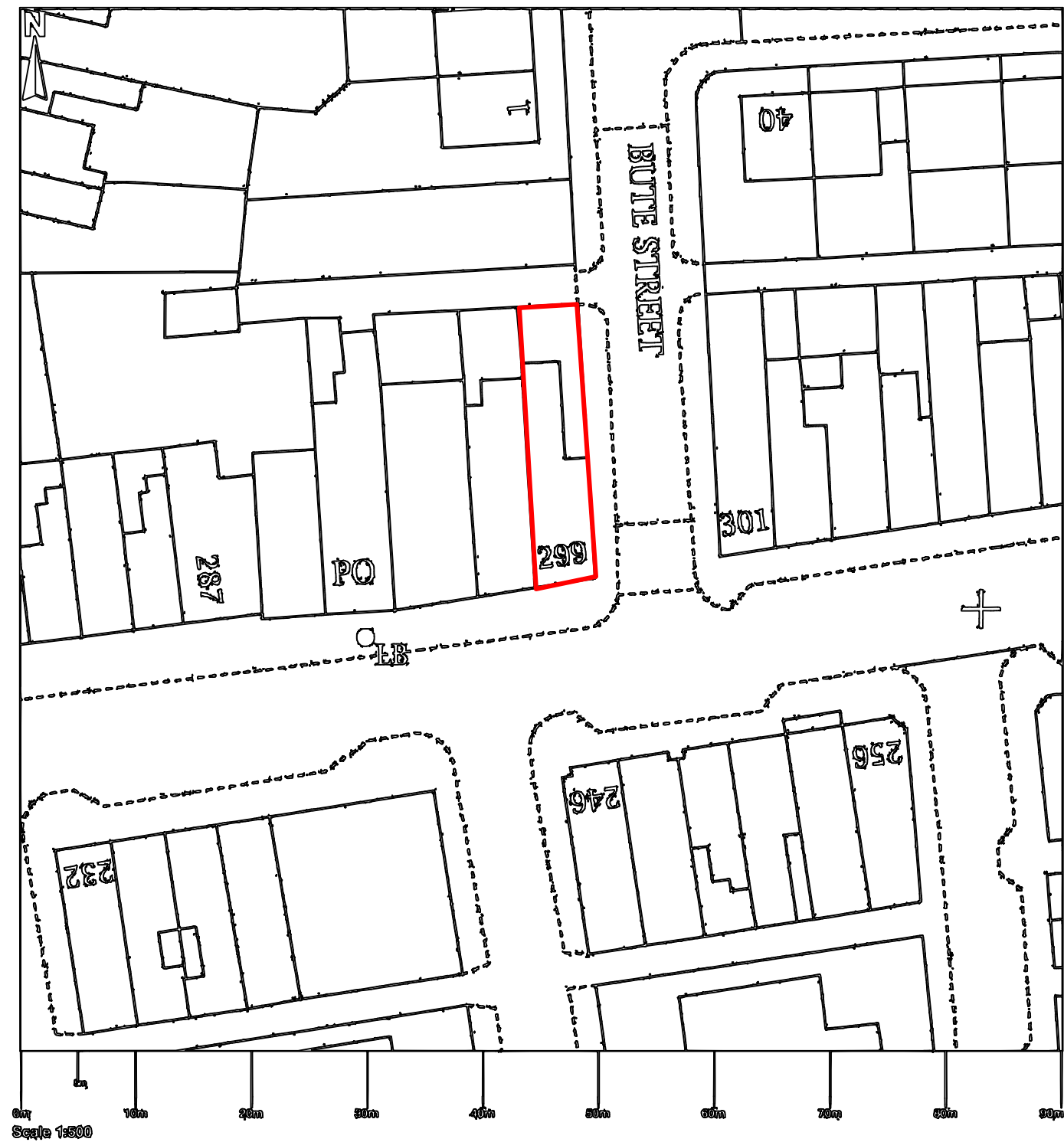




Site Plan 1:500

Notes:

REV:	DESCRIPTION:	BY:
STATUS:		Planning Issue

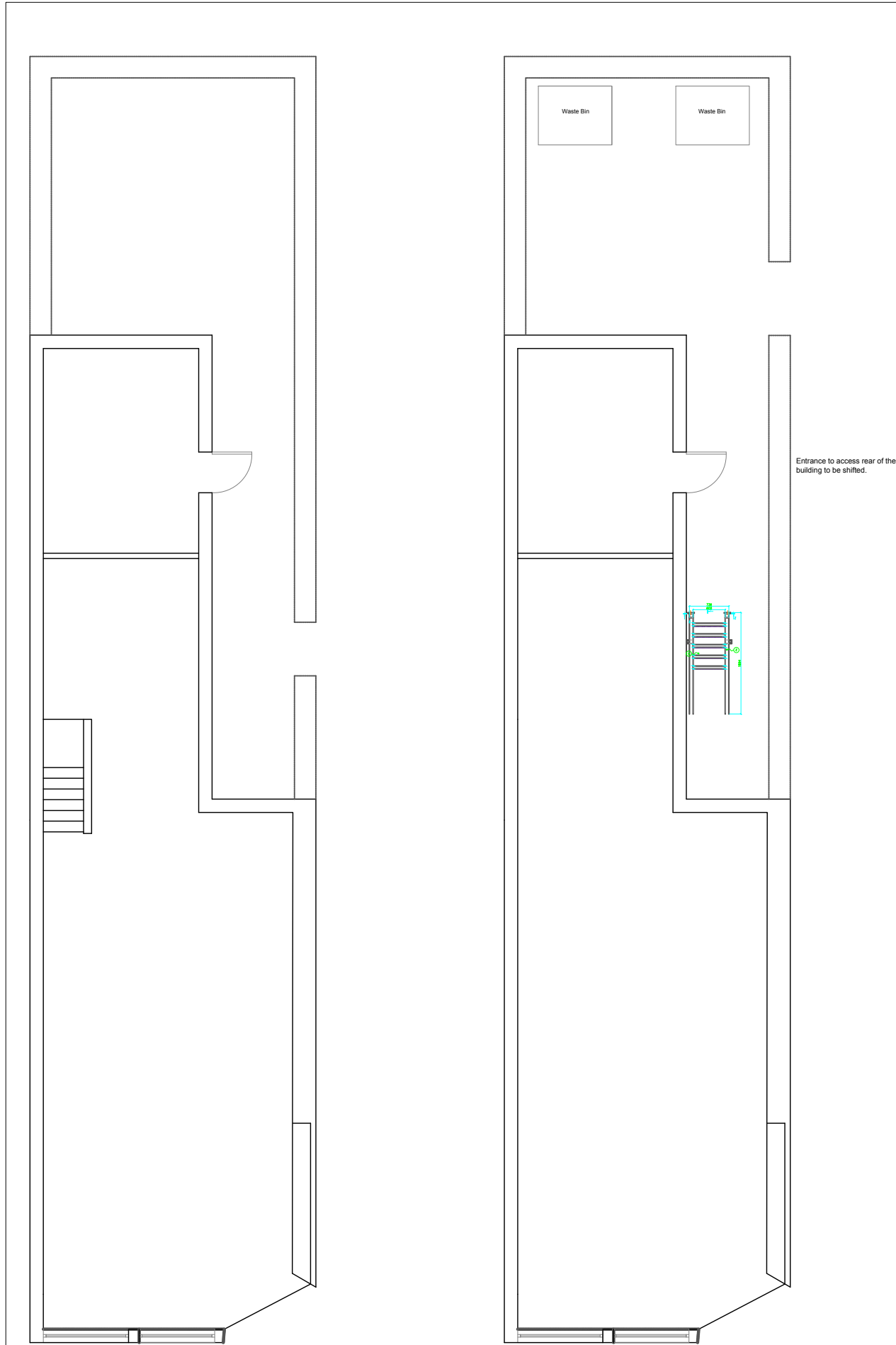
CLIENT: Stanley Davies

ARCHITECT: Victor Omosabi
Manchester

SITE: 299 Moston Lane, M40 9W

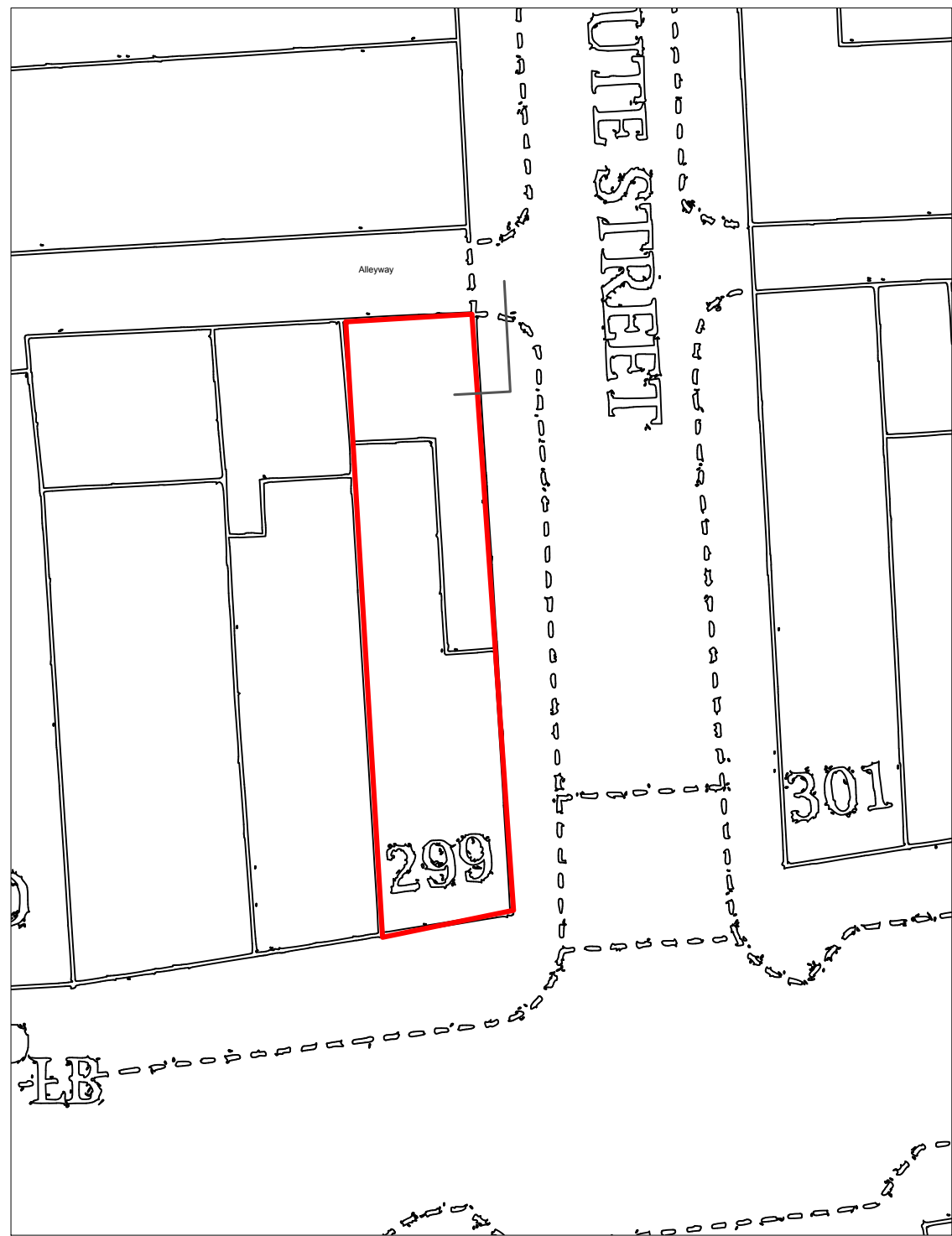
TITLE: Site Plan

SCALE AT A3: 1:500	DATE: 10/06/20	DRAWN: VO	CHE
PROJECT NO: 24567	DRAWING NO: A3/1	REVI	



Existing Site Plan
1:100

Proposed Site Plan
1:100



Site Waste Management
Plan 1:250

Waste Management route.
Residential & Commercial

Notes:

Waste Removal Strategy

Bin Containers will be stored at he back property allowing easy access from the building. The residential nd commercial l will be collected at the front of the alleyw gate along with he other commercial uni

The location of the bins are conveniently placed to move for collection point which be done once a week. Sufficient space is provided to maneuver bins to be taken o collection.

REV:	DESCRIPTION:	BY:
STATUS:	Planning Issue	

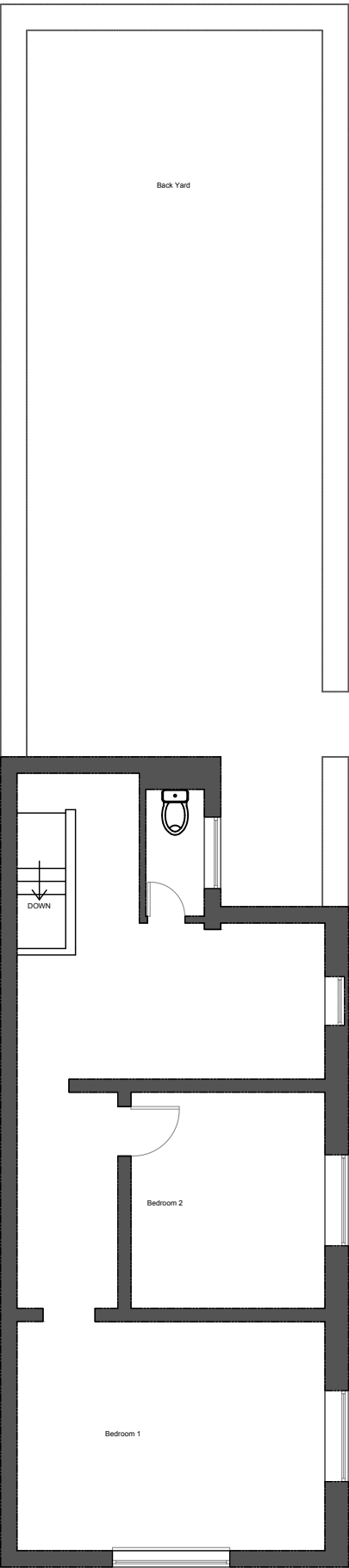
CLIENT: Stanley Davies

ARCHITECT: Victor Omosebi
Manchester

SITE: 299 Moston Lane, M40 9W

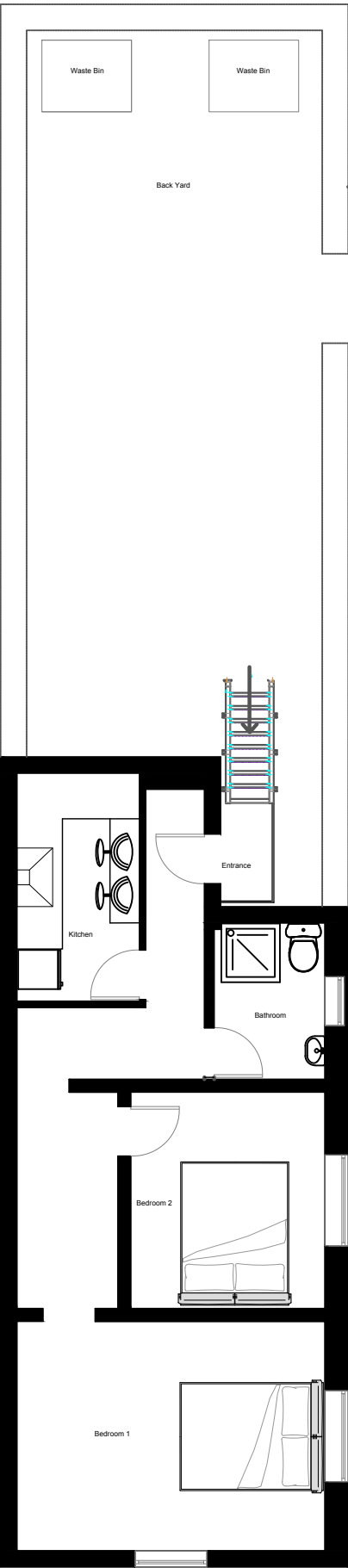
TITLE: Site Plan

SCALE AT A3:	DATE:	DRAWN:	CHE
1:100/1:250	15/08/20	VO	
PROJECT NO:	DRAWING NO:	REV	
245671	A3/3		



Existing Upper Floor 1:100

Existing internal staircase to be removed. Provide Soundlay Plus acoustic underlay system to block kitchen sound from Upper floor. Provide 19mm cement impregnated particle board on top of Soundlay Plus.



