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Only figured dimensions should be used.

Scaled dimensions should be checked with the Designer.

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ELECTRICS:
 Power, Lighting, Voice and Data to be installed to clients requirements. All wiring + sockets outlets + light fittings + distribution units / cabling to conform to latest I.E.E Regulations taken from existing incoming mains with new consumer units as required.
 Sockets and switches to be placed min 450mm and max 1200mm from FFL. Energy efficient light fittings to be installed throughout.
 Lighting efficiency and controls to comply with document L2B.
 All controlled services such as mechanical ventilation and heating appliances to comply with document L1B paras. 4.24 - 4.37. All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.
 New internal light fittings should be in accordance with the guidance given in the Domestic Building Services Compliance Guide 2010 Edition.
 Electrical installation certificate provided by a competent person on the completion of the works as Part P and BS7671.

AIR CONDITIONING:
 New air conditioning units to specialist design taking into account equipment sizing, ductwork installation, ventilation and design protocols with condensing units located on roof or rear loading bay.
 Units to provide heating and cooling to the Ground and First floor and comply with all current regulations.

RETAIL UNIT HEATING:
 Heating to retail units to be electric panel heaters with thermostat and timer facility to tenants requirements.

VENTILATION: Background & mechanical
 a. Existing fresh air ducted ventilation system retained.
 b. Sanitary - The provision of a mechanical ventilator which is capable of extracting at a rate of not less 30/s (operated via light switch with 15 minute overrun) will be required to all WC's if there is no natural ventilation via a window and ducted to external air.
 All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.

SMOKE ALARM SYSTEM:
 Smoke alarm system to be installed to all areas. Smoke/heat detector alarms shall be Grade D1 LD2 and to be mains wired (with tamperproof integral battery back-up) with all units interconnected to comply with BS5839 P6. System to be designed and installed by a specialist to provide an addressable automatic fire alarm system with voice alarm to allow for early evacuation.
 System to be designed to incorporate recommendations from the Fire Safety engineer.
 Landlords Fire Alarm panel located on main Mall entrance from Cairo Street with repeater panels throughout the building as recommended by the Fire Safety engineer.
 All controlled services to have a commissioning certificate provided to the BCO at completion and prior to a Building Control completion certificate being issued.

EMERGENCY LIGHTING:
 Emergency lighting to common areas to ensure safe means of escape to escape route to be in accordance with BS 52266-1:2011.

SANITATION, HOT WATER SAFETY & WATER EFFICIENCY:
 Any hot water storage and supply systems to be designed in accordance with BS 4700:2006 or BS EN 12897:2006. Good workmanship is essential and should be in accordance with BS 8000-15:1990. The design and installation of the systems shall only be undertaken by a person who is competent to carry out the work. If the system is to be gas supplied, a gas safe engineer should be appointed. Ensure new baths are fitted with an appropriate temperature control device which will not allow temperature to exceed 48°C to prevent scalding. Where an existing hot water and/or space heating system is to be retained within an existing house re-model/extension, it should adequately supply the additional demand required.

WINDOWS:
 All glazing to BS4262.
 All glazing on escape routes with minimum door clear width of 1050mm. The clear opening width of doors is to be measured from the outer face of the door furniture to the nearest point of the frame. Glazing to doors should have laminated glass in a zone between 500 and 1500mm with max 350mm opaque areas. Doors to be hung as to ensure clearance over the floor finish as might be reasonably installed by occupants. Ironmongery to clients choice suitable for door size and to be in a contrasting colour to the door. External doors to comply with PAS24 security standards and to a standard approve by insurance companies.
 Windows to first floor to be thoroughly cleaned and left in full working order. Existing glass to be replaced as required. Windows to be secondary glazed with proprietary double glazed system to replicate existing fenestration to allow easy access to opening lights and to provide a min U-value of windows 1.2 W/m²K.
 New ground floor windows to retail units to be single glazed with laminated safety glass in sw frames

