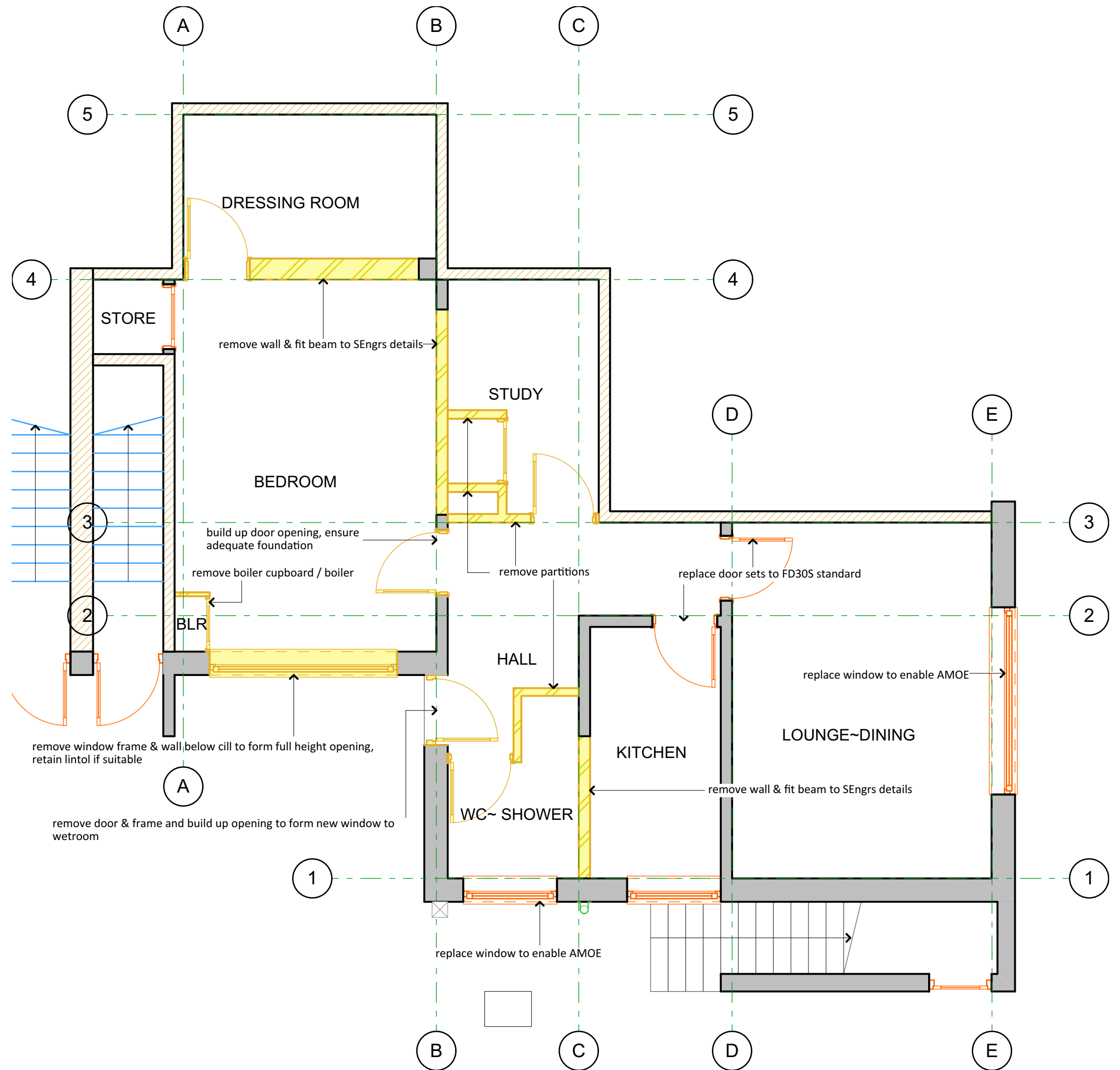




CLIENT: MR & MRS M KHAN	DWG TITLE:	0. GF-Ground Floor (EXISTING)			PROJECT:
SITE LOCATION: 17 MANLEY COURT MANCHESTER M16 8RH	DATE:	SCALE @ A3: 1:50	DWG No: A.01.1	Rev:	INTERIOR RE-MODELLING
1:50 scalebar (m) 1:100 scalebar (m)  SHIELDSDESIGN CHARTERED ARCHITECTURAL PRACTICE 07931906057 http://www.shieldsdesign.com studio@shieldsdesign.com © SHIELDS DESIGN LTD All rights reserved					

Glazing:
28mm DG units filled with argon and low E glass
Frames to overlap wall insulation by 30mm min Frames to habitable rooms to include 8000mm2 trickle vents & to be fully draught stripped
All glazing in 'critical' locations to comply with statutory safety requirements & Approved Documents.

