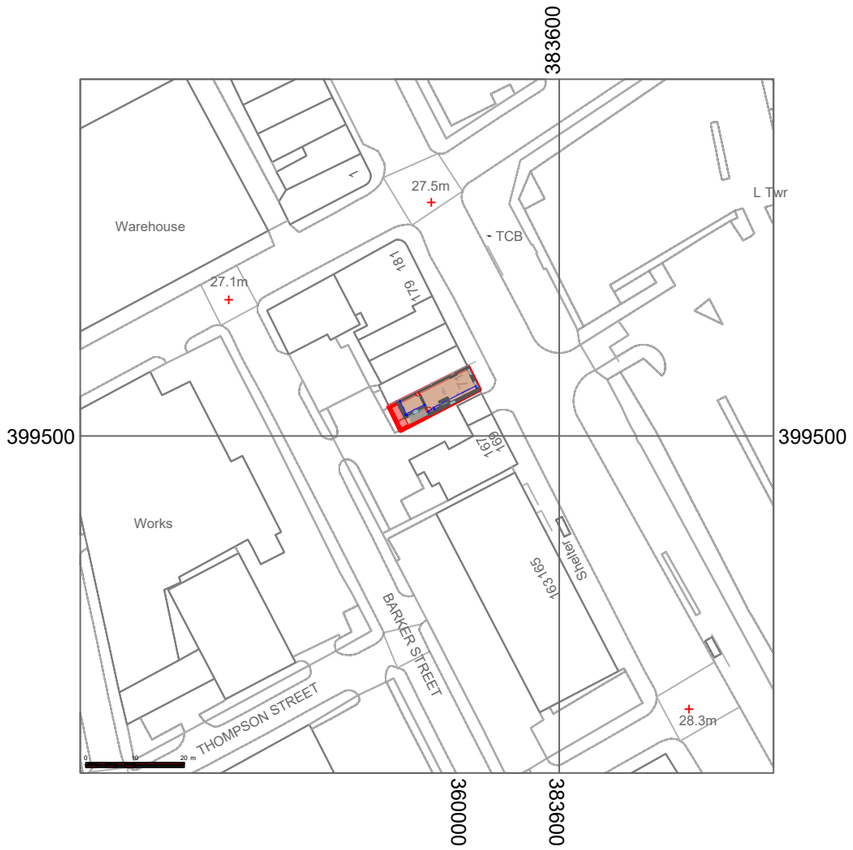
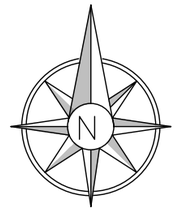




0 20 40 60 80 100
metres

Existing Location Plan

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	Sheet
171 Great Ducie	A3
Date: 10/12/2024	
Scale: 1/1250	



Existing Site Plan

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

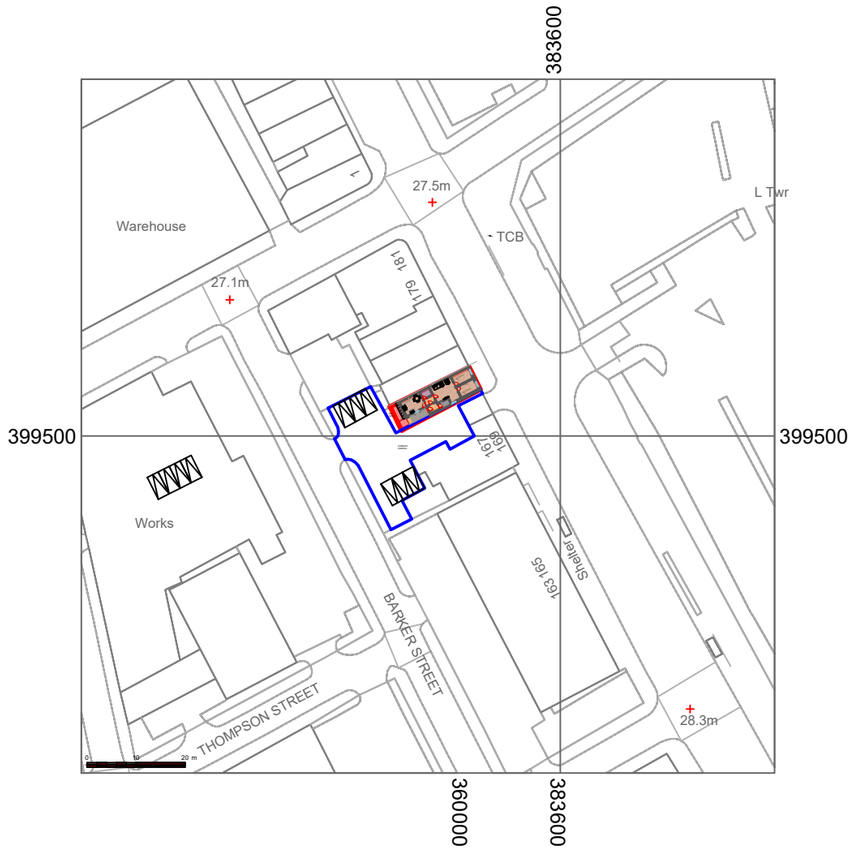
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