ENTRANCE DOORS:
 External entrance doors shall be painted timber doors in hardwood frames with hardwood cills with a clear opening of min 800mm to Retail Units and 1050mm on escape routes. Entrance doors from street to receive Duralux aluminium/neoprene low threshold strip embedded on approved colour mastic. Threshold upstand not to exceed 15mm.
 External doors if glazed should have laminated glass double glazed units in a zone between 500 and 1500mm with max 350mm opaque areas. Doors to be hung as to ensure clearance over the floor finish as might be reasonably installed by occupants. Ironmongery to clients choice suitable for door size and to be in a contrasting colour to the door. External doors to comply with PAS24 security standards and to a standard approve by insurance companies.

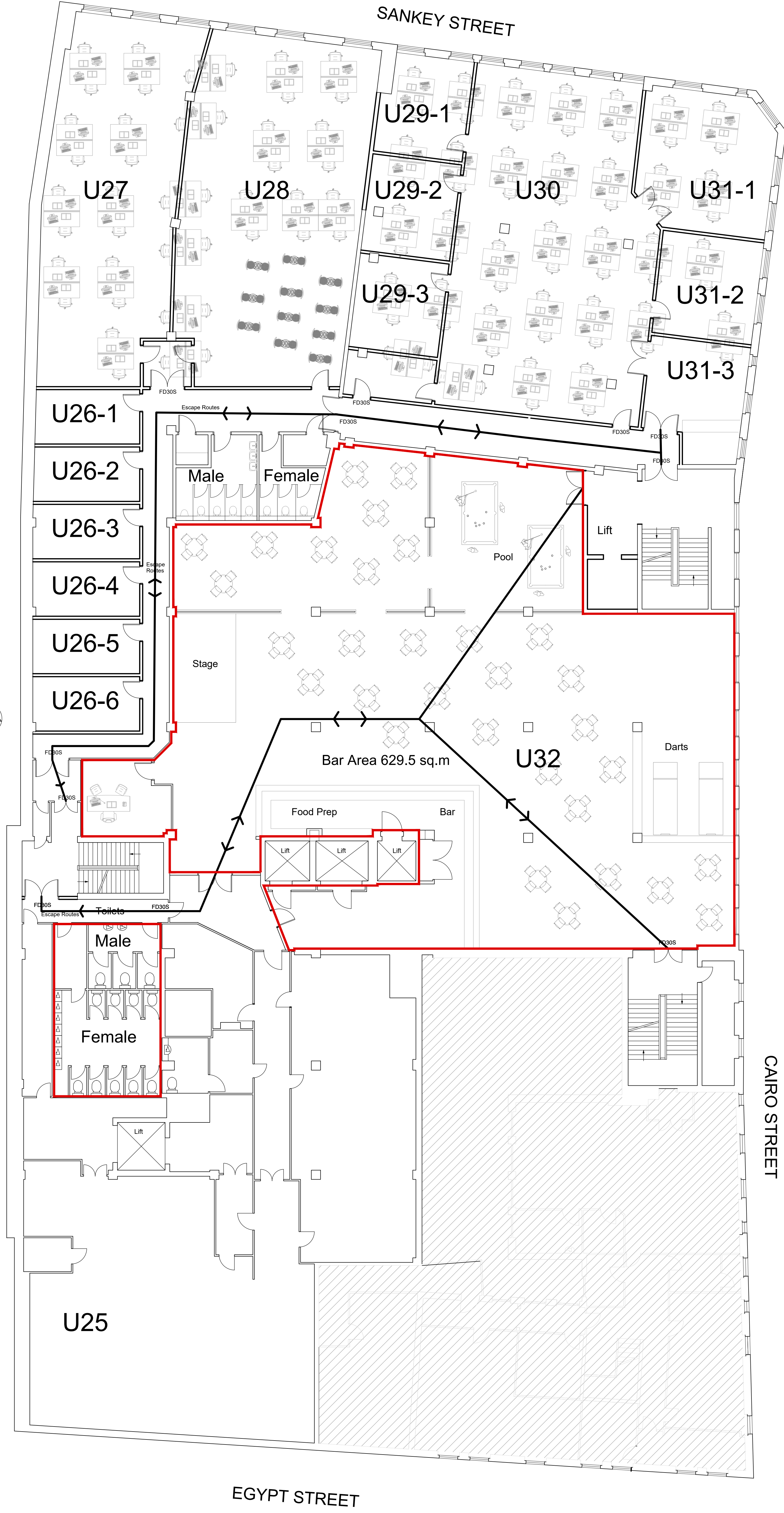
INTERNAL DOORS
 Internal doors generally to be 926 x 2040mm, paint grade or Veneer flush door provided with minimum door clear width of 825mm. Doors on escape routes clear width of 1050mm. The clear opening width of doors is to be measured from the outer face of the door furniture to the nearest point of the frame. Glazing to doors should have laminated glass in a zone between 500 and 1500mm with max 350mm opaque areas and min 100mm wide. All doors opening onto the fire protected hallways and escape routes are to be FD30s complete with smoke seal, intumescent strip and self-closing device as indicated on individual drawings and located in a suitable frame to maintain fire rating. All door opening furniture to visually contrast with the surface of the door and is not cold to touch.