General:

Refer to client appointed structural engineer for all structurally related detail.

Minimum standard of construction to comply with Accredited details & Building Regulations.
Provide mechanical ventilation ducted to external air from sanitary areas at 15l/sec & 30l/sec to kitchen over hob & 30l/sec to utility

32mm waste pipes to WHBs fitted with AV traps or 75mm DST as required
40mm waste pipes to showers, bath & sinks
50mm waste collection pipes
110mm soil wastes / SVP / below ground drainage
Provide AAVs to complete waste system as required. All internal soil pipes to be sound proofed with acoustic wrap

Light fittings to be the type that will only accept low energy bulbs. Refer to electrical contractor for full details in compliance with L2B.

All gas & electrical work to be undertaken by a suitably qualified person and tested / certified in accordance with statutory requirements.

All disturbed surfaces to be made good. Site to remain clean, tidy & safe throughout the duration of the works, all debris to be removed from site by the contractor and disposed of appropriately.

Contractor to carry appropriate insurance for all risks and implement adequate site security & weather protection, throughout the contract period. Phasing of works & temporary provisions/amenities to be agreed with client in writing, as part of any agreement.

KITCHEN

1. Remove wall from A4-B4, leaving 300mm nib at B4 & create new beam support at A4, ensure foundation is adequate.
2. Provide 1hr min FR to all new steelwork
3. Provide mechanical ventilation to new kitchen area to 30/sec over hob, directly to external air
4. Sink waste routed to stub stack adjacent to B3, pumped if necessary.
5. Refer to client appointed kitchen designer for new layout.

LOUNGE~DINING

1. Remove wall from B3-B4, leaving 300mm nib at B4, build up door opening and form wall end at B3 ensure foundation is adequate.
2. Provide new window & door frame to form new entrance adjacent to A2-B2. Door opening to have a min unobstructed width of 850mm.
3. Windows to be a minimum of 1/10th the floor area with an area of opening at least 1/20th of the floor area. Frames to be fitted with trickle vents, 28mm low E argon filled double glazed units with safety glazing in all critical locations.

WETROOM

1. Wetroom style & fitting out subject to client requirements. WC to connect to new stub stack fitted with AAV, concealed cistern, shower & WHB to connect to new drain in sub floor void if possible otherwise into new floor drain connected to new drainage line running into existing manhole, drainage connection to suit manhole conditions and BCO requirements.
2. Provide mechanical ventilation to new wetroom to 15/sec, directly to external air.
3. Form new window opening in external wall, with thermal DPC to cill & reveals.
4. New studding formed with 12.5mm MR plasterboard to wetroom side and standard 12.5mm boards elsewhere, acoustic quilt infill between studs. Studs reinforced with 18mm ply to suit fit out/fixings.
5. Ensure adequate joist support for studding.