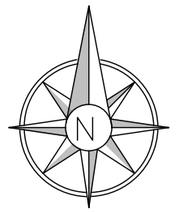
5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	Sheet
171 Great Ducie	A3
Date: 10/12/2024	
Scale: 1/500	





0 20 40 60 80 100
metres

Proposed Location Plan

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

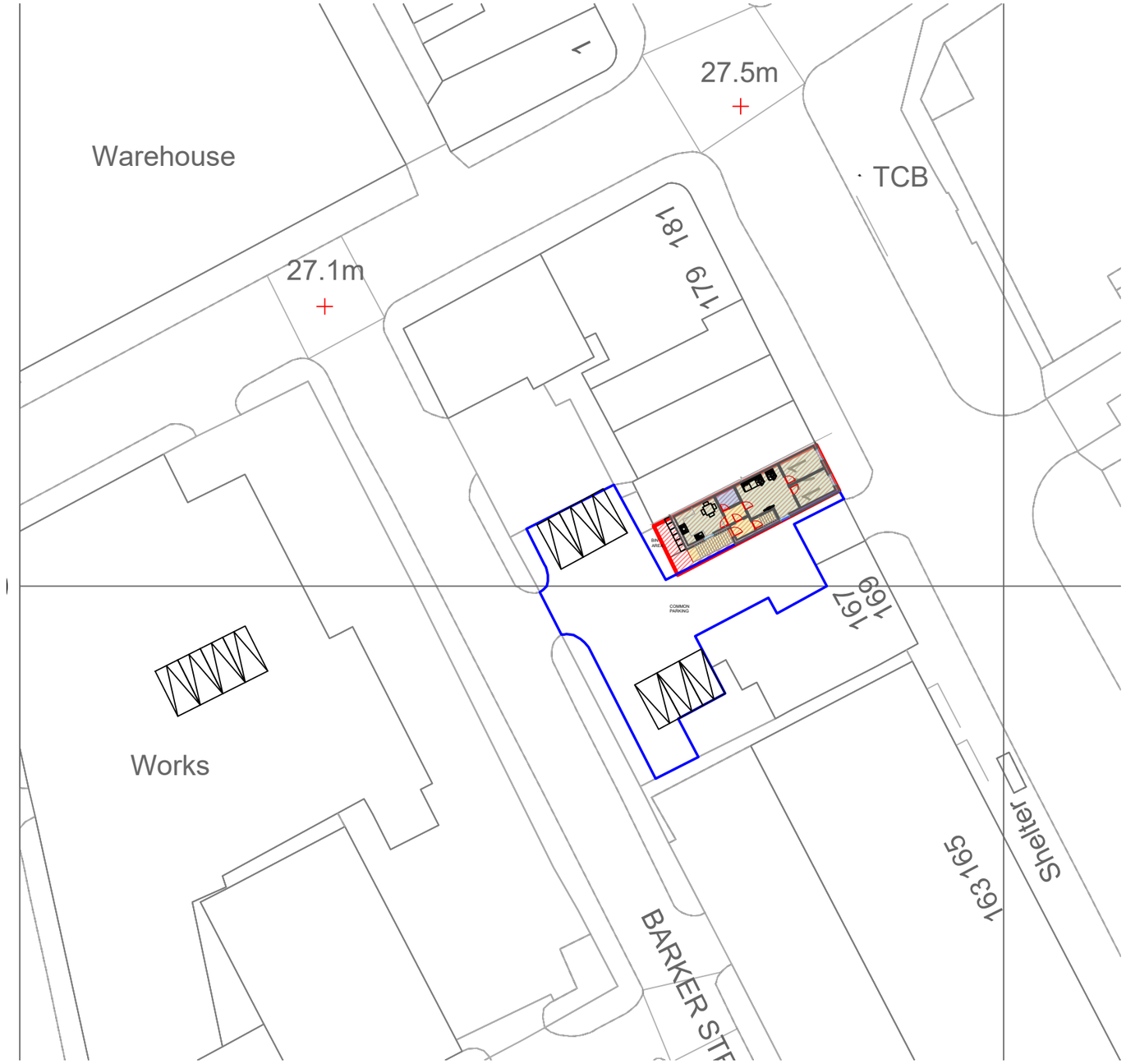
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

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Manchester, M1 3BR

Project Name and Address

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Project	Sheet
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Date: 10/12/2024	
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Proposed Site Plan

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Proposed Site Plan

General Notes

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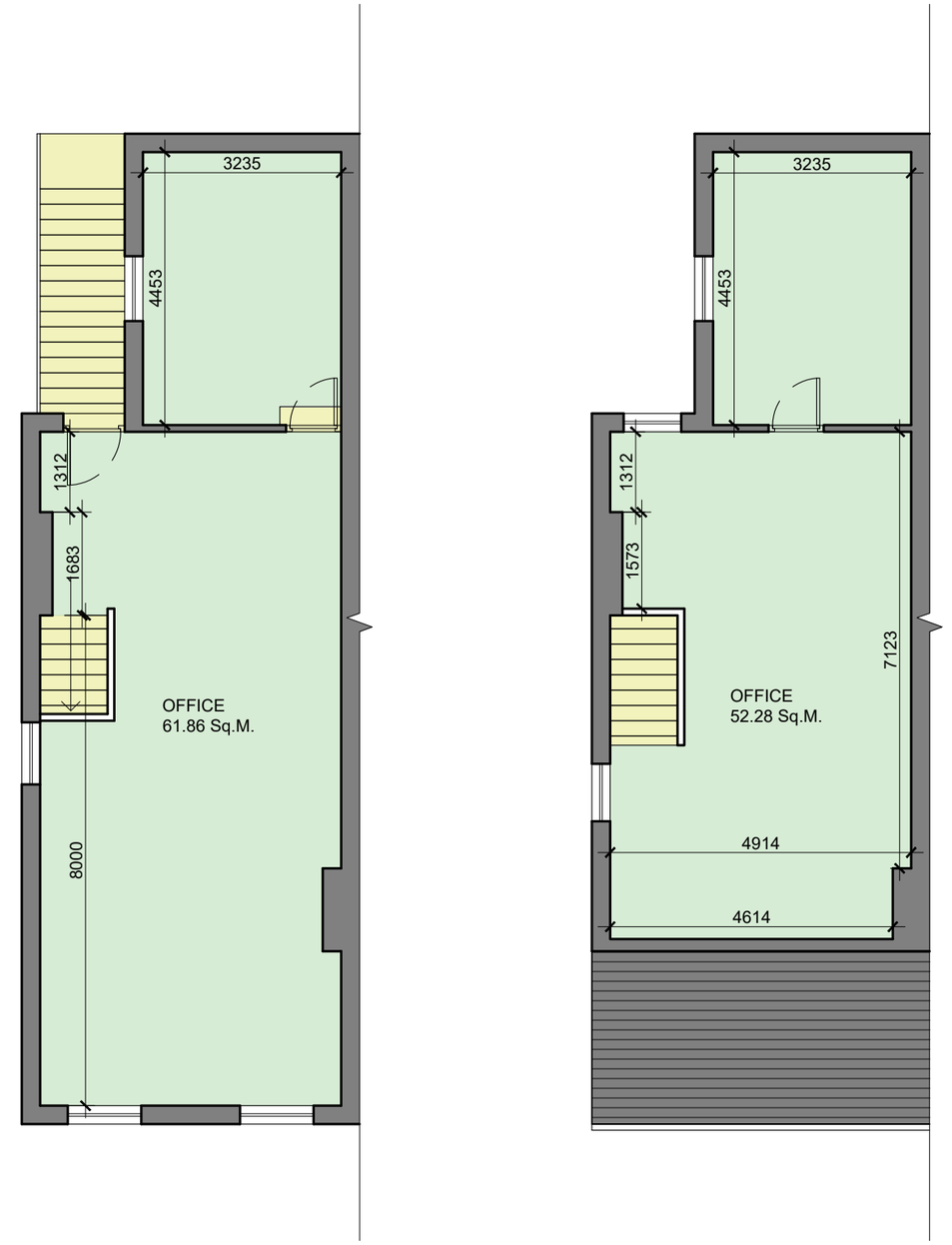
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project: 171 Great Ducie	Sheet: A3
Date: 10/12/2024	
Scale: 1/100	



EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN

0 1000 2000 5000

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

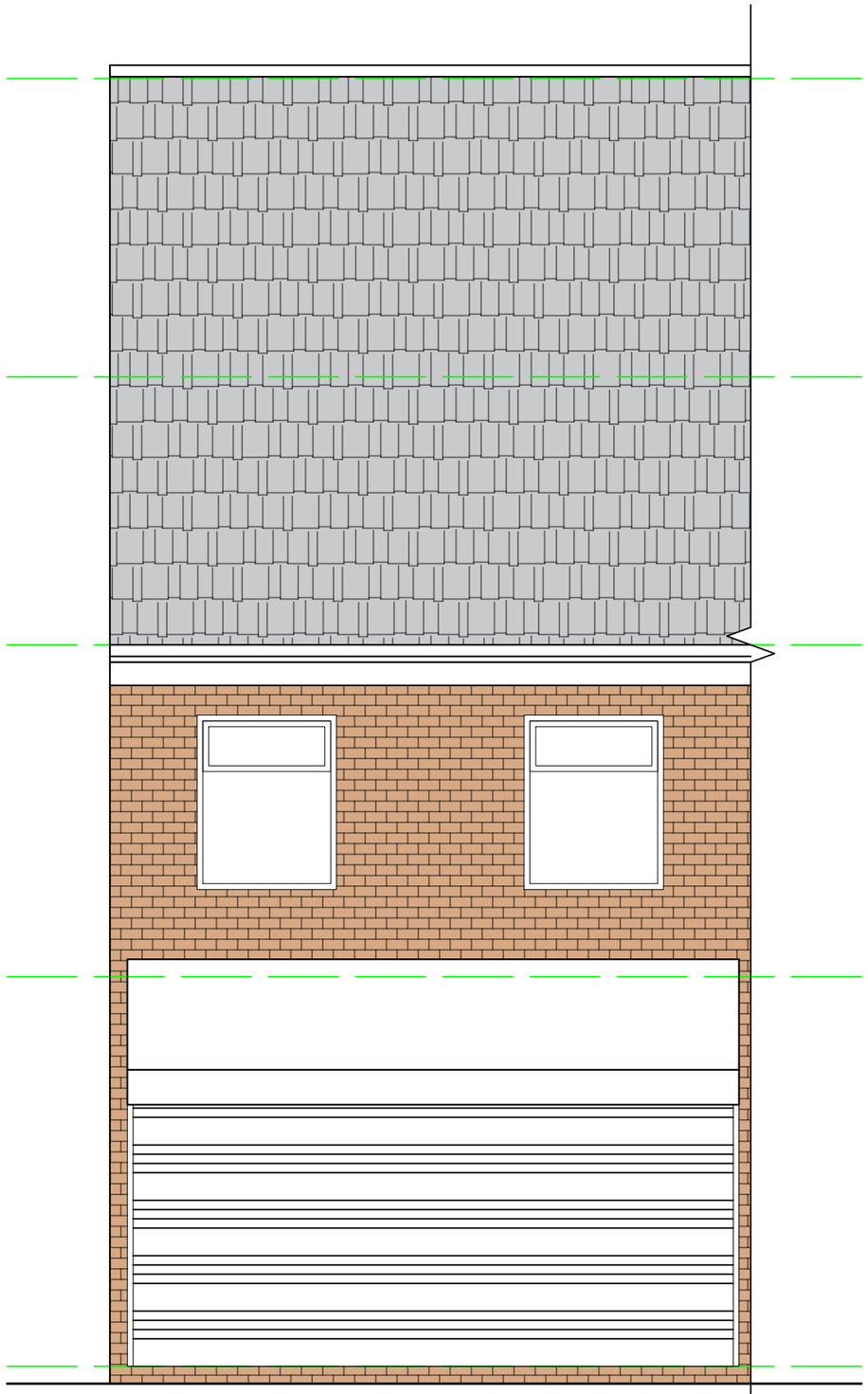
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

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Manchester, M1 3BR

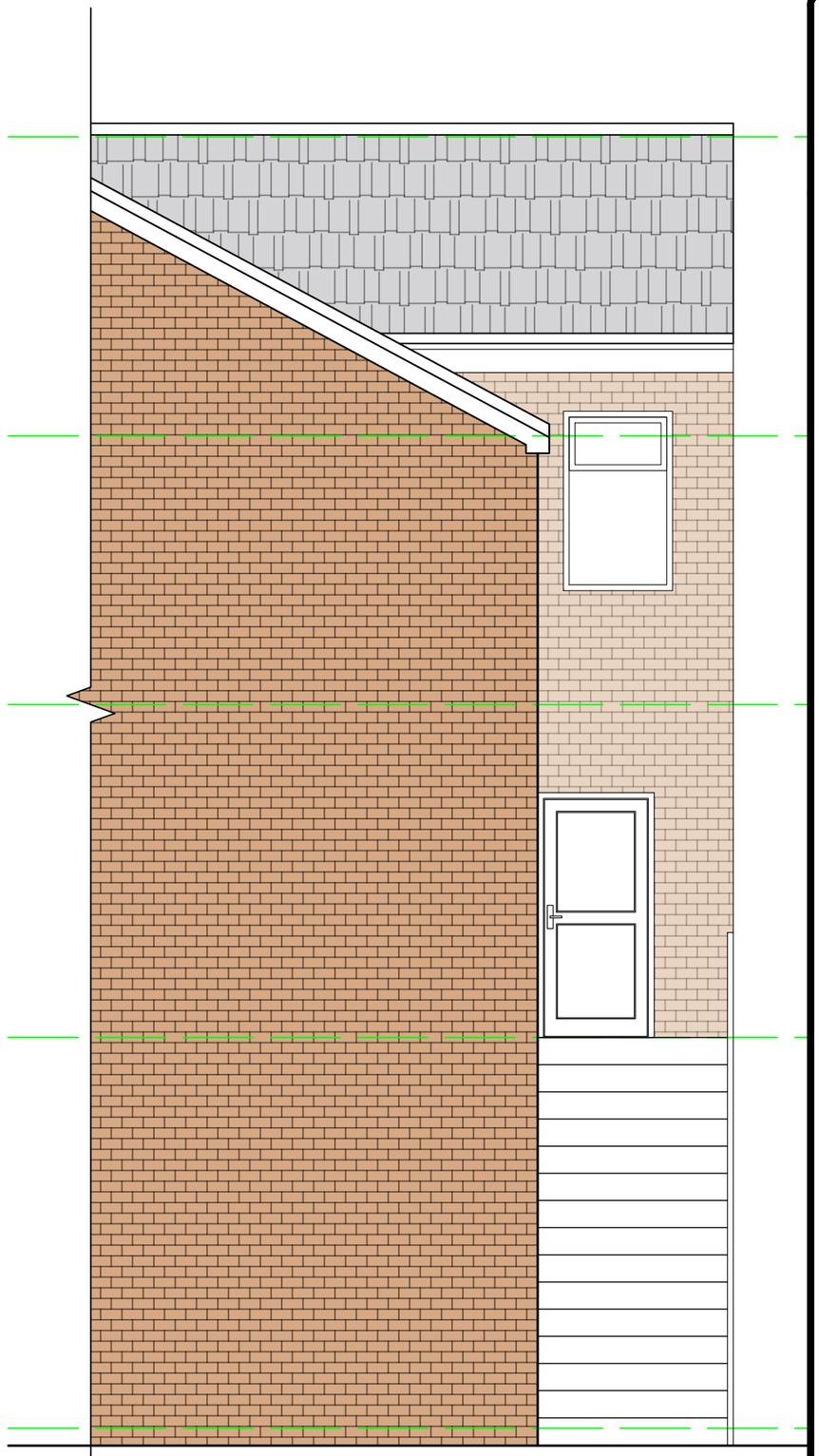
Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	Sheet
171 Great Ducie	A3
Date: 10/12/2024	
Scale: 1/100	



