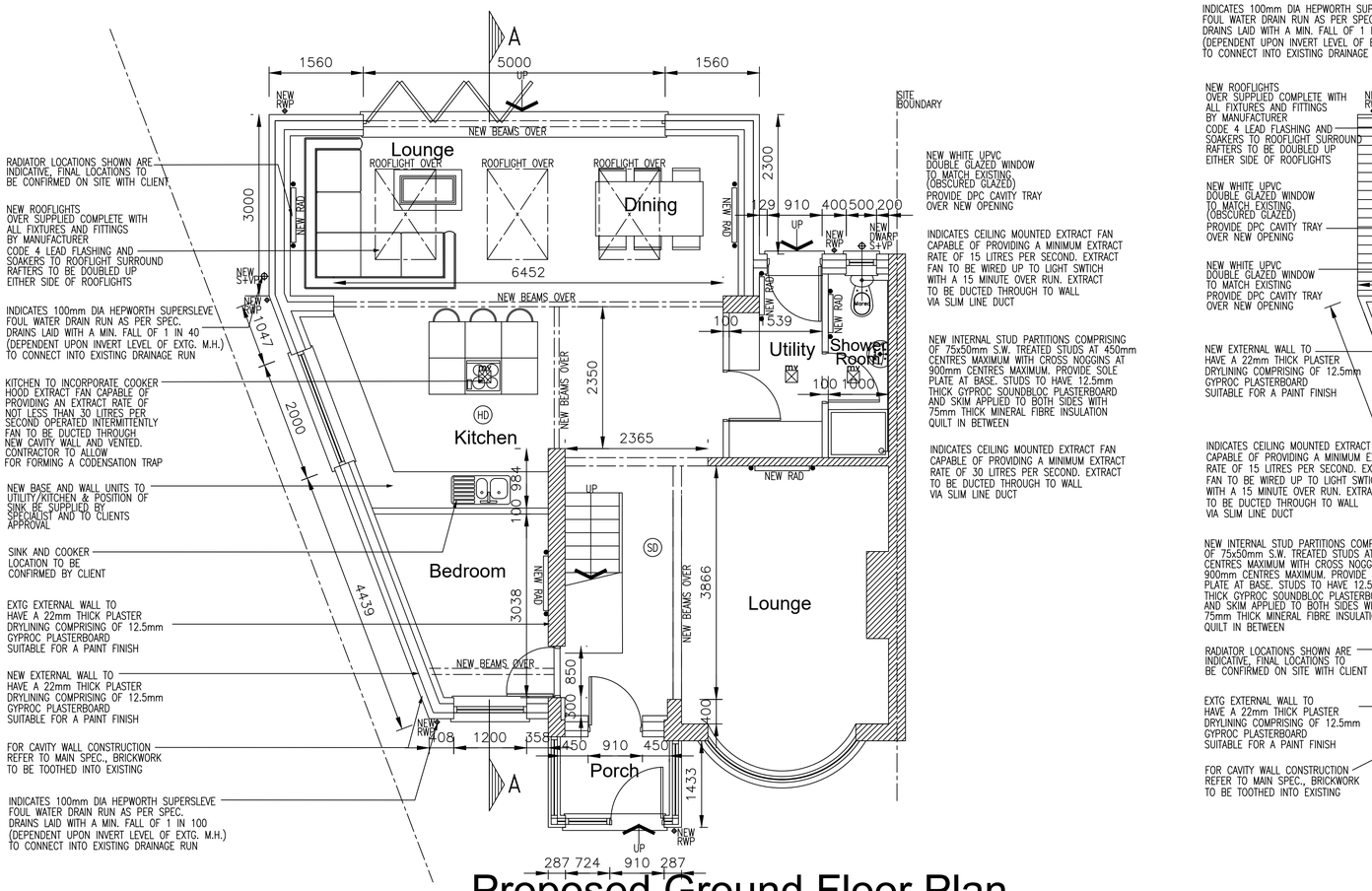
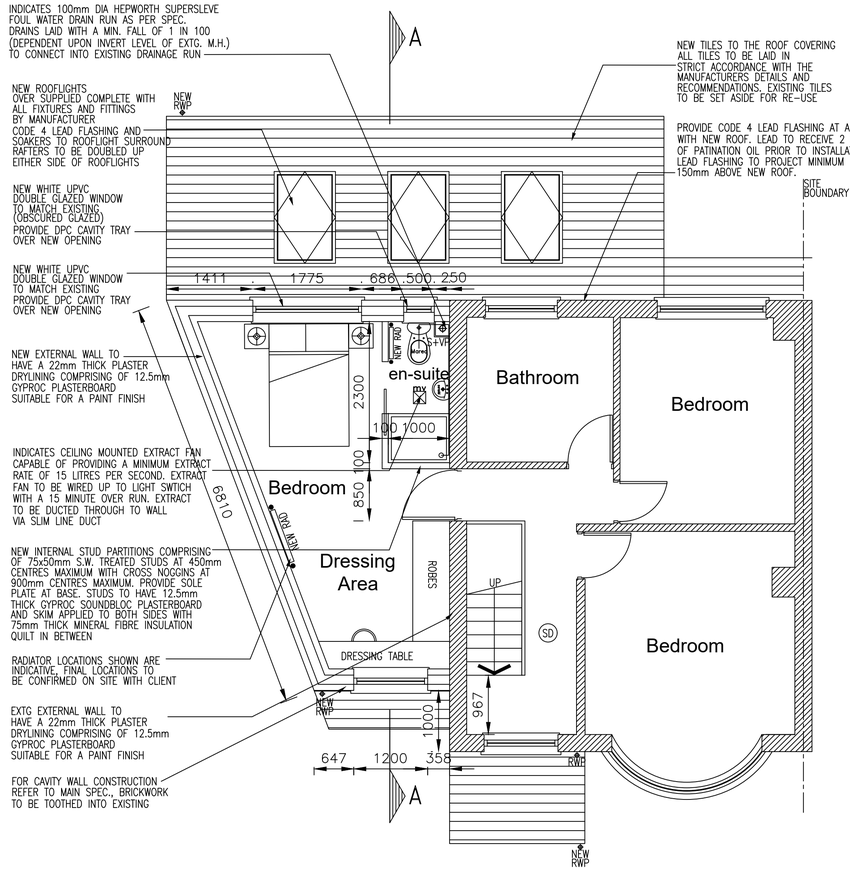


