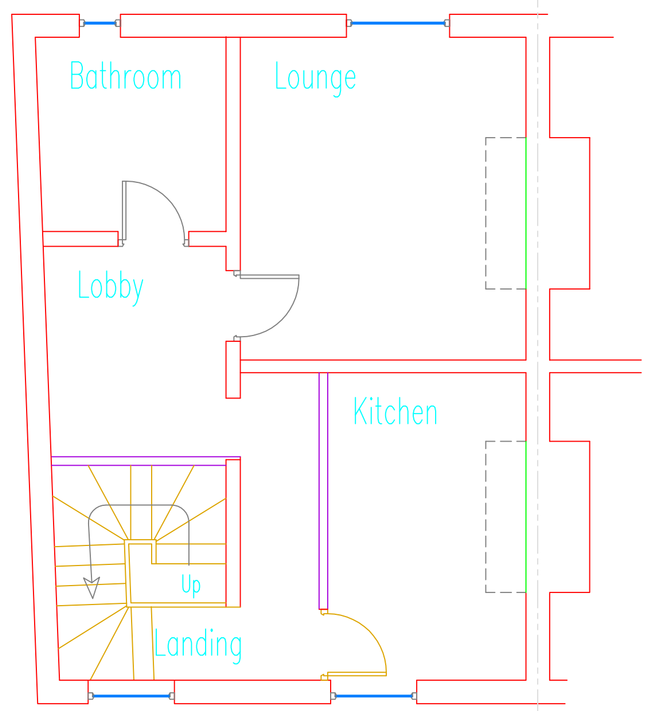
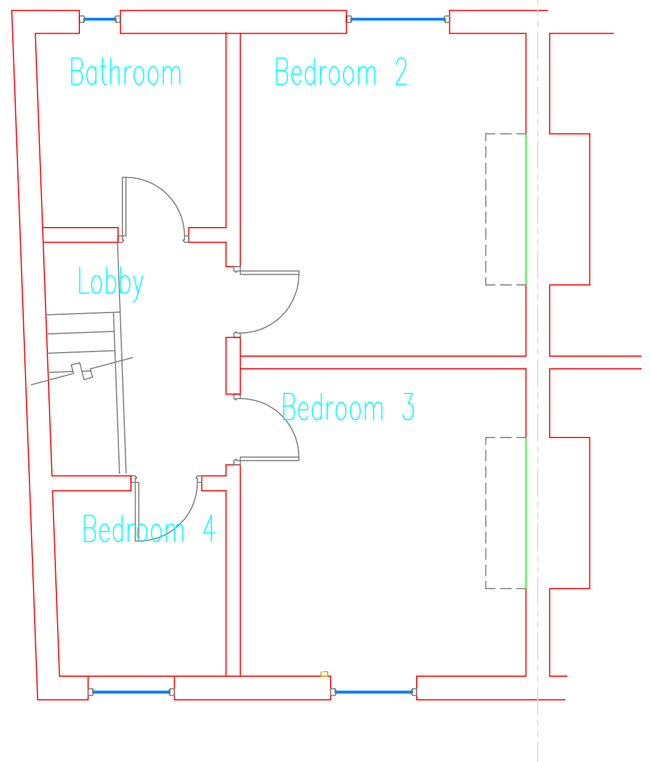
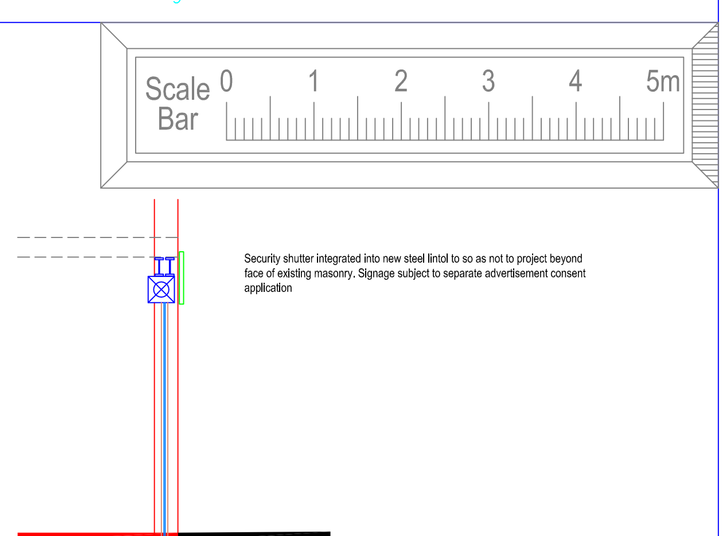