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

0 1000 2000 5000

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

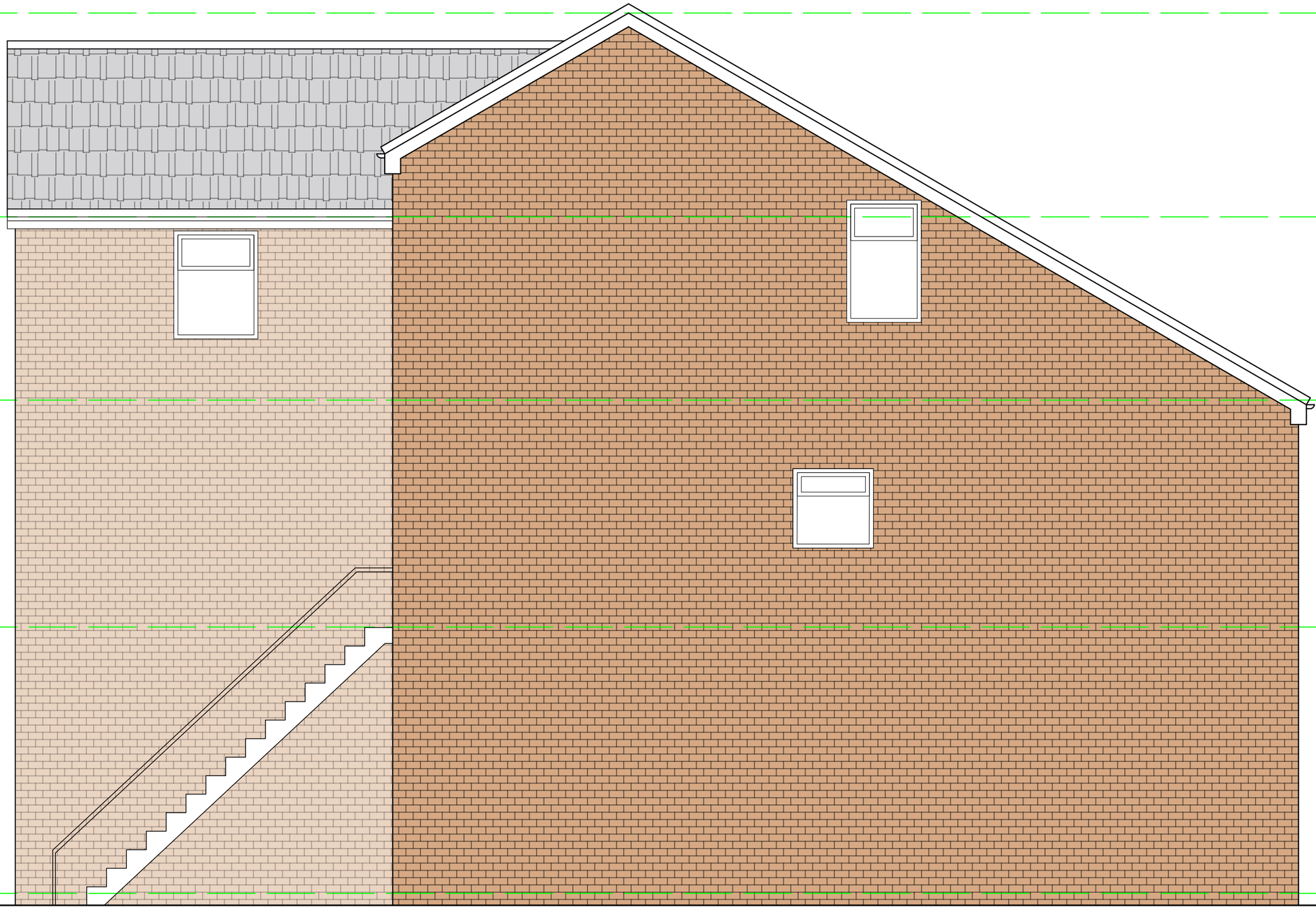
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	171 Great Ducie
Date	10/12/2024
Scale	1/50
Sheet	A3



EXISTING LEFT SIDE ELEVATION

0 1000 2000 5000

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

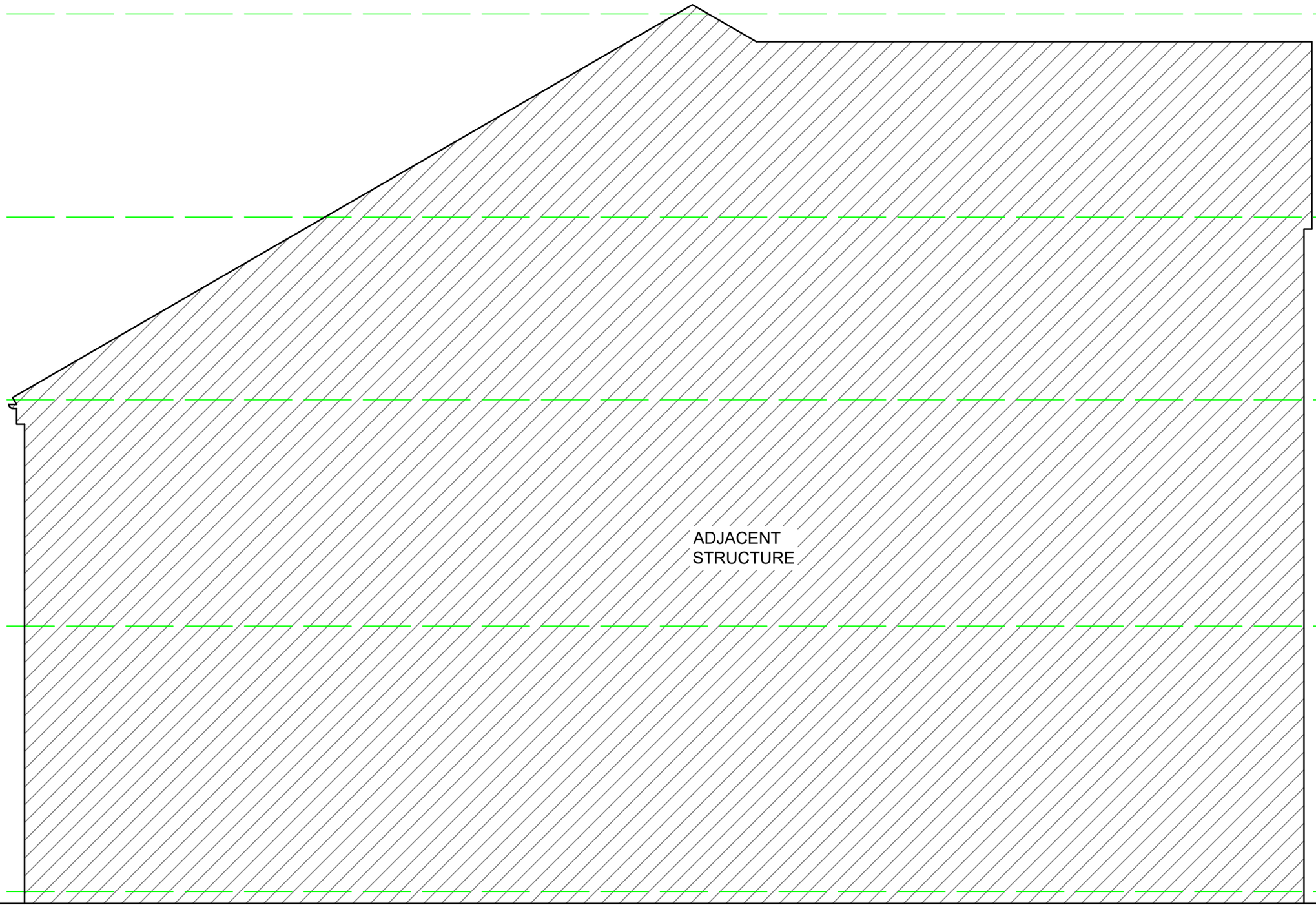
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project: 171 Great Ducie	Sheet: A3
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Scale: 1/50	



