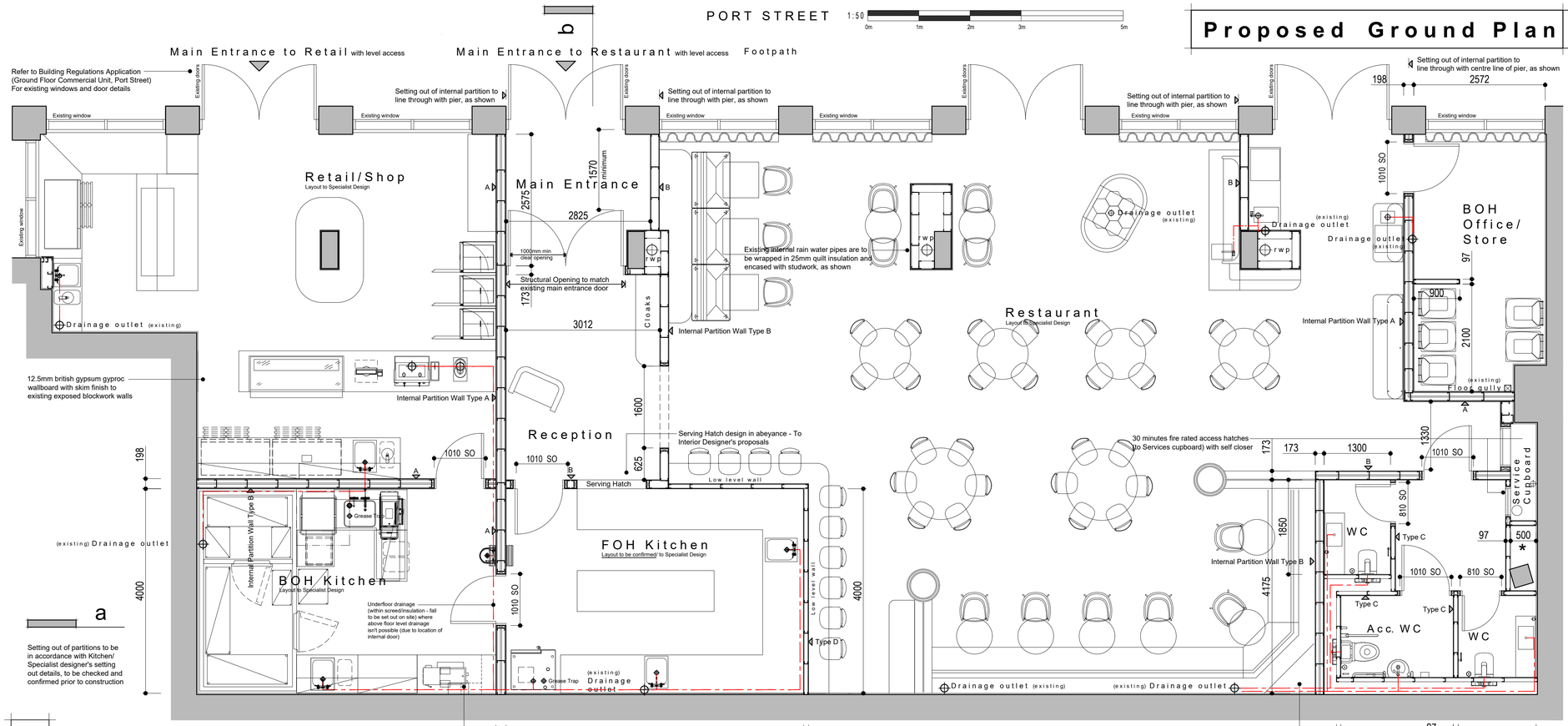
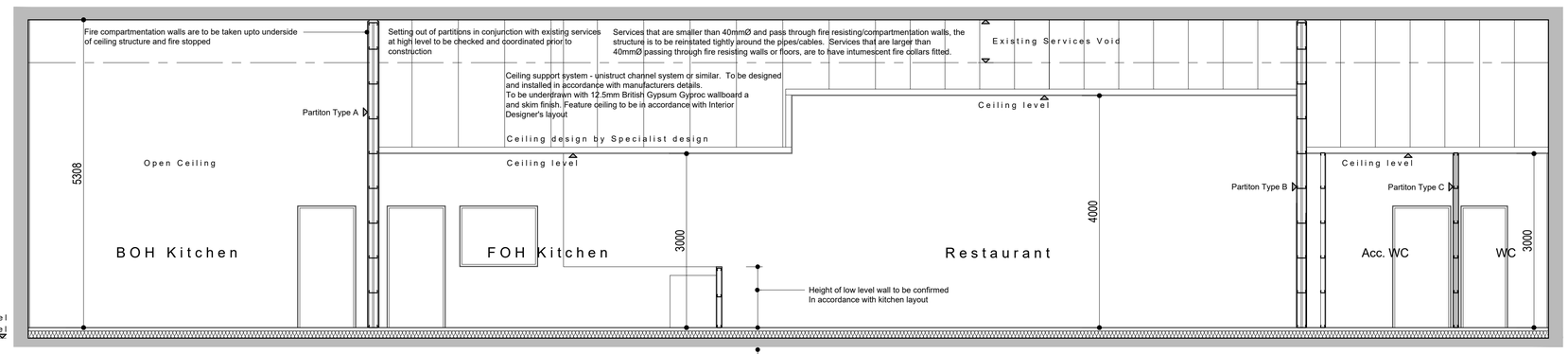
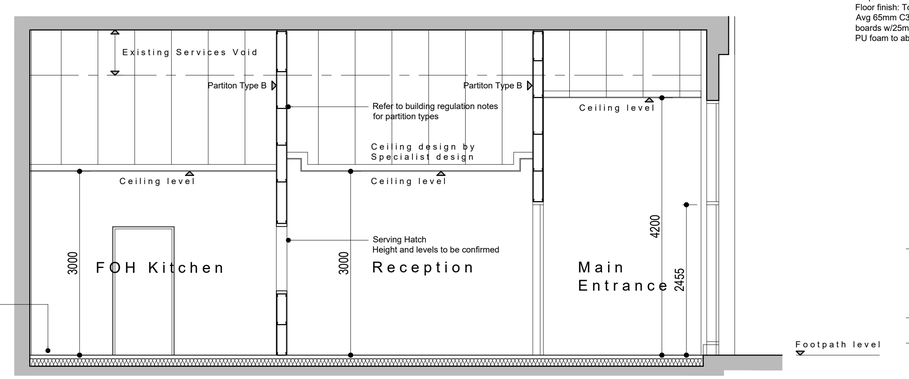