Proposed Upper Floor 1:100

Any glazing to external windows and doors below 800mm from floor level to have safety glazing to BS 6206 Part A.

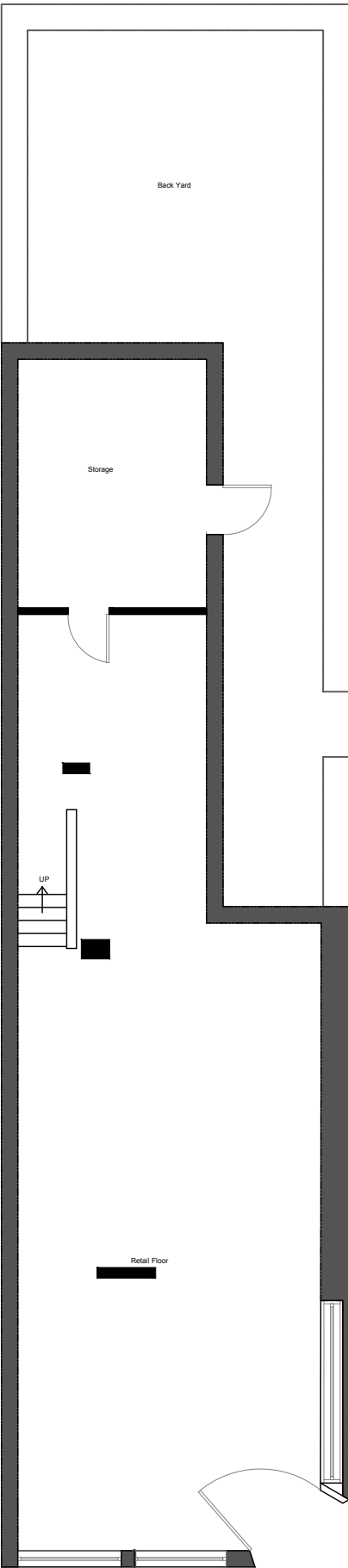
All internal stud partition walls to have fibre-glass quilt to void to deaden sound.

Minimum Clear opening door with $\approx 750\text{mm}$
Switches & Sockets to be between 450-1200mm from F.F.L.

Minimum clear door opening width to main front door is 775mm.

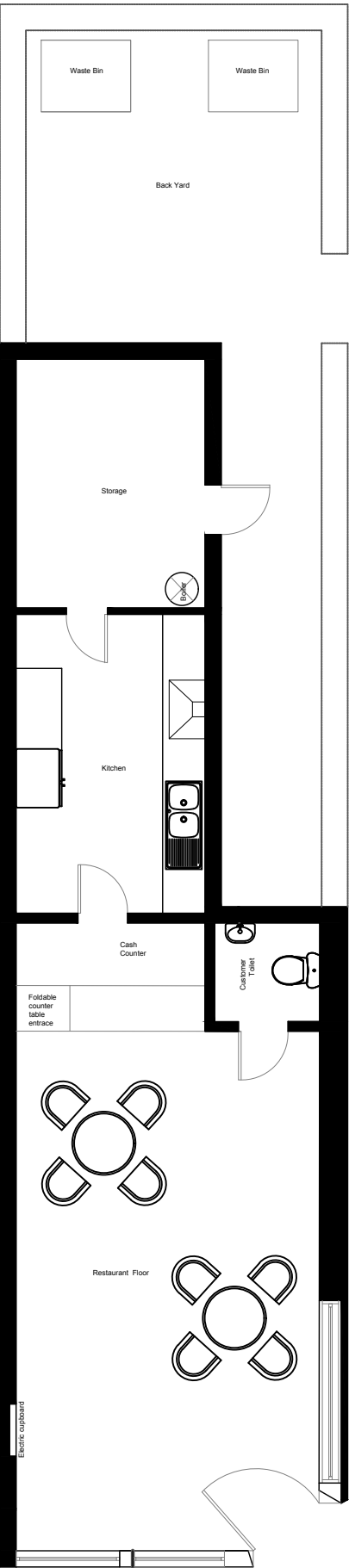
Provide a Heat Detector (HD) linked to the smoke alarm in the entrance hall
Install a smoke alarm system to BS 5446 part 1. Mains operated interlinked system with battery backup.

Escape window max 1.1m from FFL and to have opening light min area 0.33m².
Any new boiler to be fitted should have a SEDUK rating of 86% ie: be a condensing boiler. This will be located at the storage room on bottom floor.



Existing Ground Floor 1:100

Kitchen to have mechanical ventilation rated @ min 60L per second & capable of operating continuously with nominally air change per hour. Min 4000mm² background ventilation.



Proposed Ground Floor 1:100

Notes:

This drawing is or statutory approvals only.

All work to be carried out in accordance with building regulations and all other statutory legislation to the satisfaction of the local authority Inspector. All materials and workmanship to comply with the appropriate codes of practice and British standards.

All dimensions are in meters unless stated otherwise.

Contractor must check all the dimensions prior to commencing any works on site.

All structural wall elements (walls,lintels,foundation etc) affected by the new work are to be exposed by the contractor and checked on site by the local authority prior to start to confirm the ability to sustain new loadings.

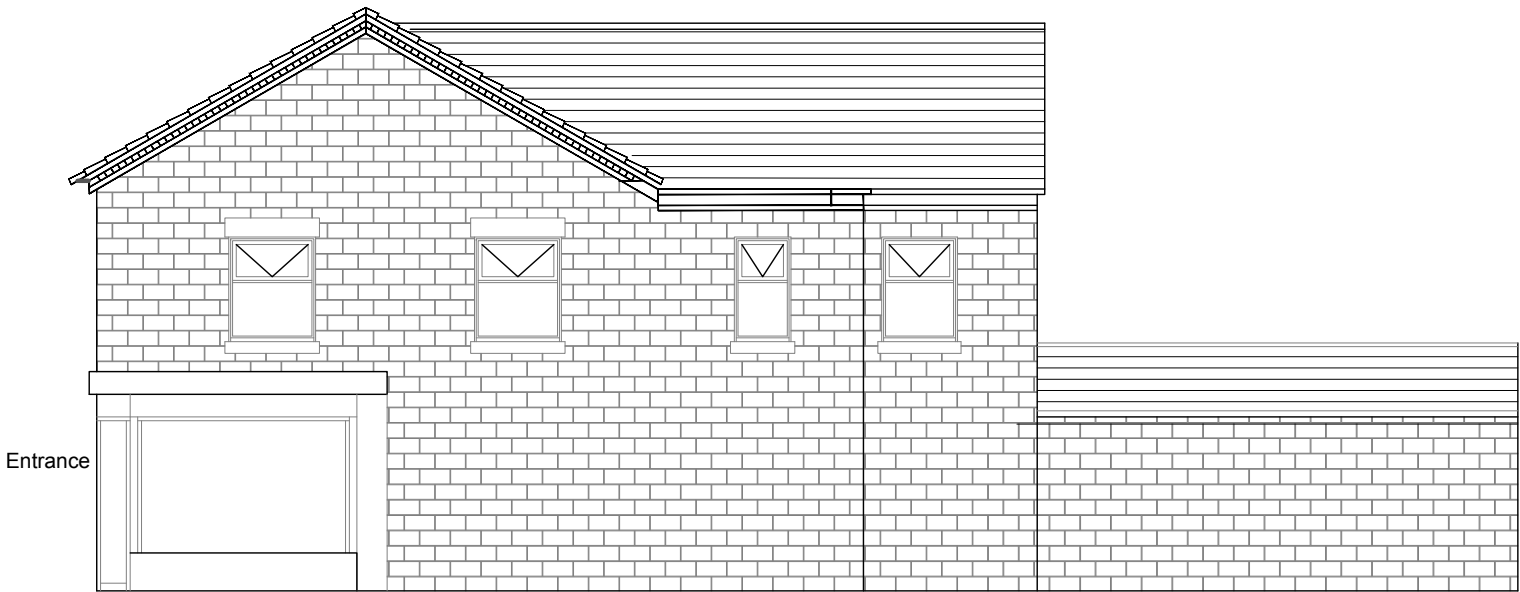
All materials to match existing unless stated otherwise.