Proposed Ground Floor Plan



Proposed First Floor Plan

NOTE:

ALL EXISTING DRAINAGE RUNS AND CONNECTIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK

ALL EXISTING DRAINS AND GULLIES THROUGHOUT THE PROPERTY TO BE JET CLEANED UPON COMPLETION OF THE WORKS

MAIN DRAINAGE RUNS SHOWN TOGETHER WITH INSPECTION CHAMBERS AND RODDING EYES ARE INDICATIVE ONLY, CONTRACTOR TO LOCATE EXISTING DRAINAGE RUNS PRIOR TO THE COMMENCEMENT OF WORK.

ALL EXPOSED REVEALS TO HAVE A NEW PLASTER FINISH, ALL AREAS MADE GOOD UPON COMPLETION

(SD) INDICATES LOCATION OF SMOKE DETECTOR

(HD) INDICATES LOCATION OF HEAT DETECTOR

INDICATES CEILING MOUNTED EXTRACT FAN CAPABLE OF PROVIDING A MIN. EXTRACT RATE OF 15 LITRES PER SECOND TO THE BATHROOM
EXTRACT FANS TO BE WIRED UP THE LIGHT SWITCH WITH A 15 MIUTE OVER RUN.
FAN IS TO BE DUCTED THRO' THE ROOF VOID TO A PROPRIETARY TILE VENT. CONTRACTOR TO ENSURE THAT A PROPRIETARY CONDENSATION TRAP IS FORMED WITHIN THE DUCT WORK WITH A DRAIN RUNNING AND DISCHARGING INTO THE GUTTERS.

INTERNAL AND EXTERNAL LIGHTING TO BE IN ACCORDANCE WITH PART L1 OF THE APPROVED DOCUMENT.

ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH PART K OF THE APPROVED DOCUMENT.

ALL NEW LINTOLS INDICATED TO BE POSITIONED AS HIGH AS POSSIBLE TO MINIMISE DOWNSTANDS IN NEW CEILINGS

ALL BEAMS INDICATED TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A SKIM FINISH.

ALL NEW WINDOWS TO BEDROOMS TO HAVE A MIN 450x750mm OPENING LIGHT FOR MEANS OF ESCAPE PURPOSES TO COMPLY WITH PART B OF THE APPROVED DOCUMENT. CILL HEIGHT OF OF WINDOWS TO BE A MIN. 900mm ABOVE F.F.L.