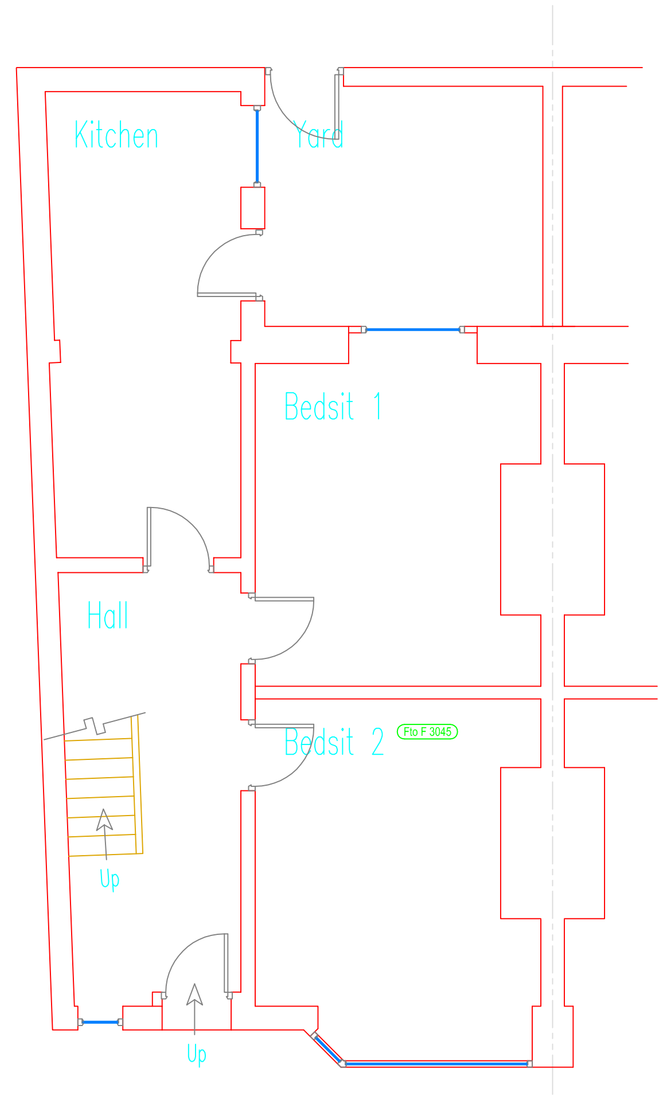
Proposed First Floor Plan



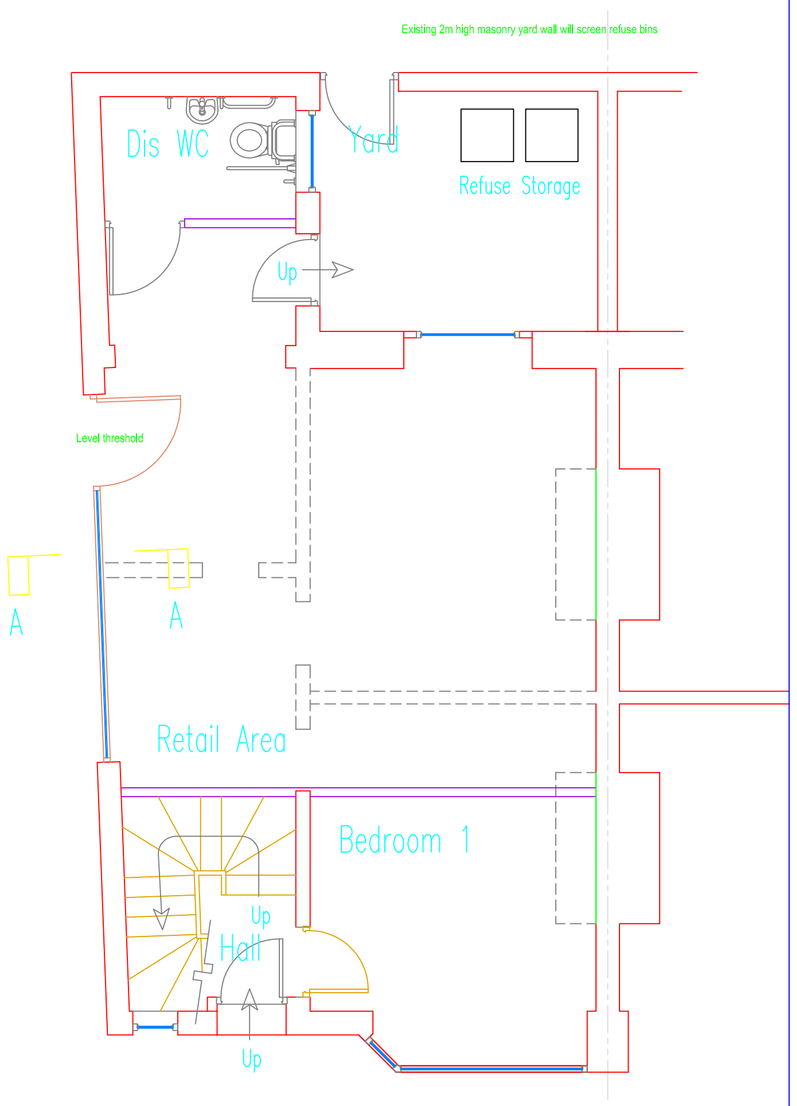