All electrical installations to IEE regulations, Gas installation to be 'Gas Safety' and certified. Boundaries as shown are the fence lines and not necessarily the exact boundary.

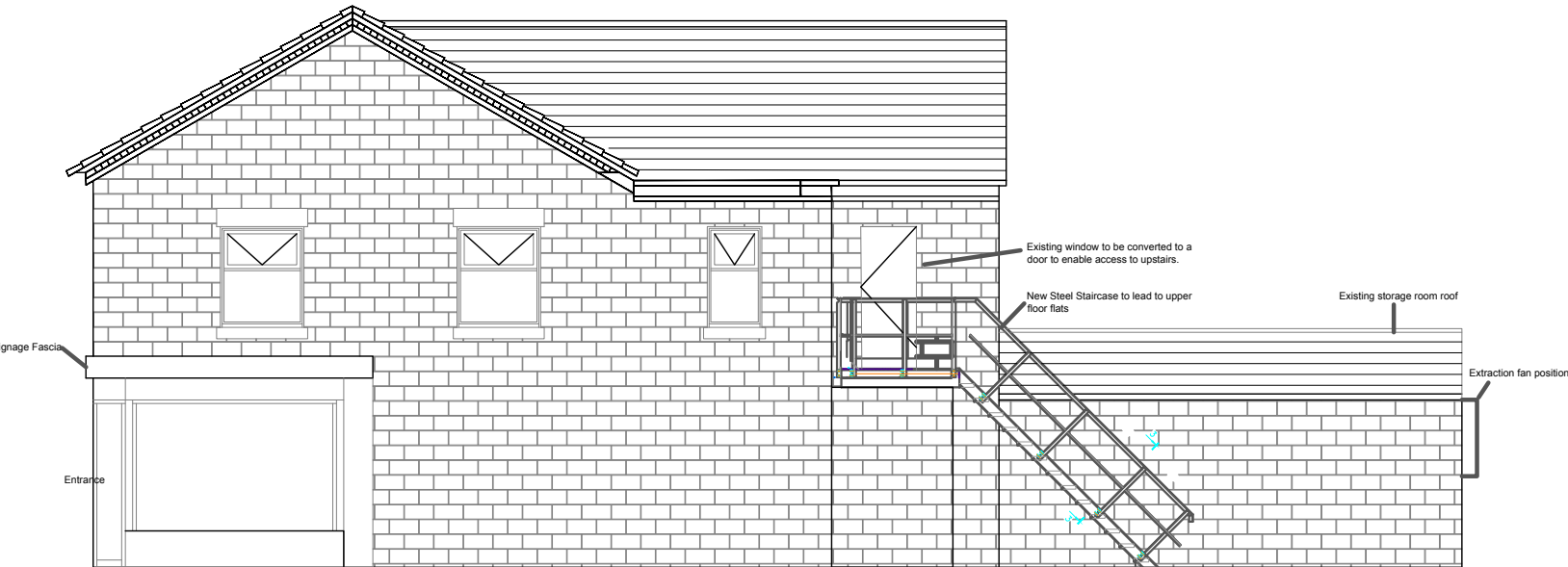
Staircase (Ground - First Floor)
Internal ground floor staircase to be boarded up and fire protected. There will be no access to the 2 bedroom flat upstairs from the lower floor Cafe. There will be an external steel staircase to lead into the flats upstairs.