MASTER BEDROOM

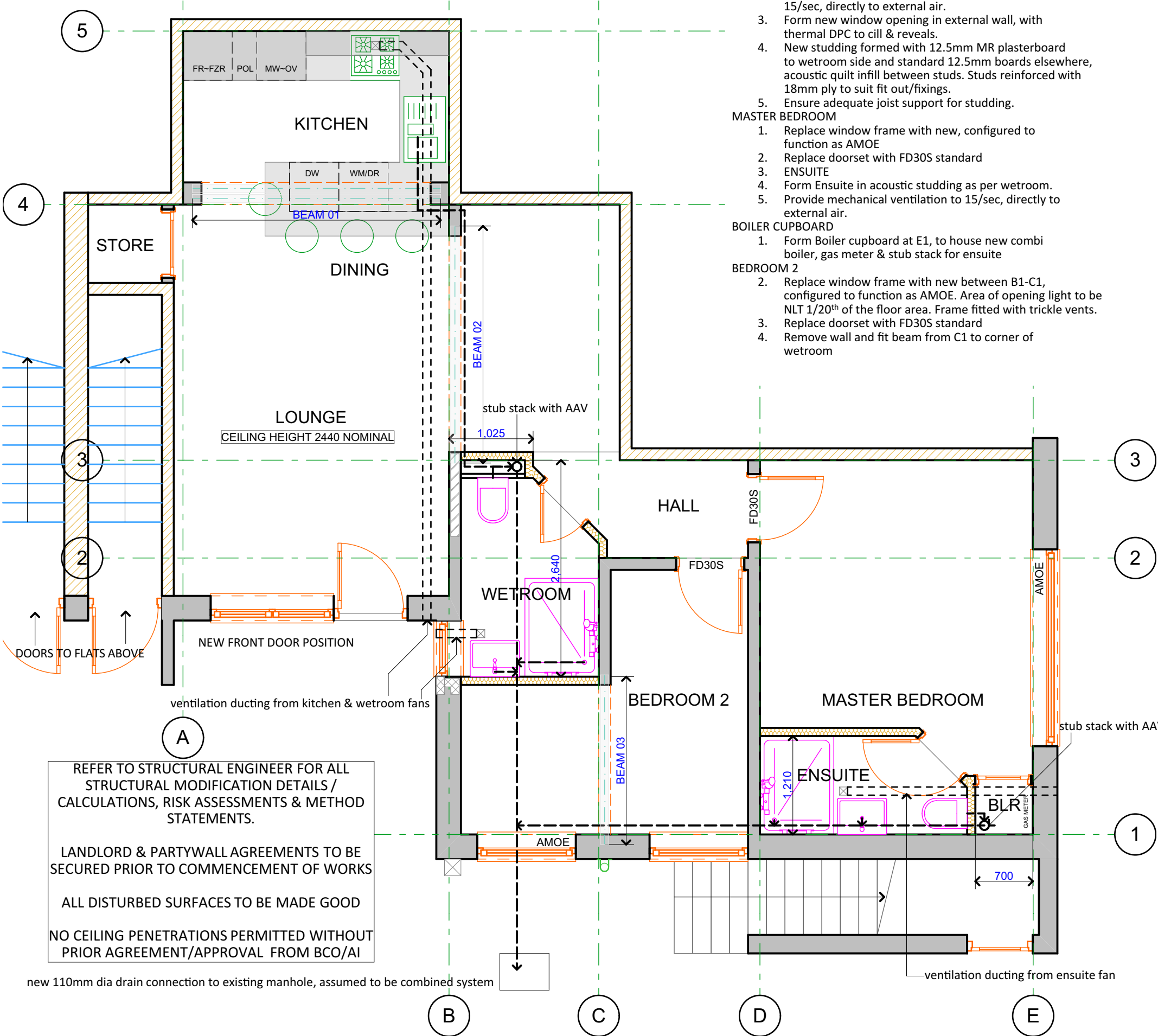
1. Replace window frame with new, configured to function as AMOE
2. Replace doorset with FD30S standard
3. ENSUITE
4. Form Ensuite in acoustic studding as per wetroom.
5. Provide mechanical ventilation to 15/sec, directly to external air.

