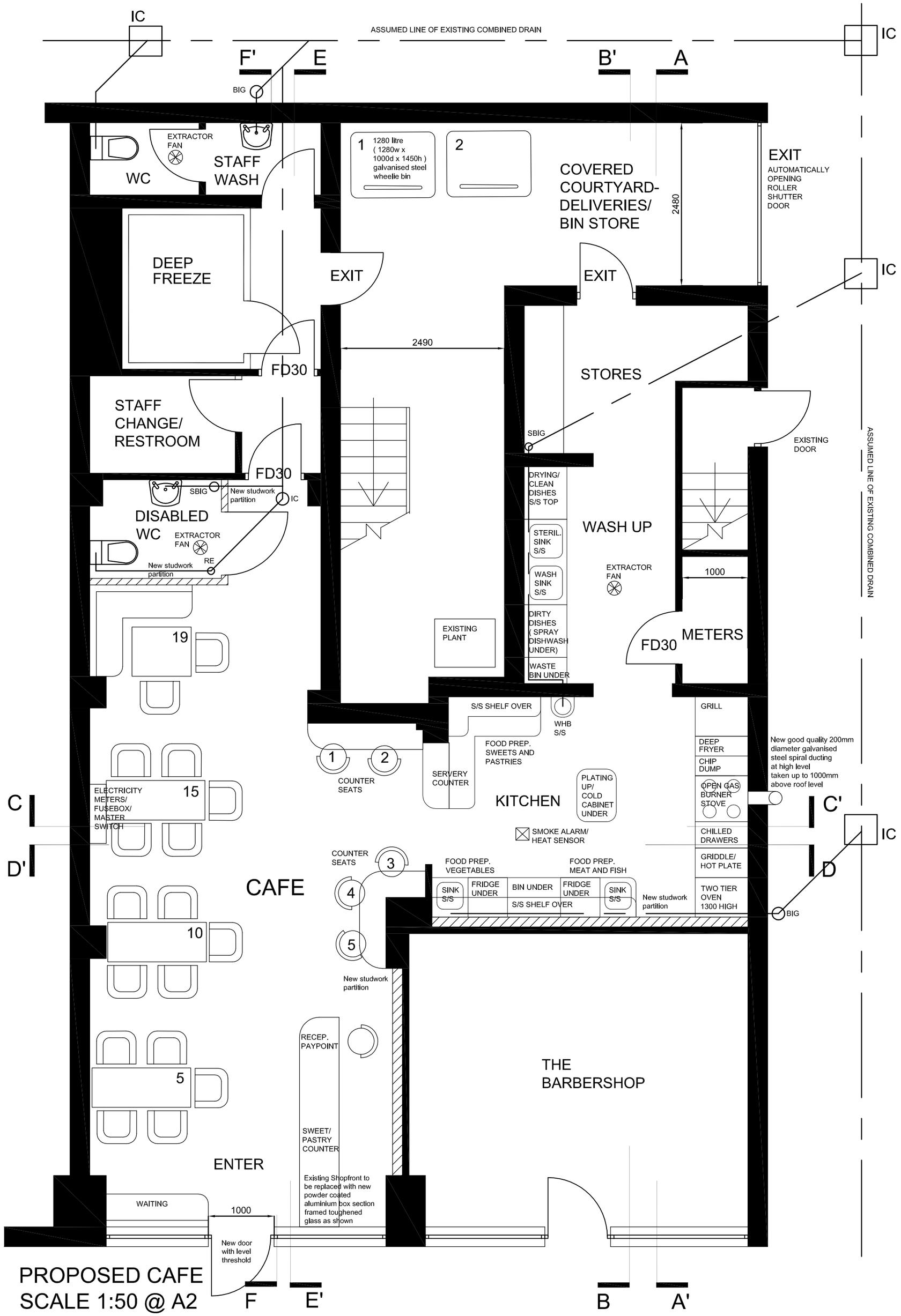

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All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. BPM architectural are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings

CONSTRUCTION SPECIFICATIONS

CEILINGS
Existing delapidated suspended ceiling and hangers to be carefully removed and exposed soffit cleaned and restored
New ceiling construction to conform with approved Document A1/1 Part B Table B2 of the Building Regulations

New suspended ceiling to be 150mm deep O/A 75x50mm grade 16 tanalised timber or aluminium horizontal grid suspended on S/S cable hangers from U/S existing floor structure above 100mm Rockwool Insulation fixed in depth of grid and 2 layers of 12.5mm plasterboard fixed to underside using staggered joints taped and skimmmed

WINDOWS
New windows and doors to be powder coated aluminium box section or good quality uPVC framed with double glazed sealed units, 16mm O/A, 4mm toughened outer pane, 8mm airgap, 4mm Pilkington 'k' inner, max. U-value 2W/m2/C
Trickle vents to be provided at heads of windows minimum 8000mm2 to habitable rooms and 4000m2 to all others
Minimum opening areas to be 1/20th of floor area and opening lights to have locks fitted

MECHANICAL AND ELECTRICAL
All mechanical and electrical work shown is indicative only and it is the responsibility of the relevant sub-contractors to source and install plant in compliance with current Building Regulations and relevant industry standards. Installing, certification, maintenance manuals and safe operating instructions to be provided by NICEIC approved installer.
Low energy lighting to be used throughout to satisfy Table 4 of Approved Document of Part L of the Building Regulations.
Fire detection to comply with BS 5839, mains operated, self-contained and interlinked including both smoke and heat detection.
Existing roller shutter door to be automatically opening in cases of emergency evacuation.
Mechanical ventilation to be provided to all confined rooms with 5 ach discharging to outside Light switch operated to WCs with 20 min. overrun, Kitchen 60 l/s, Bathrooms 15 l/s minimum mechanical ventilation rates.

INTERNAL DOORS
Good quality, plywood faced FD30 fire resisting S/W timber doors where indicated with intumescent smoke seals at perimeter.

EXTERNAL DOORS
Good quality H/W timber or uPVC outward opening panel door as shown, fire exit ironmongery and signage to be fitted.

INTERNAL PARTITION WALLS
2 layers 12.5mm plasterboard with staggered taped joints each side and skimmed, 100mm timber or metal studs @ 600mm ccs horizontally and vertically, 100mm Rockwool Insulation in line of studs, all partitions to be full height to U/S of structural soffit above and horizontallly to fire compartments

PLUMBING AND DRAINAGE
All plumbing to comply with CP 5572:1978
Sinks to have 42mm dia. plastic waste pipes with 75mm deep seal bottle traps

NOTES:

BEFORE THE COMMENCEMENT OF ANY DEMOLITION AND/ OR CONSTRUCTION WORK HEALTH AND SAFETY PLANS MUST BE SUPPLIED BY THE MAIN CONTRACTOR AND/OR NOMINATED SUB- CONTRACTORS

KEY TO DRAINAGE

IC = INSPECTION CHAMBER
RE= RODDING EYE
BIG= BACK INLET GULLEY
SBIG= SEALED BACK INLET GULLEY

(All soil pipes to BS4514 uPVC nominal size 100mm Waste pipes and traps to BS5255 and 3493 in ABS or PP nominal sizes 50mm, 40mm and 32mm. RE's to be provided at changes of direction of waste pipes.)

REV:	DATE:	DETAILS:

BPM ARCHITECTURAL SERVICES
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: 209 CLARENDON ROAD
MANCHESTER M16
FOR DR. IMRAN ALI AND MRS. SEMINA NAZ

TITLE: PROPOSED CAFE
PLAN

SCALE 1:50 DATE: MAY 2014 DRAWN: BPM CHECKED:

STATUS: PLANNING

DRAWING NO: CLAR/0514/PL1 REV:

Architecture | Masterplanning | Interiors | Graphics | Br nding