Proposed Ground Floor Construction
Preparation: The existing concrete floor must be clean, dry, and level.
Floor finish: To Clients choice. To be fitted in accordance with manufacturers details
Avg 65mm C30 Cemfloor, SR2 Tolerance, Floating construction over 120mm EPS150 insulation
boards w/25mm upstands to exposed perimeter, including 500g separating layer w/5mm
PU foam to abutments. All over 1200g polythene DPM, Lapped & taped using single sided tape only; Laid level.

FINISHES SCHEDULE:

This drawing is to be read in conjunction with the following drawings:-
Floor Finishes- DBL 11000 - 43 - 0001
Wall Finishes- DBL 11000 - 42 - 0001
Decorative Lighting Plan - DBL - 11000 - 63 - 0001

This Drawing is to be read in conjunction with Drawing No.03 Interior Designer Drawings DBL/11000/82

Proposed Section B-B

1:50

Proposed Section A-A

1:50

Building Regulation notes con't:

Proposed Ground Floor Construction
Preparation: The existing concrete floor must be clean, dry, and level.
Damp Proofing: A damp-proof membrane (DPM) should be laid on the concrete (before installing insulation) with perimeter upstand to finished floor level
125mm PIR Insulation boards (landlord to confirm manufacturer and type)
Separation Layer: 500 gauge visqueen separation layer
Minimum 65mm sand/cement screed with 30mm thick rigid insulation board to perimeter
Floor finish: To Clients choice. To be fitted in accordance with manufacturers details

Drainage Internal Connections

Provide internal waste connections as follows:-

Sink - 40mm dia waste with 75mm deep seal trap
WC pan outlet <80mm - 75mm waste with 50mm deep seal trap
WC pan outlet >80mm - 80mm waste with 50mm deep seal trap
Shower - 40mm dia waste with 75mm deep seal trap
Wash hand basin - 32mm dia waste with 75mm deep seal trap
Waste pipes to be increased to 50mm when there is more than one drainage connection

Proposed drainage is to connect into existing as shown on Drawing C-0653-01 (Existing ground floor plan and sections)

Existing internal rain-water pipes are to be wrapped in 25mm quilt insulation and boxed out as shown on proposed floor plan.

