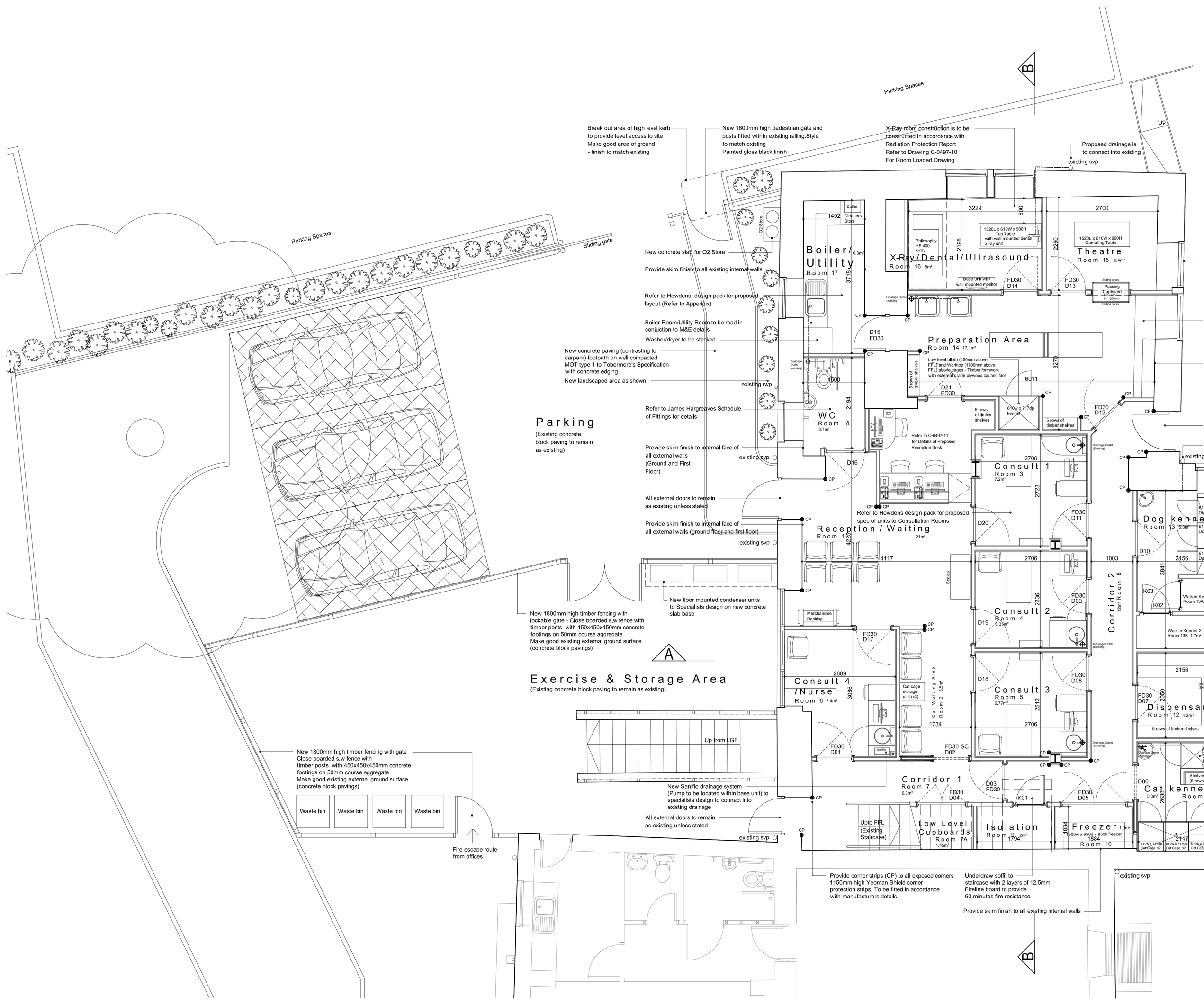


Proposed Ground Floor Plan

Refer To Drawing C-0497-04 For Proposed Setting Out Details

Part M - Ground Floor Accessible WC
Disabled W.C and accessories are to be provided and to comply with Approved Document Part M of the Building Regulations. Minimum size of W.C is to be
1500mm x 2200mm and 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.

Drainage
Proposed drainage is to connect to existing soil vent pipes/drainage outlets.
Allow for Saniflo system for drainage between Consulting Room 4 and nearest drainage outlet, via ceiling. Layout to be determined on site. To be fitted
in accordance with manufacturers details.
All new runs and connections to be determined on site and agreed with Building Control Inspector.
Wash basin --- 32mm dia. waste 75mm deep seal trap
Shower --- 40mm dia. waste 75mm deep seal trap
Sink --- 40mm dia. waste 75mm deep seal trap
WC --- wc pan outlet <80mm = 75mm waste 50mm deep seal trap, wc pan outlet >80mm = 80mm waste 50mm deep seal trap
Waste pipe diameter to be increased to 50mm where more than one drainage connection

NOTES

Electrical Installation - To be designed in conjunction with Medivet Guidelines
The installation of the electrical installation including design of lighting, provision of sockets, switching, emergency lighting, fire alarm is the design responsibility of the contractor.

