

PURPOSE OF ISSUE

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CDM Regulations

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The client has not appointed N/A Design as the Principal Designer to undertake duties required under the role as require under CDM Regulations 2015. The client is aware of their legal duty to appoint competent person to undertake this role in good time before the construction work commences on site to ensure that the project has been effectively planned, managed, monitored and coordinated with respect to health and safety matters.

The client must ensure that all the pre construction information obtained and provided in good time to The Contractor/ Principal Contractors before construction activities commence and Principal Contractor Must prepare a suitable Construction Phase Plan on all project before work commences on site.

No services investigation has been carried out, Contractor must undertake 'tidal before you dig', tel 0800 0855 865. Investigation before commencing on site. The client must undertake all necessary enquiries with sewerage and utilities companies to establish exact route of any public sewer/ water mains etc and obtain all necessary agreements/ diversions before commencing any work.

All works at height to be undertaken from appropriate working platforms.

The Contractor shall check and verify all building and site conditions, levels and sewer invert connection points before work commences.

The contractor shall comply with all workmanship clauses in BS8000 series and in full compliance with the Building Regulations.

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
- (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN OBTAINED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
- (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE FOUNDATION TO THE PROPOSED SUBJECT TO BE READ IN CONNECTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS, USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS AND BRITISH STANDARDS.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS
- (13) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1:1991 AND BS12862:1985
- (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PART3: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS12662:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.C.O.'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² K AND U-VALUE OF WINDOWS TO BE 1.6w/m² K, & EXTERNAL DOOR 1.8w/m² K (I.E. CONSTRUCTED AS INDICATED). SAFETY GLAZING TO CRITICAL LOCATIONS.
- WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM SUSPENDED CEILING THROUGH EXISTING PIPES LINED WITH INSULATION TO THE EXTERIOR ON P75 METER RUN
- THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE OF 9M AND FULLY 50 WITH PROUD JOINTS IN CORNER AND BE LAPPED MIN 50mm. PROVIDE 100mm MIN. POLYSTYRENE 'DELOTEX' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4-20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION TO CONTINUE. LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR USING TELESCOPIC VENT SYSTEM.

PROJECT

27 Giles Street, Longsight

CLIENT

Mr. M. Adil Shahzad

DRAWING TITLE

Proposed Elevation

JOB No

DRAWING No
NA-B03

SCALE

DATE
1:30@A2 Dec. 2025

REVISION

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CDM Designers Residual Risk Assessment

A type 3 intrusive asbestos survey must be undertaken prior to commencement of building works and any materials identified as containing asbestos to be removed / protected in accordance with HSE/ EU directives.

No service investigations have been undertaken. The contractor must undertake 'tidal before you dig' investigations before works commence on site and advise with United Utilities regarding the location of the electrical inrunner and invert depth of same.

The contractor must install all necessary temporary supports etc. necessary to introduce new steel beams etc. as designed by structural engineer to support the first floor following removal of load bearing walls. All works in electrical works to be undertaken by NICEIC qualified contractors. All works to gas services to be undertaken by Gas Safe registered contractors.

Boundaries / Party wall etc.

The Client shall confirm the exact position of legal boundaries, any boundaries shown on these plans are notional as advised by client and must be accurately established before any construction work commences. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

Party Wall etc. Act 1986 to apply as necessary and building owner or contractor must serve all necessary notices to all adjoining owners prior to commencement of the work in accordance with the Act. Exact position of walls and boundaries to be determined on site and no part of proposed works to encroach any boundary without written permission of adjoining owners.

OIL AND VENT PIPE

ALL NEW S/P'S TO BE 100mm DIA. UPVC (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES) AND SHOULD BE TAKEN 900mm ABOVE THE HEAD OF ANY WINDOW WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO WASTE PIPE CONNECTIONS ARE TO BE MADE WITHIN 200mm OF WC BRICKWORK. ALL VENT PIPES TO BE 100mm DIA. WITH 150mm RADIUS TEST BEND AT BASE AND PROVIDE FRODDING EYE 150mm ABOVE G.L. IN ALL CASES.

SANITARY PIPEWORK

TRAPS – ALL POINTS OF DISCHARGE INTO SYSTEM SHOULD BE FITTED WITH A WATER SEAL TO PREVENT FOUL AIR FROM THE SYSTEM ENTERING THE BUILDING. UNDER WORKING AND TEST CONDITIONS TRAPS SHOULD RETAIN A MIN SEAL OF 25mm. WASHBASINS, SINKS, BATHS AND SHOWERS TO HAVE 100mm DIA. TRAP WITH 75mm DEPTH SEAL AND FINISHED AT LEAST 900mm ABOVE ANY OPENING INTO THE BUILDING NEARER THAN 3000mm. PIPE CAPPED WITH CAGE OR PERFORATED COVER. ALL PIPES TO BE 50mm DIA. EXCEPT W.C.s WHICH ARE TO BE 100mm. THE PIPES FITTINGS AND JOINTS ARE TO BE CAPABLE OF WITHSTANDING AN AIR AND SMOKE TEST OF AT LEAST 38mm WATER GAUGE FOR AT LEAST 3 MINUTES. SMOKE TEST IS NOT RECOMMENDED FOR UNDER WORKING CONDITIONS. ACCESS TO LENGTHS OF DISCHARGE PIPES WHICH CANNOT BE REACHED BY REMOVING TRAPS OR APPLIANCES WITH INTEGRAL TRAPS

BUILDING CONTROL

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PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



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