INTERNAL DRAINAGE & WASTES:
 Above ground drainage to comply with BS EN 12056-2:2000 Gravity drainage systems inside buildings. Sanitary pipework, layout & calculation. No opposed connection or connections within 450mm of invert to be made to SVP. Adequate access to be provided for cleaning. Waste pipe sizes to which be minimum 32mm. Kitchen sink to be minimum 40mm. All wastes increased to 50mm where branch exceeds 1.7m or drains combine. 19mm overflow pipe to W.C. cistern. Min. 50mm trap to W.C. pan and 75mm resealable traps to all other appliances all to be connected independently to Soil stack.
 Waste pipe gradients to comply with app. Doc H part H1/Bregs. 2010. Unplasticized PVC soil pipe of 82.4mm min. mean outside dia. and fittings and accessories of 82.4mm and to BS EN 1329-1:2014 - Plastic pipe systems for soil and waste discharge within the building structure.
 Waste pipes to connect to existing drainage system.
 Where services pass through compartment walls and floors pipes to be fitted with intumescent fire collar fixed to structure. Void to be made good as required with fire resistant material or intumescent mastic to maintain fire integrity.

EXTERNAL DRAINAGE:
 Existing rain water pipes and foul drainage retained.

FIRE PROTECTION:
 Beams and supports to floors to be protected by 60mins fire protection.
 Materials in the common areas to achieve class 0 B-s3,d2 or better.
 Materials within shop units to achieve class 1 C-s3,d2 or better.
 Existing walls forming protected staircase to achieve 60 mins fire protection.
 All walls forming Complementations. Protected routes and staircase enclosures to be taken to underside of fire resisting structure, fire stopped with fire resistant material installed to manufacturers recommendations.
 All doors through staircase enclosure should be fitted with a min fire resistance of 30 mins. These to be checked on site by BCO.

TIMBER TREATMENT:
 To areas affected by timber decay clean off all timber joists to floor, ceiling and roof structure and apply 2 coats insecticide/fungicide wood preservative in accordance with manufacturers recommendations.



Rev.	Notes.	Date.	By.
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WHITELEYEAVES
 PROPERTY & CONSTRUCTION CONSULTANTS

Hollinwood Business Centre, Albert Street, Oldham, OL8 3GL
 T 0161 393 8417
 E info@whiteleyeaves.co.uk
 W www.whiteleyeaves.co.uk

CLIENT	NMT ENTERTAINMENT LTD
JOB NUMBER	373
DATE	12.04.2022
DRAWING NAME	FIRST FLOOR PLAN AS PROPOSED
SCALE DRAWN:	1:100
PAGE SIZE	A1
REVISION	-
DRAWING NUMBER	B1 102
ADDRESS	27-31 SANKEY STREET WARRINGTON, WA1 1XG
NOTES	
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CHECKED BY:	...