Existing First Floor Plan



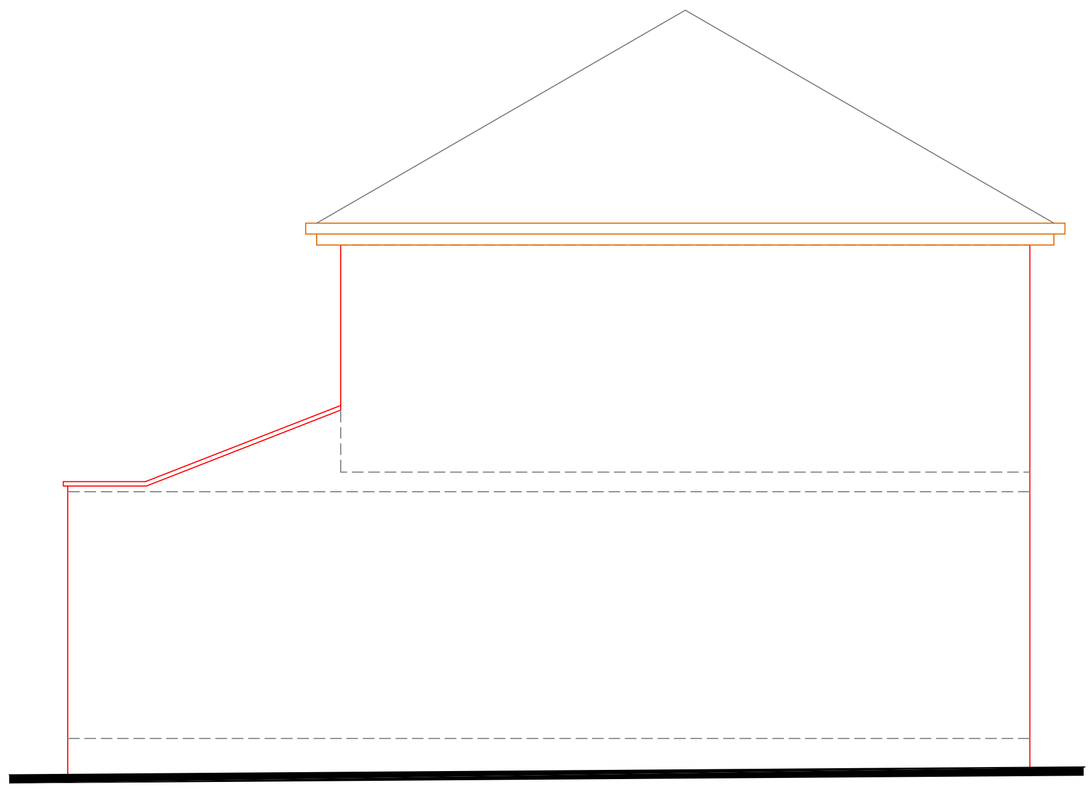
Section A-A (Security Shutter)