Part M - Ground Floor Accessible WC

Provide WC facilities including Unisex wheelchair accessible WC as detailed in AD M including grab rail, finger bowl and alarm with pull cord and overdoor sounder/beacon and reset switch.

Disabled W C and accessories are to be provided and to comply with Approved Document Part M of the Building Regulations.

WC to provide 1500 x 1500mm turning space. Refer to floor layout for details.

Provide 1000mm doorset with door opening outwards with a minimum 300mm space to the leading edge. Door is to be fitted with horizontal closing bar fixed to the inside face.

All grab handrails should be of a contrasting brightness with the background. Provide a full length alarm pull chord and external beacon/sounder. The hot water supply to the wash hand basin should be thermostatically controlled.

Disabled WC fittings. WC bowl with horizontal outlet; support rails (4nr); hinged support rail and toilet roll holder; Doc M cistern and fittings; Doc. M seat ring, stainless steel hinge; wc outlet connector.

Entrance Doors - As existing

Entrance Lobby

Refer to proposed ground floor plan for key setting out dimensions of proposed entrance lobby
Glazing within the lobby does not create distracting reflections.
Floor surface materials within the lobby do not impede the movement of wheelchairs. E.g. not coir matting, and changes in floor materials do not create a potential trip hazard
The floor surface helps to remove rainwater from shoes and wheelchairs
Where matt wells are provided, the surface of the mat is level with the surface of the adjacent floor finish
30 minutes fire rated ceiling to be provided to services cupboard

Internal Doors

Doors noted FD30 (FD60) on the drawing to be 30 (FD60) minutes fire and smoke resistant doors, minimum 44mm thick and of solid core, fitted with combined intumescent and smoke seals to doorset manufacturers specification and details, and have self closing device unless otherwise noted.

Fire doors to comply with all relevant British Standards and be solid core fire resistant internal quality self finished to hardwood frames as required.

All fire doors to have cam action overhead closers or similar closing device as specified in the ironmongery requirements, unless noted and specified otherwise in the Ironmongery schedule, and on the Fire Plans.

For fire resistant doors, back of frames are to be completely filled between frame and wall with rockwool or intumescent sealant.

All fire doors, including each leaf of each double doors, should be provided with an identification disc. The disc should be a minimum of 45mm in diameter, clearly indicating the fire resisting standard of the door.

Glazing to fire doors to be laminated clear safety glass set in suitable instumescent glazing gasket to doorset manufacturers specification and details to meet the performance requirements of the doorset, with splayed lipped hardwood glazing beads as detailed by doorset manufacturer, securely screw fixed to solid door. All fire glass to have appropriate British Standard fire stamp/kite mark.

All glazing to vision panels for fire rated and non-fire rated doors to be unwired glass in accordance with BS 6262: 1982.

Effective clear openings through doorways to comply with Approved Document Part M of the Building Regulations, and BS 8300: 2001 'Design of Buildings and their approaches to meet the needs of Disabled People'. Refer to floor plan for structural opening widths to each door

Internal doors to have a zone of visibility between 500mm and 1500mm from the floor, if necessary interrupted between 800mm and 1150mm from the floor, to accommodate an intermediate horizontal rail.

Glazing

Safety glazing to BS 6206 to be fitted where window cills are lower than 800mm from finished floor, and glazing to doors lower than 1500mm from finished floor and externally 300mm either side of the door.

Glazing Manifestation

Critical Locations: Applies to internal/external doors and side panels, specifically glazing between finished floor level and 1500mm high. Visibility Standards: Manifestation must be clearly visible, often achieved with a logo, broken lines, or continuous bands (minimum 50mm high)
Placement: Must be placed at two heights: 850mm to 1000mm and 1400mm to 1600mm above the floor Contrast: The manifestation must contrast with the background when viewed from both sides.