All electrical work is to meet the requirements of Part P (electrical safety) and to be designed, installed, inspected and tested by a person competent to do so.
Details of all energy light fittings to be provided by electrical specialists design and to comply with Part L1A. Prior to completion the Local Authority must be satisfied that either:-
Appropriate certificates and forms in BS 7671 (as 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 - To be designed in conjunction with Medivet Guidelines
The installation of the mechanical installation including design of heating and hot water and drainage is the design responsibility of the contractor.

Heating and Ventilation - To be designed in conjunction with Medivet Guidelines
All ground floor rooms (except Utility, WC and Corridors) to have HVAC via high level wall mounted fan coil units which provide heating and cooling as well as extract ventilation for air changes to each of the relevant rooms linked to condensing units located in rear garden.
Heating to Utility, WC and Corridors to be via wet radiator heating system fed from new gas boiler which will also provide hot water via hot water storage cylinder located at first floor level. Ventilation to Utility and WC areas to be via local mechanical.
All first floor rooms to have wet radiator heating system.
Mechanical ventilation to Shower Room, WC, Staff Rest Area and Laboratory will be via local extract fans. Kitchen/Rest Area, Utility and Laboratory to have mechanical ventilation giving 30 litres / second.
Shower Room and WC's to have mechanical ventilation giving 15 litres / second.
Internal WC's where there is no window the mechanical extract ventilation must be provided with a 15 minute over run.
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. Details of the heating system to be submitted to show compliance with Approved Documents J and L, prior to commencement of the works.

Commissioning
Subject to the receipt of a notice in accordance with Regulation 44, confirming that all fixed building services which include any internal and external lighting systems,systems for heating, hot water, air conditioning, mechanical ventilation and renewable energy systems have been commissioned in accordance with a procedureapproved by the secretary of state. Notice to be given to the local authority not later than five days after the work has been completed.

Fire Detection and Alarm System
Any non-domestic fire detection and alarm system should be designed and installed in accordance with British Standard 5839-1:2017 (non-domestic)

Manual call points
In accordance with British Standard 5839-1:2017 manual call points should be located on escape routes, in particular, at all storey exits and all exits to open air

Emergency Lighting
Any emergency and escape lighting should be designed in accordance with British Standard 5266-1:2016

Emergency Exit/Safety Signs
Safety signs must be provided an installed in accordance Health and Safety (safety signs and signals) Regulations 1996, BS 5499-4:2013 (escape route signage) and BS 5499-5:2002 (fire safety signage)

Portable Fire Extinguishers
Portable fire extinguishers to BS5423 installed in accordance with BS5306;Pt 3 in locations as agreed with Building Control Officer mounted on wall brackets
with handle 1000mmm above floor. Fire blankets to BS 6575 mounted on wall with base at 1500mm above floor.

Fire risk assessment
Fire risk assessment to be carried out by Client that focuses on the safety in a case of fire for all relevant persons

Fire Protection to Mechanical Services
Provide fire protection to the mechanical services including:-
- Fire Dampers in all ducts that cross or intersect with fire barriers, fire stopping around all pipe, duct and cable penetrations through fire breaks, fire cladding to ductwork.

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 at floor, wall and ceiling levels. Piped services are to be sealed where they penetrate or project into hollow construction and voids.

Internal Partitions
Refer to Drawing C-0497-04 For Details
Partitions are to be constructed to the underside of the ceiling and fire stopped.

Internal Screen 01 (Refer to Drawing C-0497-05 Proposed Section B-B for details
New softwood timber frame with glazing to achieve 30 minutes fire rated integrity and insulated glazed.
Provide manifestation (broken or solid lines, patterns, company logo etc) to the new screen at two levels 850mm to 1000mm and 1400mm to 1600mm above the floor, contrasting visually with the background.

Internal Doors
Refer to Drawing C-0497-08 For Proposed Internal Door Schedule

Tender Issue

REV	DESCRIPTION	CHECK	DATE
A	Tender Issue		24.02.2022

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

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 discrepencies 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 durationof 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 coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant dutles.

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

CLIENT
Medivet UK

PROJECT
Proposed Veterinary Practice To The Rear of The Former Grant Arms, Market Place, Ramsbottom.

DRAWING
Proposed Ground Floor Plan

SCALE	DATE	DRAWN	CHECKED
1:50 A1	January 2022	MH	

DRAWING NO.	CAD REFERENCE NO.	REVISION
C-0497-02		A

equilibrium ARCHITECTS
435-437 Walmersley Road Bury Lancashire BL9 5EU T : 0161 797 2077 F : 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk