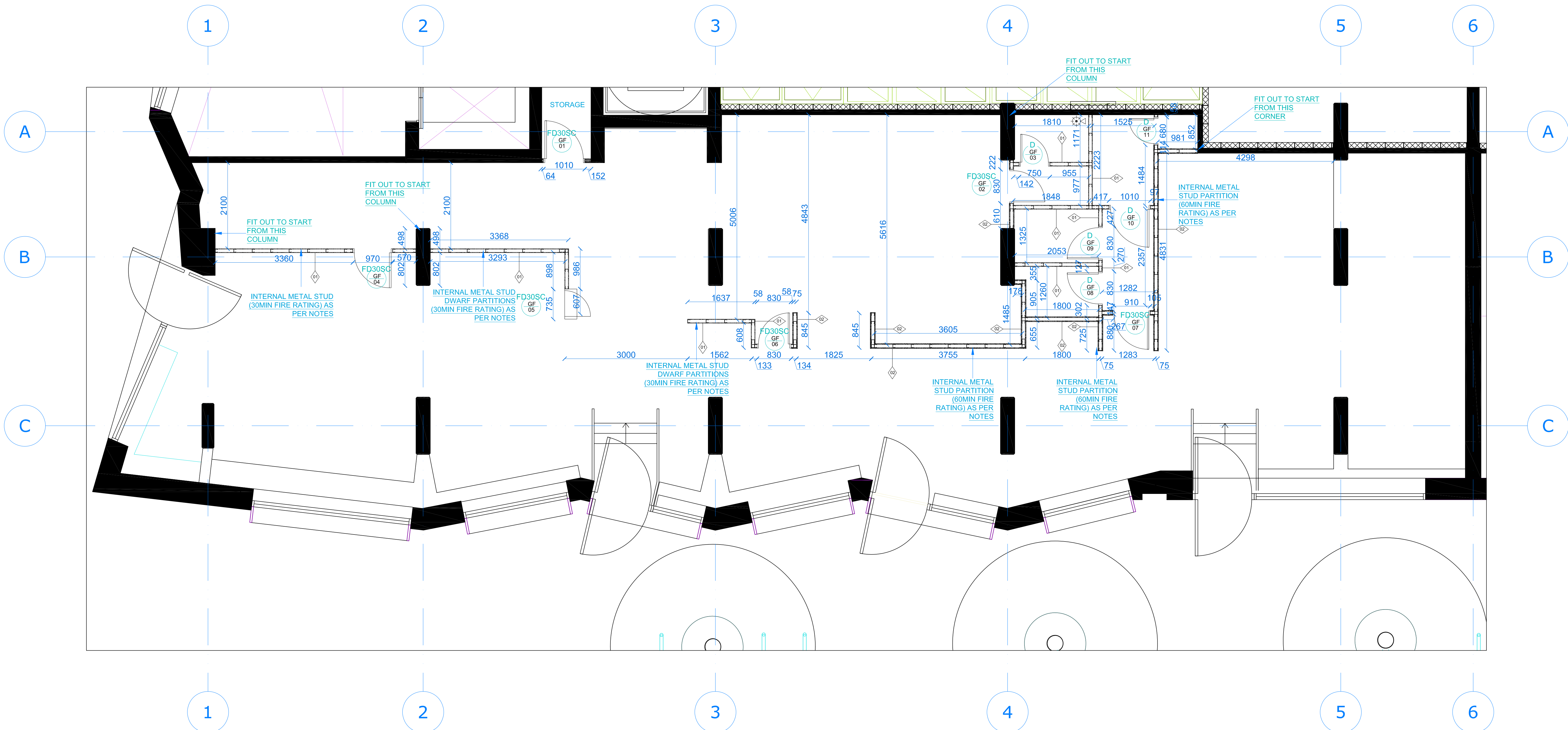




DETAILED GA PLAN

Scale 1:50@A1

GENERAL

All works to be in accordance with Building Regulations 2010, current editions and amendments and to the satisfaction of the Local Authority Building Inspector.

All works within the contract and by the Contractor must be carried out in such a way that all requirements under The Health and Safety at Work Act are satisfied and maintained. All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice, etc, and with the requirements of all relevant and current Statutory Authority regulations.

All structural calculations to be submitted prior to any start on site, and upgraded as necessary as works proceed, to suit any clients or future requirements.

THE REMOVAL OF WALLS WOULD CONSTITUTE A MAJOR RISK AND THE BUILDING CONTRACTOR SHOULD SUBMIT A METHOD STATEMENT TO BE APPROVED BY THE BUILDING INSPECTOR.

STRUCTURAL

All existing walls, foundations and lintels or other structural items are to be confirmed load bearing and adequate for increased loading where relevant prior to work commencing. Any existing walls to be removed are to be confirmed non-loadbearing prior to removal.

SERVICES

All existing relevant meters, external/internal mains gas/water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials boilers to be safely re-sited or re-routed prior to any work.

HEATING AND VENTILATION

Heating and ventilation systems to be in accordance with current British Standards and Codes of Practice. Specialist M&E Design Engineer to submit all relevant details.

All work to be in accordance with current British Standards and Codes of Practice. Specialist M&E Engineer to submit all relevant details before work commences.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints.at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations.

Manhole to local Authority specification. Any existing 100mm Soil and Waste pipe to link with existing run at new inspection chamber. Where pipes pass through walls, install 150mm deep pre-cast concrete lintels to give 50mm space all round and sides to be masked with rigid sheet material. All drainage to be protected to building controls approval. All drainage to conform to BS 8301:1985 "code for building drainage".

LIGHTING

All light fittings to be Energy efficient (non-interchangeable) to be provided to BS5266

INTERNAL METAL STUD WALLS -

60mins fire rating
70mm metal c-stud wall; comprised of 70mm studs at 450mm c/c, 70mm noggins at 900mm c/c, staggered 600mm in alternate bays, with 2no. layer of 12.5mm gyproc wallboard on each side, and seal joints with tape and drywall compound. Internal walls forming compartments to be constructed full height to roof or floor structure above allowing for adequate deflection to top of wall in accordance with Structural Engineers requirements. (Deflection joints formed with P.E foam sheet to non fire resisting walls and Corofil C144 to fire.

INTERNAL METAL STUD WALLS -

30mins fire rating
70 metal c-stud wall; comprised of 70mm studs at 600mm c/c, 70mm noggins at 900mm c/c, staggered 450mm in alternate bays, with 1no. layer of 12.5mm gyproc wallboard on each side, and seal joints with tape and drywall compound. Maximum height to be 3.4m

ELECTRICS

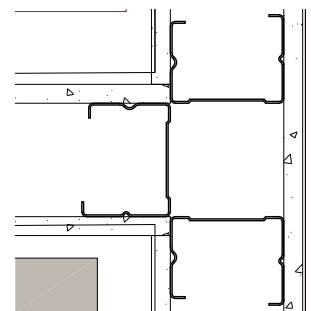
Switches and sockets to be provided, number and position to clients approval. Height of items to be between 450mm and 1200mm. All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.

INTERNAL DOORS

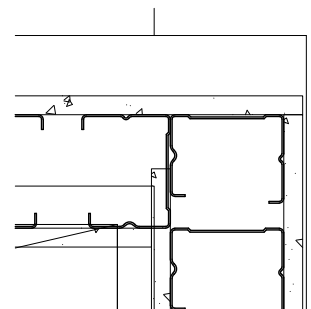
Doors to be hardwood veneered solid core doors and FD30 fire rated doors with factory applied lacquer finish to receive polished chrome ironmongery. Door frames to be matching finish with chamfered architraves, appropriately fire rated.

All doors on escape routes will be fitted with simple fastenings that are all of the following.

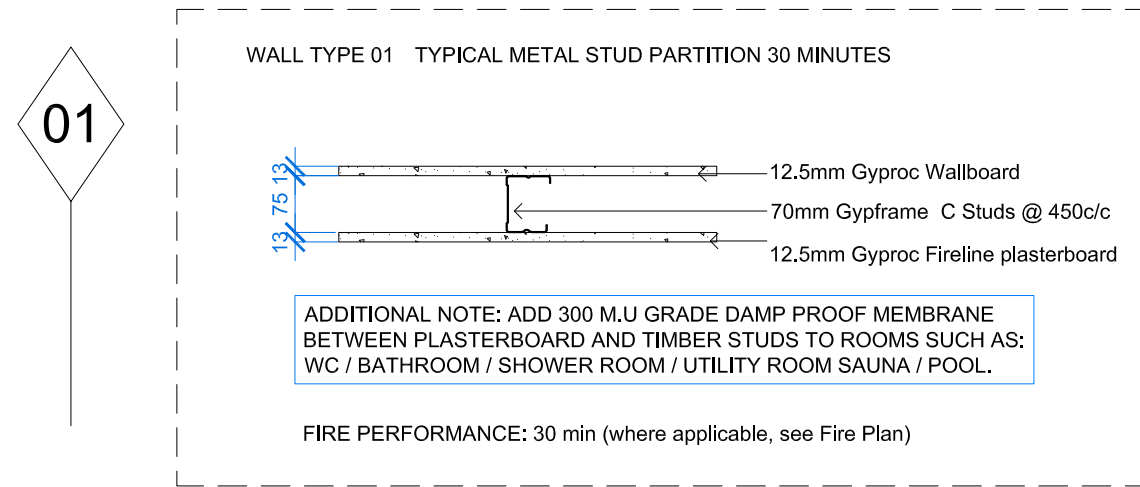
- Easy to operate; it should be apparent how to undo the fastening.
- Operable from the side approached by people escaping.
- Operable without a key.
- Operable without requiring people to manipulate more than one mechanism.



TYPICAL T JUNCTION DETAIL
Scale 1:5@A1

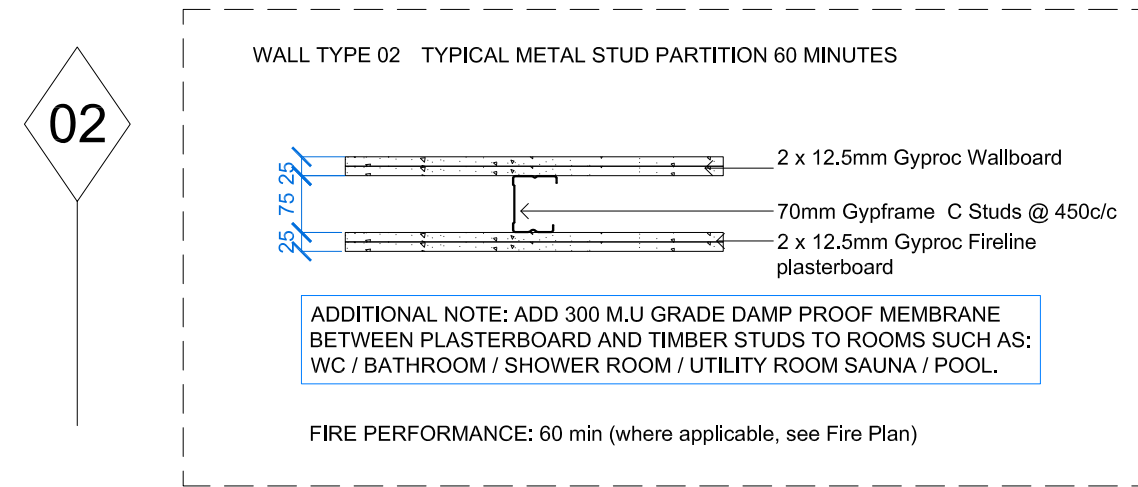


TYPICAL CORNER STUD DETAIL
Scale 1:5@A1



TYPICAL WALL TYPES

Scale 1:10@A1



NOTE: Do not scale drawing. Work to figured dimensions. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant specialist drawings, details and specifications. All works are to be carried out in accordance with the latest edition of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless noted otherwise are in millimetres. All dimensions and levels are to be checked by the contractor on the job prior to order, installation or commencement of work on site. Contractor to check and satisfy himself of the positions of all existing statutory authorities marks services on and around site. All materials and proprietary items are to be fixed / installed / supplied in strict accordance with the respective manufacturers recommendations. At all stages of work, the contractor will be responsible for and must ensure the overall stability of all buildings, structures and excavations etc is maintained. During the construction works all existing fire drainage is to be adequately protected and normal flows maintained.			
Issue Purpose : Building Regulations Application			
Client	N/A	Drawn	SN
Project	Fit out of existing building	Date	05-10-2022
		Scale	1:10, 50 @ A1
Address	Mr Su's, Circle Square, Ground Floor, Building 10b Ancillary Unit, Manchester, M1 7FA	Stage Identification	
		Design - D	Sketch Scheme - SK
Title	Detailed GA Plan	Planning - P	Construction - C

Rev B : 12-M01-2023 : SN : updated layout	
Drawing Number	22-110 - C - 02 - B
Faum Architecture	
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