BOILER CUPBOARD

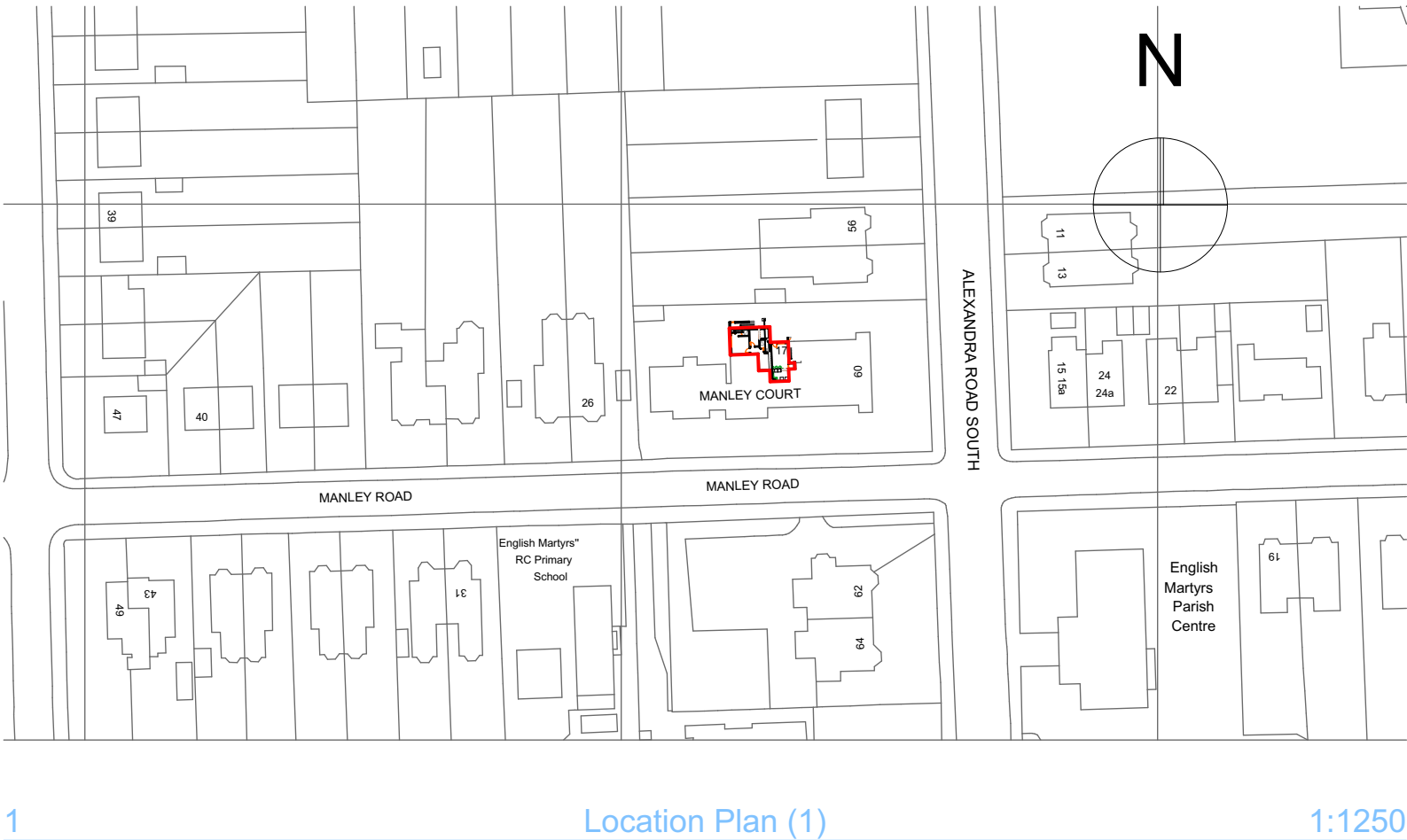
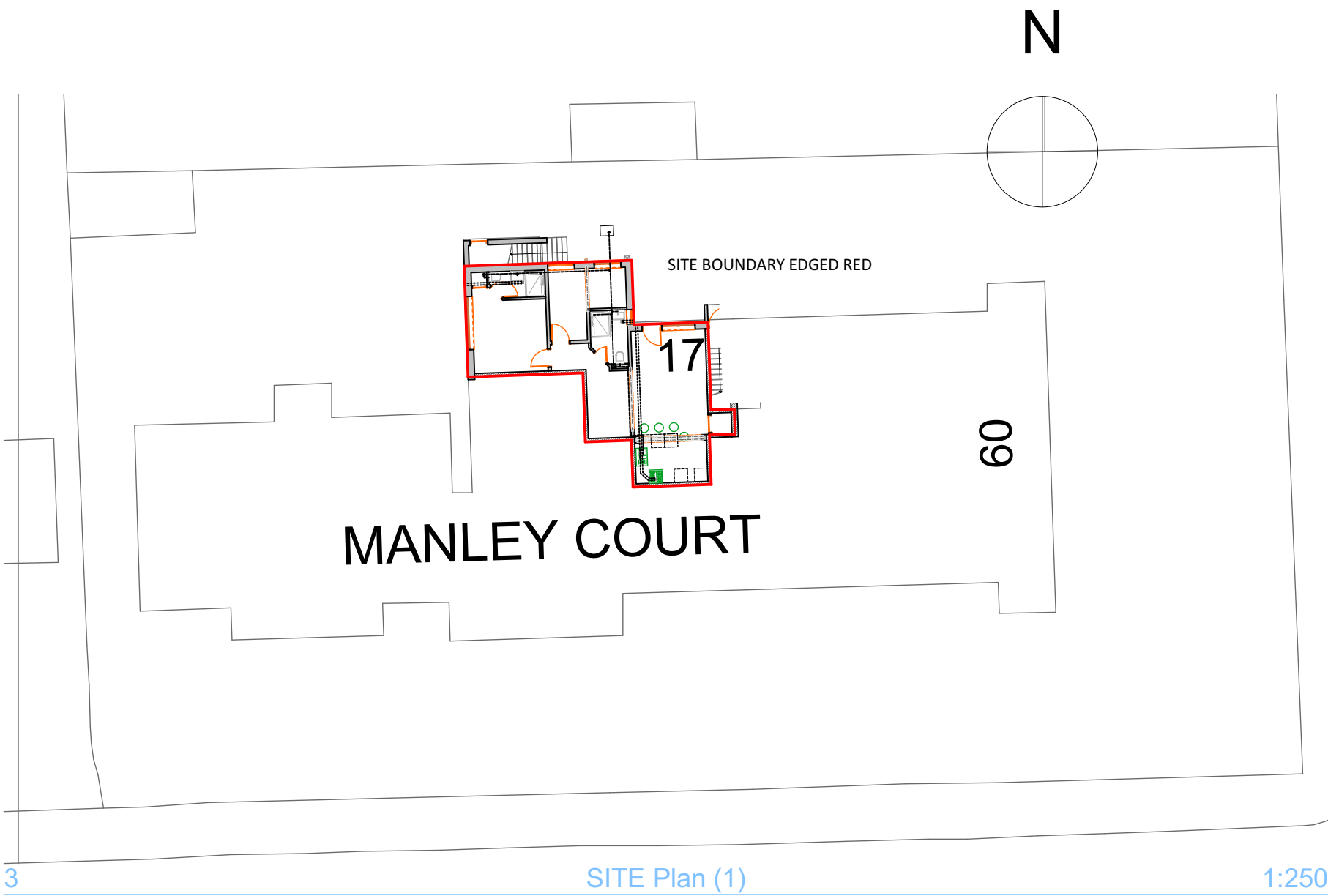
1. Form Boiler cupboard at E1, to house new combi boiler, gas meter & stub stack for ensuite

