURERS PRINTED LITERATURE.

Note W7 WHERE NEW WINDOWS/ DOORS ARE FORMED IN EXISTING WALLS, ALL REVEALS ARE TO BE SIZED TO SUIT BRICKWORK SIZES & FINISHED NEATLY INSIDE AND OUTSIDE & S.S. TIES INSTALLED EVERY 3RD VERTICAL COURSE TO BOTH SIDES.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS & APPROPRIATE WORKING PRACTICES.

ALL MATERIALS ARE TO BE FIT FOR PURPOSE AND BE USED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS. WHERE ANY CLARIFICATION IS REQUIRED AS TO THE SUITABILITY OR APPROPRIATE THICKNESS/ GRADE OF MATERIAL IS UNCERTAIN, THE CONTRACTOR MUST ASCERTAIN CONFIRMATION FROM THE MANUFACTURER, ENSURING THAT THE MANUFACTURER IS FULLY AWARE OF IT'S INTENDED USE.

LEADWORK IS TO CONFORM TO THE BRITISH LEADWORK ADVISORY BOARD RECOMMENDATIONS TOSUIT THE REQUIRED GUTTER DETAIL.

CONSIDERATION IS TO BE GIVEN TO ANY REQUIRED PHASING OF THE WORKS, ADVISING THE CLIENT OF ANY NECESSARY TEMPORARY WORKS, RESTRICTIONS ON ACCESS, NECESSARY LOSS/ RELOCATION OF SERVICES.

THE SAFETY OF THE PUBLIC & WORKERS ALIKE MUST BE CAREFULLY CONSIDERED & ACTIONS TAKEN WHERE NECESSARY, IE, SIGNS, TEMPORARY FENCES, ETC.

BUILDING REGULATIONS NOTES

BUILDING REGULATIONS SPECIFICATION:

DEMOLITION:
All internal walls to be removed subject to Structural Engineers assessment . Structural Engineer to determine all structural walls to be removed prior to demolition and provide suitable beam / lintel details. All areas affected by demolition works to be made good. All internal walls as indicated on plan to be carefully demolished in line with current legislation and all waste materials carted away from site. Prior to demolition all existing ceiling joists and structural elements as necessary to be adequately propped to recommendations of structural engineer.

EXISTING FLOORS:
Where walls or other demolitions occur the contractor is to excavate to a minimum 150mm below finished floor level with concrete back fill to give even level surface ready to be prepared for specified floor finish.

EXISTING BRICK WALLS:
To be made good at ends as necessary in Class B Engineering Brickwork. Where new door openings are formed include 2 number 100 x 100mm PC reinforced lintels over with minimum 150mm bearing each end.

Proposed cavity walls connected to existing structure using simpson crocodile universal stainless steel wall connector system fitted in accordance with manufacturers recommendations or similar approved by the building inspector.

EXISTING CEILING:
All existing plasterboard ceiling s to be made good as necessary where disturbed including the addition of s/w noggins for support as necessary.

SURFACE WATER DRAINAGE
Contractor to allow for cleaning out and making good all existing gutters and downpipes.

WASTE PIPES:
All WC's to have 50mm deep traps and 100mm dia uPVC to proposed SVP as shown on plan. WHB's, sinks and urinals to have 75mm deep traps and 40mm dia to trapped and sealed gullies, also shown on plan. Soil an d vent pipes to be fitted with bird cages to terminate more than 900mm above any opening which is within 3000mm horizontally away from the stack.

NOTE:
If foul and surface water drainage are found to be separate, then system needs to be maintained.

Any internal manholes to be double sealed and air tight with screw down covers Jones of Oswestry Ltd ref CIA/size to suit requirements/A/A2/B4.
External manholes constructed in 215mm class "B" engineering brick, bedded in cement mortar on 150mm concrete base with a medium duty cover.

STRUCTURAL STEEL WORK & LINTELS:
Details of any new beams to openings to be provided by Structural Engineer. All proposed new steel works including beams and columns to be clad in two layers of 12.5mm thick fireline plasterboard fixed with staggered joints to provide one hour fire protection, or similar approved by the Building Inspector.
All steel work to comply with B.S.5950.
All lintels above proposed new openings in walls to be Catnic steel or similar approved by the Structural Engineer and Building Inspector to suit wall construction with minimum 150mm end bearings.

FIRE DOORS:
Fire doors to have fire resistance as noted fitted with self closing device intumescent strip and smoke seal were marked.
Doors indicated 'fd30' to give 30 mins fire resistance with self closing device.
Doors indicated 'fd60' to give 60 mins fire resistance with self closing device.
Doors marked VP require vision panels.

MEANS OF ESCAPE:
All passages and doorways forming an escape route are to comply with Appr.Doc.'B' with regards to lighting, surface spread of flame to all linings and surfaces and access doorways; including demarcation of potential impediments, steps etc. and signage.

KITCHENS:
Kitchen fixtures, fittings and finishes in all food areas must comply with the requirements of the food safety (General food hygiene) regulations 1995 details of which should be agreed with the environmental health officer prior to work commencement.

FIRE:
Escape lighting system to conform to B.S. 5266: Pt 1: 1990.
Fire exit signage to conform to B.S. 5499: Pt 1: 1990 (fire safety signs).
Fire alarm systems to conform to B.S. 5839: Pt 1: 1988 (fire detection and alarm systems for buildings). Where appropriate. All heat detectors within public areas to work on rate of rise principle and kitchen heat detectors to work on fixed tempreture.
Doors forming part of the means of escape not provided with panic latches or panic bolts should only be fitted with simple fastenings that can be readily operated from the approach side without the use of a key (any security provisions required to be agreed seperately).
All fire resisting self closing doors to have 'FIRE DOOR KEEP SHUT' signs in white letters on a minimum 60mm diameter blue circle.

VENTILATION:
Ventilation to habitable rooms to have at least 1/20th of the floor area of the room and with some part of the ventilation opening at least 1750mm above floor level. Also allow for 8000mmsq trickle ventilation is to be provided and should be controllable, secure and located so as to avoid undue draughts. All this applicable to new windows only.
Food Prep Areas: 40 air changes per hour. Extract supply 85% of extract.
All Toilets (Including ventilation lobbies) to have minimum 3 air changes per hour and to operate with overrun facility.
All mechanical ventilation to prevent recirculation of air contaminated with tobacco smoke.

GLAZING:
All new glazing to comply with Section N of the Building Regulations laminated or toughened glass as defined in BS 6206:1981. Critical locations below 800mm for windows and below 1500mm for doors including windows within 300mnn horizontally of all door openings.
Allow for maifestations to new glazed elements to 2 levels between 850mm & 1000mm, and also 1400mm to1600mm above floor level.

GENERAL:
All materials and workmanship to comply with all current Building Regulation requirements, relevant British Standards, Codes of Practice and accepted good practice and inspectors approval.
All architect's drawings to be read in conjunction with structural engineer's drawings etc. and any other specialists information.
All materials to be supplied and installed strictly to manufacturer's specification.
For variations to this specification see drawings and/or schedules.
Structural Engineer to provide details of all new steel beams to new openings in which lintels are inadequate & sizes of floor joists. All to the compliance with the Local Building Inspector.
All steel work to comply with B.S.5950 and be finished with 1 hour fire resistance, using 2 Layers of 12.5 Plasterboard and skim. All new elements of structure to be given 60 mins fire resistance.
All ductwork passing through fire resistant walls and compartment wall/floors to have fire dampers to mechanical consultant specification and full approval of fire officer.
All proposed final exit marked Emergency Escape on plan to have thresholds maintained level save for a maximum weather bar 12mm high. Any difference in level is to be overcome by means of a ramp with a maximum gradient of 1 in 12.
The surface finish of walls and ceilings in rooms and places of assembly to be class 1 standard in accordance with BS to be 100l476 Part 7:1987. apart fromto be 100l small areas of walls for decorative purposes the surface finish of walls and ceilings in circulation spaces and escape routes is to be Class O in accordance with Building Regulations Approved Document Part B.
Contractors to allow for Sealmaster Advanced Draught and Weather Protection to all external door thresholds and reveals. Tel. 01223 832 851
Proposed fire alarm detection system to B.S. 5839
Emergency Lighting to B.S. 5266
Fire exit signage to B.S. 4599
Please note that all construction details are to comply with the guides as set down in the DEFRA and DTLR 'ROBUST DETAILS' handbook issued by 'The Stationary Office'. Therefore pressure testing of this building will not be necessary.
All dimensions to be checked on site.

Please note that all electrical works are to be completed by a qualified electrician, who has completed City & Guilds 2391 16th addition, to comply with part P of the building regulations.

Contractors to allow for Sealmaster Advanced Draught and Weather Protection to all external door thresholds and reveals. Tel. 01223 832 851
Proposed fire alarm detection system to B.S. 5839
Emergency Lighting to B.S. 5266
Fire exit signage to B.S. 4599

m 0 1 2 3 4 5 6 7 8 9 10
SCALE
1:100

DV8DESIGNS
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Client → PRIVATE CLIENT	Project → BUKHARA, (FORMER CHEETHAM HILL TOWN HALL)	Drawing → PROPOSED MEZZANINE PLAN
Drawn By → LM	Date → DEC 2015	Scale → 1-50@A1
Project No → 1564	Draw No → 105	Revision → F