Minimum effective clear widths of doors

Direction and width of approach
Straight-on (Without a turn or oblique approach - 800mm
At right angles to an access route at least 1500mm wide - 800mm
At right angles to an access route at least 1200mm wide - 825mm
External doors to be used by the general public - 1000mm

Services

All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.
Boxing for concealed services to be sealed where they penetrate or project into hollow construction and voids

Heating, Hot Water, Cooling/Ventilation Systems

All new heating, hot water, cooling/ventilation systems to follow the guidance contained within the non-domestic heating, cooling and ventilation compliance guide. Suitable input/extract ventilation to be provided to all areas in accordance with the relevant CIBSE Guide. Commissioning certificates to be provided on completion of the works. The installation of the heating/hot water, cooling/ventilation is the design responsibility of the Main Contractor.

Electrical Installation

The installation of the electrical installation including design of lighting, provision of sockets, switching, emergency lighting is the design responsibility of the Main Contractor

All electrical works to be undertaken by only NICEIC qualified persons and in accordance with the latest editions of the IEE Wiring Regulations and Approved Document Part P of the Building Regulations

That immediately upon Practical Completion of the works (or sooner if available) a copy of satisfactory NICEIC Electrical Test Certificates will be issued to the Landlord in respect of all alterations and new additions to the electrical installation and fire alarm serving the demise.

Prior to completion of the works the Local Authority must be satisfied:-

Appropriate certificates and forms in BS 7671 (amended) have been submitted that confirm that the work has been inspected and tested by a competent person

A competent person will have a sound knowledge and experience , relevant to the nature of the work undertaken and to the technical standards set down in BS7671,

be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

All switches and sockets to be installed in rooms are to be between 450mm and 1200mm above the finished floor level. 100% of new light fittings to be low energy fittings.

Mechanical Installation

The installation of the mechanical installation including design of heating and hot water and drainage is the design responsibility of the Main Contractor

Kitchen Ventilation-

Refer to:
REAL Commericals Kitchen Solutions Ltd
Specification for design details of-

- Kitchen Supply Ventilation Sytem
- Odour control
- Extract system
- Condense canopy & peripheral canopy

To be fitted in accordance with manufacturers instructions and commissioning certificate to issued on completion of the installation

Alarm (Safety) & CCTV details:-
Refer to Specialist drawings for details

Commercial Sprinkler Protection:-
This drawing is to be read in conjunction with the following drawings:-
2026-0125-SPK-01, 02 & 03

Air Conditioning System - Ceiling cassette mounted systems
Refer to Specialist Drawings for Details

Restaurant - 3 off PLA-M100EA2, Ceiling mounted cassette, 4 way blow, indoor air conditioning units having a
nominal cooling and heating capacity of 10kW each.

Shop - 1 off PLA-SM71EA, Ceiling mounted cassette, 4 way blow, indoor air conditioning unit having a nominal cooling and heating capacity of 7.1IW.
Caged area in underground car park
1 off PUZ-M200YKA2 - three phase external condensing unit
1 off PUZ-M100VKA2 - single phase external condensing unit
1 off SUZ-M71VAR1 - single phase external condensing unit

Ventilation System

Restaurant
1 off LGH-250RVXT3-E, Lossnay heat recovery ventilation system providing fresh air and removing stale air whilst recovering the heat from the extracted air
The above comes complete with supply air ducting to route the fresh air from the unit to the open return air on the air conditioning units. The fresh air will then mix with the air-conditioned air and be discharged through the same linear grilles as with the air conditioning.
The Lossnay system will connect to outside via the existing louvers on the Port Street elevation of the building.

Shop
1 off ACM250, Ducted extract fan to provide extract ventilation and the required air changes. The above comes complete with a ceiling mounted linear grille and ducting to route the air from the shop to outside via the existing louvers on the Port Street elevation of the building.
Toilets
1 off ACM150, Ducted extract fan to provide extract ventilation and the required air changes. The above comes complete with ceiling mounted circular air valve type grilles and ducting to route the extracted air from the toilets to outside via the existing louvers on the Port Street elevation of the building.

Positioning
The indoor units to be ceiling mounted. The outdoor condensing units would be located in the caged area in the underground car park below the restaurant as specified. Exact positions to be agreed on site.

Refrigerant Pipework
Interconnecting refrigeration Pipework would be installed in accordance with the manufacturers recommended methods. Nitrogen purge would be used whilst brazing. All suction and discharge lines would be insulated. All lines would be tested and evacuated.

Condensate Pipework
All necessary condensate Pipework would be installed using a gravity or pump fed pipework system, which would discharge to the nearest convenient point internally.

NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996
The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Building Regulation Notes

Internal Partition Wall Type A

Locations: Walls between: Back of House Kitchen (BOH) and Retail & Shop
BOH Office & Store and Restaurant
Retail & Shop/BOH Kitchen and Main Entrance/Reception/FOH Kitchen
Wall to be taken up to underside of ground floor ceiling (first floor construction) and fire stopped.
Fire resistance compartmentation - 30 minutes
Maximum partition height - 7600mm
Construction: Two layers of 12.5mm wallboard and skim finish each side of 146mm gypframe 'C' studs at 600mm centres. 25mm Isover APR 1200 insulation in the cavity.

Internal Partition Wall Type B

Locations: Walls between:
Main Entrance and Restaurant
Reception and Restaurant
WC's and Restaurant
FOH Kitchen and Reception
Walls to be taken up to underside of ground floor ceiling (first floor construction).
Fire resistance compartmentation - n/a
Maximum partition height - 6200mm
Construction: One layer of 12.5mm wallboard and skim finish each side of 146mm gypframe 'C' studs at 600mm centres. 25mm Isover APR 1200 insulation in the cavity.
25mm Isover APR 1200 insulation in the cavity (to the WC walls only)

Internal Partition Wall Type C

Location: WC's
Fire resistance compartmentation - n/a
Maximum partition height - 3600mm
Construction: One layer of 12.5mm moisture resistance plasterboard and skim finish each side of 70mm gypframe 'C' studs at 600mm centres. 25mm Isover APR 1200 insulation in the cavity.
Plasterboard to one side only (to service void side)

Internal Partition Wall Type D

Location: Front of house kitchen/Restaurant (low level wall)
Fire resistance compartmentation - n/a
Height - To be confirmed by client
Construction: One layer of 12.5mm moisture resistance plasterboard and skim finish each side of 70mm gypframe 'C' studs at 600mm centres.

General Internal Partition Notes

Installation guidance - To be installed in accordance to manufacturers details - refer to White book technical details for information. Refer to the Gypframe Safety Data Sheet for guidance on health and safety, handling and storage. Fixing compatibility Check the system specification for the required British Gypsum screw type.

Fire resistance walls are to be taken up to the underside of the ceiling and fire stopped with a continuous Gyproc fire strip - to be fitted in accordance with manufacturers details

Allow for the inclusion of 18mm plywood sheets where fixture and fittings are to be fixed to the face of the internal walls. Sheets are to be fixed by gypframe support plates. To be fitted in accordance with manufacturer's details. Location of plywood sheets to be agreed and confirmed by main contractor prior to construction.

Ceilings (In conjunction with Interior Designer's proposals)

Ceiling support system - unistruct channel system or similar. To be designed and installed in accordance with manufacturers details. To be underdrawn with 12.5mm British Gypsum Gyproc wallboard and skim finish.

Feature ceiling to be in accordance with Interior Designer's layout

Building Regulation Issue
Subject to Building Regulation Approval & Landlord Approval

REV	DESCRIPTION	CHECK	DATE
E	Sprinkler system reference note added Internal Wall Types updated		24.06.2026
D	Amendments include:- Internal partition between Retail/Reception and BOH/FOH kitchen repositioned Internal partition to BOH Office/Store repositioned. BOH increased in floor area, FOH reduced Ground floor construction note updated Ceiling height to Main Entrance (Section B-B) raised Grease traps added to BOH and FOH kitchens Access panels note added to Services cupboard		29.03.2026
C	Building Regulation Issue		13.03.2026
B	Drawing updated following comments from Client		17.02.2026
A	Drawing updated following review meeting		13.02.2026

CLIENT

OSMA

PROJECT

Proposed Restaurant and Retail Unit/Shop at Unit 1, Ground Floor, One Port Street, Manchester

DRAWING

Proposed Ground Floor Plan, Sections & Notes

SCALE	DATE	DRAWN	CHECKED
1:50 A1	Feb 26	MH	

DRAWING NO.	CAD REFERENCE NO.	REVISION
C0653-02		E

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