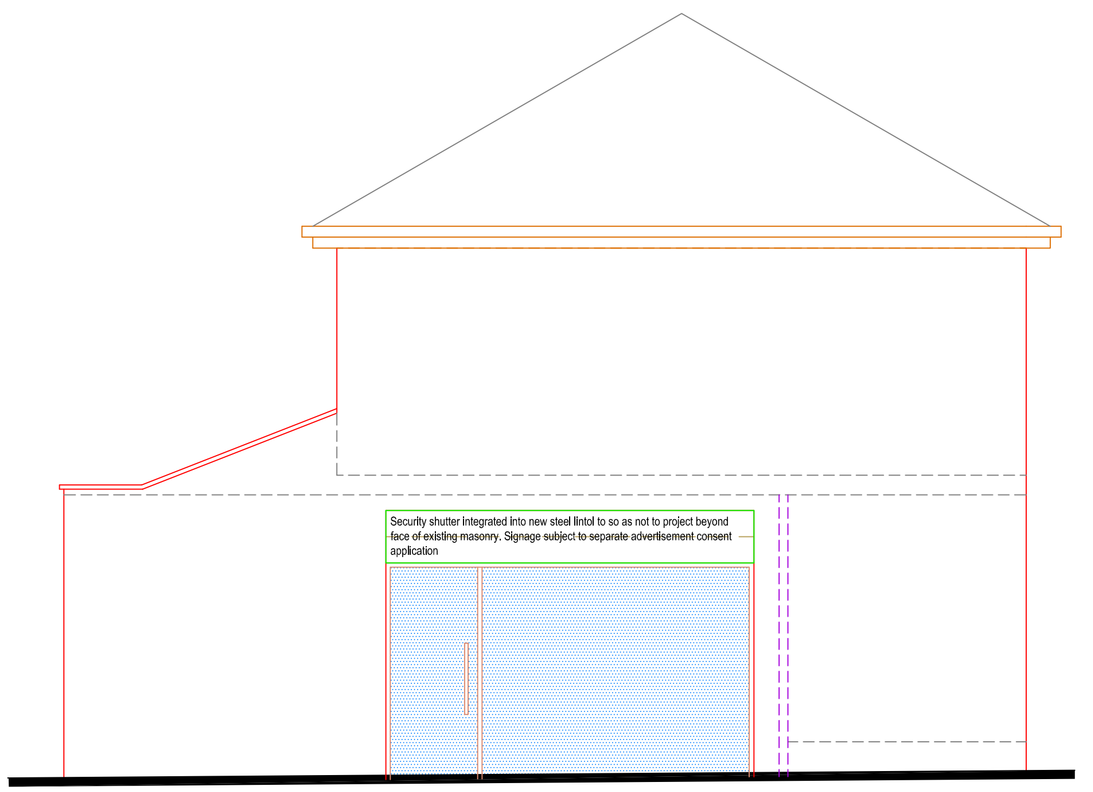
Existing Floor Plan



Proposed Floor Plan



Existing Gable (Dagenham Road) Elevation



Proposed Gable (Dagenham Road) Elevation

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.

Conditional approval requested from Building Control in respect of roof truss / block and beam floors etc. where such calculations would be obtained from the manufacturer. The contractor must submit any outstanding calculations which are part of a conditional approval to Building Control for approval prior to commencing works on site.

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 has been advised of his duties under the CDM Regulations 2007 and the requirements to appoint a CDM Co-ordinator for works to commercial properties and notify the HSE using an F10 form if the project extends to more than 30 days in duration / or will involve more than 500 person days of work.

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.

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 must ensure that all construction site areas are adequately segregated form the building occupiers and members of the public. 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.

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

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.

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

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.

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.

LEGEND

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

Rev.	Mod. Notes	Date	By
A	Issued for comment	June 14	DAP

Client
Mr Mustaffa

Location
30 Deyne Ave
Manchester

Job Title
Change of use of part of ground floor to retail unit

Drawing Title
Existing and Proposed Plans and Elevations

Scale 1:50, 1:100	Sheet A1
Date June 2014	Drawn by DAP

Dwg. No.	Rev.
14/09 - 01	A