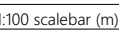
BEDROOM 2

2. Replace window frame with new between B1-C1, configured to function as AMOE. Area of opening light to be NLT 1/20th of the floor area. Frame fitted with trickle vents.
3. Replace doorset with FD30S standard
4. Remove wall and fit beam from C1 to corner of wetroom



CLIENT: MR & MRS M KHAN		DWG TITLE:		0. GF-Ground Floor (PROPOSED)			PROJECT:		
SITE LOCATION: 17 MANLEY COURT MANCHESTER M16 8RH		DATE:		SCALE @ A3: 1:50		DWG No: A.02.1	Rev:	INTERIOR RE-MODELLING	
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CLIENT: MR & MRS M KHAN	DWG TITLE:	Location Plan / SITE PLAN			PROJECT:
SITE LOCATION: 17 MANLEY COURT MANCHESTER M16 8RH	DATE:	SCALE @ A3: 1:1250, 1:250	DWG No: A.02.2	Rev:	INTERIOR RE-MODELLING
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GROUND FLOOR FLAT NO:17 MANLEY COURT



CLIENT: MR & MRS M KHAN		DWG TITLE:		PHOTOGRAPHS		PROJECT:					
SITE LOCATION: 17 MANLEY COURT MANCHESTER M16 8RH		DATE:		SCALE @ A3:		DWG No: A.02.3		Rev:		INTERIOR RE-MODELLING	
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