EXISTING RIGHT SIDE ELEVATION

0 1000 2000 5000

General Notes

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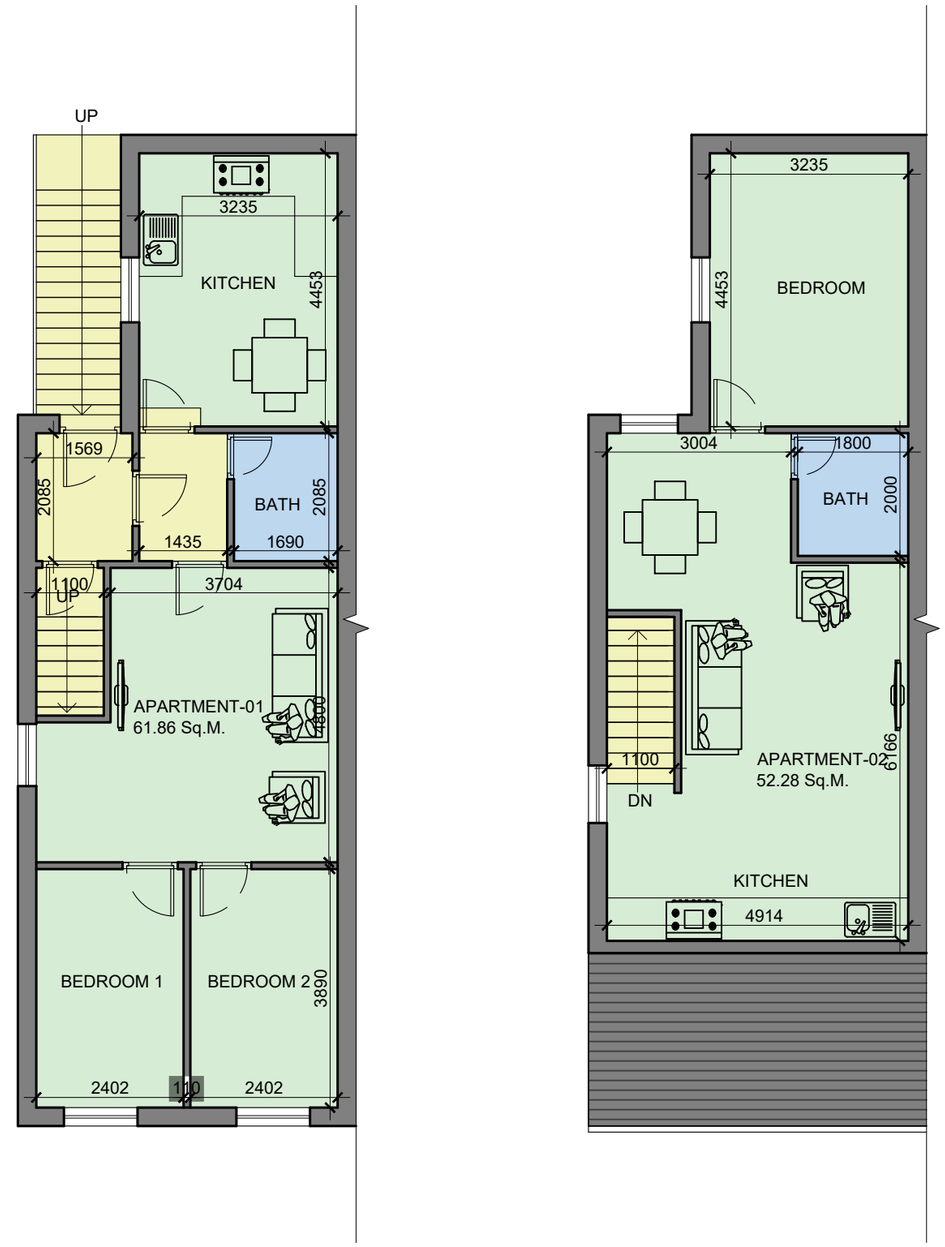
Mason and Marlowe Ltd.
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Project Name and Address

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Project	Sheet
171 Great Ducie	A3
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PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

0 1000 2000 5000

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project
171 Great Ducie

Date
10/12/2024

Scale
1/100

Sheet
A3

KEY

- FD30s — Fire door reference, 30mins
- FD20s — Fire door reference, 20mins
- D103 — door reference
- heat detector
- smoke detector
- ELEC — electric meter
- FUSE — fuse board
- alarm PIR

ADDITIONAL NOTES

Bathroom / toilet
• bathrooms / toliets to include towel radiator

Electrical:
• All electrical work covered by Part P (Electrical Safety), designed, installed, inspected, and tested by a person competent to do so. This person must be registered with an authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC or NAPIT Certiication). Prior to completion an appropriate 17t Edition - BS 7671
• Electrical certificate must be provided by the qualified contractor.

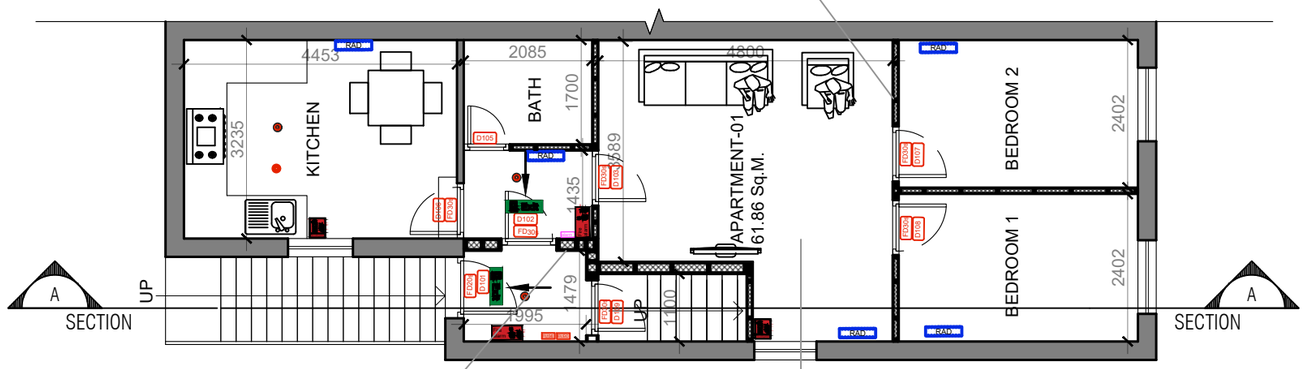
• Electircal outlets shown in external locations to be fully IP rated.