Downstairs kitchen will be boarded up to be sound and fire proof.

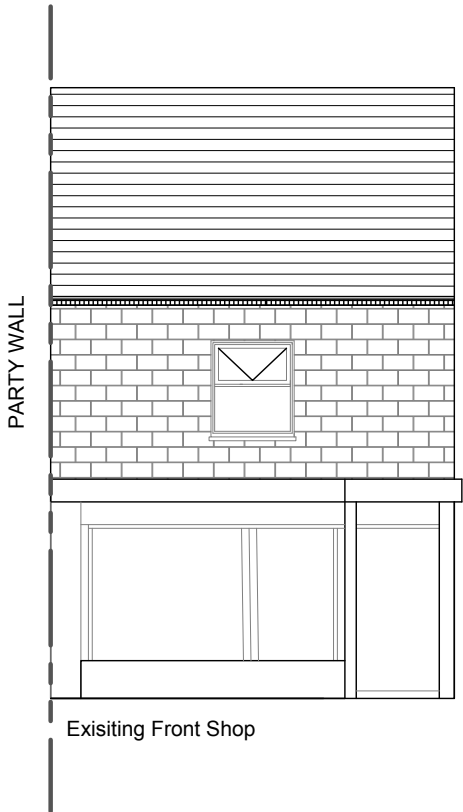
REV:	DESCRIPTION:	BY:	
STATUS: Planning Issue			
CLIENT: Stanley Davies			
ARCHITECT: Victor Omosebi Manchester			
SITE: 299 Moston Lane, M40 9W			
TITLE: Existing Plans			
SCALE AT A3:	DATE:	DRAWN:	CHE
1:100	13/08/20	VO	
PROJECT NO:	DRAWING NO:	REV	
245671	A3/3		



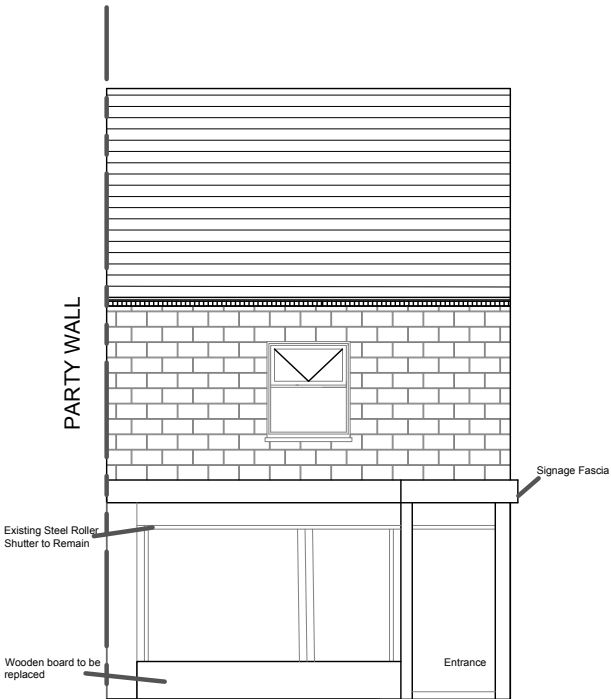
Existing Side Elevation



Proposed Side Elevation



Existing Front Shop



Proposed Front Shop

Notes:

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REV:	DESCRIPTION:	BY:
STATUS: Planning Issue		

CLIENT: Stanley Davies

ARCHITECT: Victor Omosebi
Manchester

SITE: 299 Moston Lane, M40 9W

TITLE: Proposed Plans

SCALE AT A3: 1:100	DATE: 13/08/20	DRAWN: VO	CHE
PROJECT NO: 245671	DRAWING NO: A3/3	REVI	