N.B. DRAINAGE: RAINWATER AND S+VPs TO BE TAKEN DOWN TO BASEMENT AND THEN RUN HORIZONTALLY FIXED TO U/S OF GROUND FLOOR SLAB. PIPES CONNECTED TO NEW MANHOLES AND THEN ROUTED TO EXISTING SEWER IN SOUTHERN STREET VIA NEW MANHOLES .

N.B. PERMISSION TO BE OBTAINED FOR LAYING NEW SEWER AND MANHOLE FROM UNITED UTILITIES/L.A.

surface water drain (all fittings trapped)

foul drains

combined sewer

NEW MAN HOLE AT HEAD OF EXISTING SEWER
C.L. 34,420
I.L.30.720(CHECK)

BACKDROP I.L. 33.600

FALL 1 IN 100 (MIN)

NEW SEWER PIPE 300mm dia. IN ROAD BY WRITTEN AGREEMENTS WITH UNITED UTILITIES +L.A. (0PERATIONAL SERVICES)

11700mm approx

ADJACENT NEW DEVELOPMENT

REAR EMERGENCY EXIT DOORS TO SHOPS 1 & 2 TO HAVE EMERGENCY PUSH BAR DEVICE WITH KEYLESS ACTION LOCK COMPLETE WITH ALL DRAUGHT SEALS.

SVP'S FROM FLATS ABOVE TAKEN THRU' FLOOR CONSTRUCTION WITH PENETRATIONS FIRE SEALED WITH INTUMESCENT FIRE COLLAR AND STOPPED BELOW SLAB LEVEL. PIPES LAID TO FALL AND CONNECTED TOGETHER AND TAKEN THRU' MASONRY WALL AND DROPPED DOWN IN ROOM CORNER AND TAKEN THRU' FLOOR CONSTRUCTION AND CONNECTED INTO MH.
SUSPENDED LAY-IN GRID CEILING SYSTEM BY ARMSTRONG CEILINGS OR SIMILAR TO BE CONSTRUCTED UNDER SUSPENDED DRAINAGE PIPES TO ENTRANCE FOYER.

NEW MAN HOLE I.L. 33.820

NEW MAN HOLE I.L.33.720

FALL 1 IN 100 (MIN)

EL EMERGENCY LIGHT FITTING

NOTE.
ALL INTERNAL DOORS TO FLATS ARE TO BE 910mm STRUCTURAL OPENING WITH 838mm DOORS UNLESS STATED.

NOTE.
ALL rainwater pipes and s+vp's to be roddable at changes of direction, and where indicated (re)

BUILDING LINE OF LEAN-TO BUILDING

BUILDING LINE ABOVE LEAN-TO BUILDING

LEAN TO BUILDING

STAIRS TO BASEMENT TO COMPLY WITH PART M OF THE BUILDING REGS. 1200 WIDE. 1200MAX RISE IN EACH FLIGHT.
GOINGS 250mm. RISERS 170mm MAX. LANDINGS 1200 x 1200.

N.B.
FIRE EXIT SIGNS TO B.S.5499

NEW MAN HOLE I.L.33.910

NEW MAN HOLE I.L. 33.950

existing wall to remain?

KITCHEN

METER ROOM

CYCLE STORE

REFUSE

WC.

LIFT

DOWN

UP

ENTRANCE LOBBY

APT. ENTRANCE

UP AND OVER TIMBER FOLDING DOOR

WALLS TO REFUSE, CYCLE STORE, METER ROOM, KITCHEN AND WC TO BE 100MM FAIR FACED BLOCKWORK WITH PLASTERBOARD AND SKIM FINISH TO KITCHEN AND WC WITH PAINTED FINISH ON BLOCKWORK TO OTHERS.

DOWNPIPE TAKING RAINWATER FROM BALCONY'S ABOVE. HIDDEN IN CEILING VOID OVER. CONNECTED TO RWP IN ENTRANCE LOBBY

SHOPS 1 & 2 GROUND AND BASEMENT LEVELS TO BE FINISHED TO SHELL ONLY STANDARD READY FOR RETAILERS SHOP FIT OUT. GENERAL SERVICES AND SANITARYWARE / DRAINAGE TO BE COMPLETED UNDER THIS CONTRACT.

SHOP UNIT 1
FFL 34.940

SHOP UNIT 2
FFL 34.800

glazing to shop fronts: double glazed toughened glass (u-value 1.7w/m2/degC)

NOTE: RWP REPOSITIONED

ELECTRIC HEATER

SOUTHERN STREET

LIVERPOOL ROAD

PROPOSED GROUND FLOOR PLAN

R	BIN STORE DOOR REVISED	SM	15.04.08
Q	BIN STORE DOOR REVISED	SM	21.03.08
P	CYCLE STORE DOOR HANDED	SM	29.06.07
N	R.W.P. REVISED IN ENT LOBBY	SM	20.06.07
M	UPDATE TO STRUCT REVISIONS	ABB	19.10.05
L	WC MODIFIED STAIRS TO BASEMENT ALTERRED	ABB	02.08.05
K	DRAINAGE NOTES ADDED	ABB	02.08.05
J	DRAINAGE LEVELS ADDED	ABB	26.07.05
H	DRAINAGE RE-DESIGNED	ABB	22.07.05
G	DRAINAGE OMMITTED PENDING SURVEY	AB	18.02.05
F	BUILDING REG COMMENTS ADDED	CR	28/11/04
E	BUILDING REG COMMENTS ADDED	CR	22/09/04
D	NOTES ADDED, SHOP FRONT REVISED	ABB	20/05/04
C	DRAWING UPDATED FOR TENDER	PM	11/03/04
B	DIMENSIONS ADDED	PM	10/02/04
A	STEELWORK ADDED.	ABB	25/10/02
AMENDMENTS		I	DATE

JOB
PROPOSED RETAIL / RESIDENTIAL DEVELOPMENT
3/11 LIVERPOOL ROAD
MANCHESTER

CLIENT
BO KHAN ESQ

PLANNING
REPLIED
RECD 17 APR 2003

SUBJECT
PROPOSED GROUND FLOOR PLAN
SCALE 1:50

DRAWN I.McKINNELL
CHECKED
APPROVED
DATE 24.09.02
SCALE 1:50

HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WASHWAY ROAD.
SALE, CHESHIRE M33 7RE.
TEL No. 0161 - 973 8296
FAX No. 0161 - 962 3485
e-mail : hsriba@netcomuk.co.uk

JOB No.	DRG No.	AMENDMENT
5609	26	R