ALL EXISTING TILES WHICH CAN BE REUSED ARE TO BE CAREFULLY TAKEN DOWN AND STORED IN A SECURE PLACE ON SITE PRIOR TO REUSE

PROVIDE MAINS WIRED AND INTERLINKED SMOKE DETECTION TO THE GROUND FLOOR HALL AND FIRST FLOOR LANDING CEILINGS WITHIN THE STAIRCASE AREA

ALL LINTOLS INDICATED TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A SKIM FINISH.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER DRAWINGS AND SPECIFICATIONS

ALL IN-BUILDING PHYSICAL INFRASTRUCTURE TO COMPLY WITH PART R OF THE APPROVED DOCUMENT. 2no. INDICATES 100mm DIA HEPWORTH SUP DESIGN SHOULD ACCOUNT OF SATELLITE AND FIXED WIRELESS DRAIN RUN AS PER SPEC TECHNOLOGIES WHERE THERE IS EVIDENCE THAT HIGHER NETWORK SPEEDS COULD BE MET. DRAINS LAID WITH A MIN. FALL OF 1 IN (DEPENDENT UPON INVERT LEVEL OF E TO CONNECT INTO EXISTING DRAINAGE

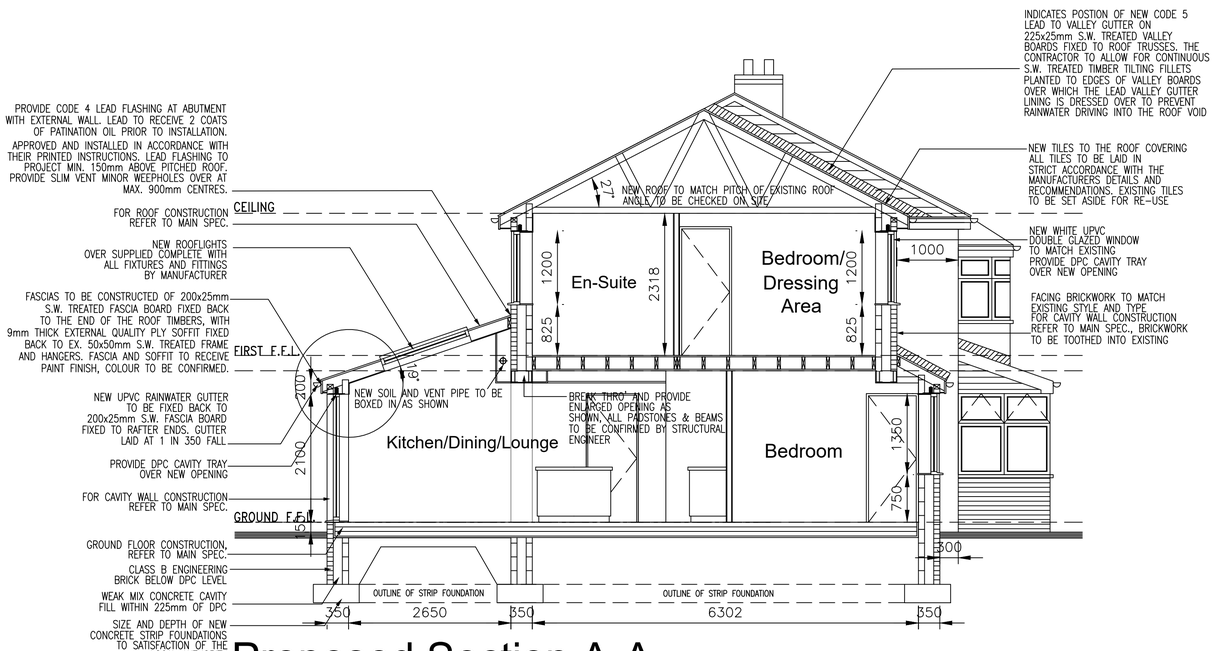
RADIATOR LOCATIONS SHOWN ARE INDICATIVE, FINAL LOCATIONS TO BE CONFIRMED ON SITE WITH CLIENT

ALL GROUND FLOOR ACCESSIBLE EXTERNAL DOORS AND WINDOWS TO BE TO B.S. PUBLICATION PAS 24:2012 FRAMES TO BE MECHANICALLY FIXED TO THE STRUCTURE OF THE BUILDING IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, TO COMPLY WITH PART Q OF THE APPROVED DOCUMENT AND TO RESIST UNAUTHORISED ACCESS

NEW BOILER LOCATION TO BE CONFIRMED ON SITE BY CLIENT

ALL NEW BEAMS TO BE BOLTED TOGETHER, TO BE CONFIRMED BY STRUCTURAL ENGINEER.

ALL CUT TIMBER ENDS ARE TO BE TREATED WITH A WOOD PRESERVATIVE



Proposed Section A-A

0m 1m 2m 3m 4m 5m

AJ ARCHITECTURAL LTD

Rev.	Description	By	Date

Project: Mr D Campbell, 91 Buckingham Road, Manchester, M21 OQT	Drawing Title: Proposed Layouts	
	Drawing No.: CAMPBELL/02	Rev.

1. Figured dimensions to be followed in preference to scale.
2. All dimensions to be checked on site prior to the commencement of any work. Any discrepancies to be reported immediately & resolved prior to work commencing.
3. This drawing is the copyright of AJ Architectural LTD. and may not be copied or used without prior consent.

Drawn by	Scale	Date
J.TD.	1:50	Jul' 22