Door Entry
• alarm / security recommend OSS security [tbc & agreed by client]
• external lights fitted to alarm circuit [tbc with client]
• sensor positions tbc by specialist & agreed prior to installation

Partition walls
• all new partition to conform to current Building Regulations and to be insulated with Rockwool orequal whether shown on drawing or not.

Plumbing & Drainage
• drainage positions - Contractor to investigate, locate drains and invert levels on site prior to building works.
• all new below ground drainage to be designed by contractor
• instant hotwater boiler system.

TIMBER STUD WALL
Timber stud walls consisting of min 47x 75 TIMBER STUDS AT 400crs (VERT. & HORIZON). 75mm ROCKWOOL ACOUSTIC SLAB 12.5mm PLASTER BOARD EACH SIDE WITH 3mm PLAST. SKIM

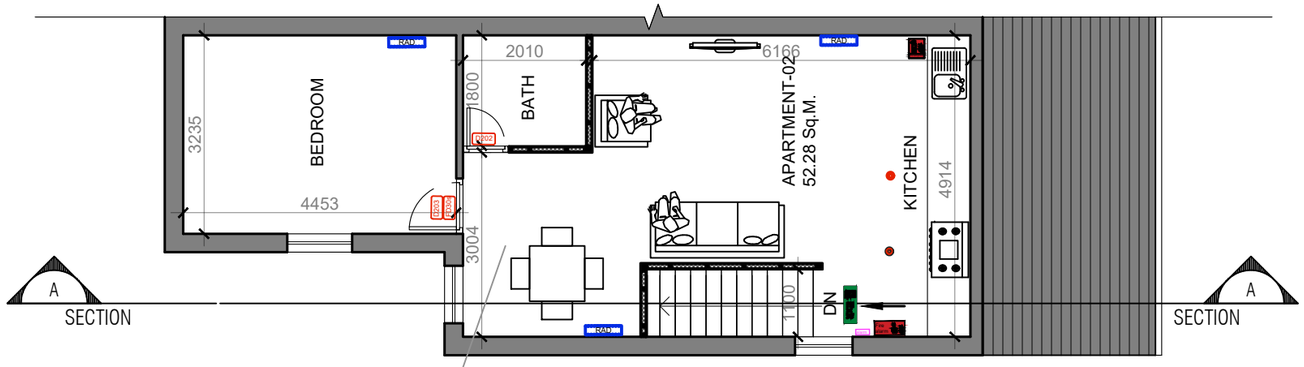


PROPOSED FIRST FLOOR PLAN

TIMBER STUD PARTY WALL
Timber stud walls consisting of 47mm x 150mm studs at 600mm centres. Fit 2 layers of 12.5mm British Gypsum SoundBloc (or similar approved) to both sides of timber studs (joints staggered) and 100mm Isover Acoustic Partition roll (APR) Insulation between studs. Skim and paint to finish.

EXISTING INTERMEDIATE PARTY FLOOR
Floor finish, on Cellecta DECKfon 37T structural floating floor treatment, on existing timber joists. Fix two layers of 15mm thick British Gyspsum Gyroc SoundBloc, on CELLECTA HP30 Deep Resilient Bars, to underside of joists, and fit 50mm thick Cellecta FIBREfon Micro 50 insulation between joists. Plasterboard to receive skim and paint finish.

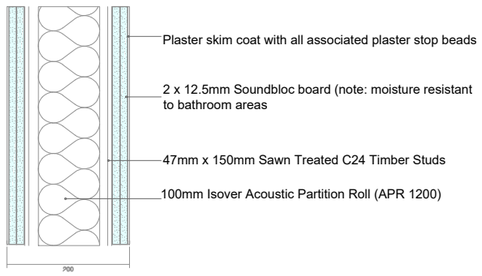
All joints in party floor boarding to be glued and sealed using CELLECTA fon adhesive. Cellecta YELOfon ES5/100 perimeter edge strip to be used at all junctions with walls.



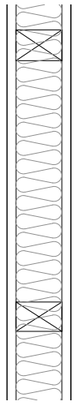
PROPOSED SECOND FLOOR PLAN

NEW INTERMEDIATE PARTY FLOOR
Floor finish, on Cellecta Screedboard 28 high density composite acoustic floorboards, fixed to top of Mitek Posi-Joists (to be sized by Structural Engineer). Fit 50mm thick Cellecta FIBREfon Micro 50 insulation between joists and two layers of 15mm thick British Gyspsum Gyroc SoundBloc, on CELLECTA HP30 Deep Resilient Bars, to underside of joists. Plasterboard to receive skim and paint finish.

All joints in party floor boarding to be glued and sealed using CELLECTA fon adhesive. Cellecta YELOfon ES5/100 perimeter edge strip to be used at all junctions with walls.



TIMBER STUD PARTY WALLS
SCALE 1:10



TIMBER STUD WALLS
SCALE 1:10

General Notes

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Firm Name and Address

Mason and Marlowe

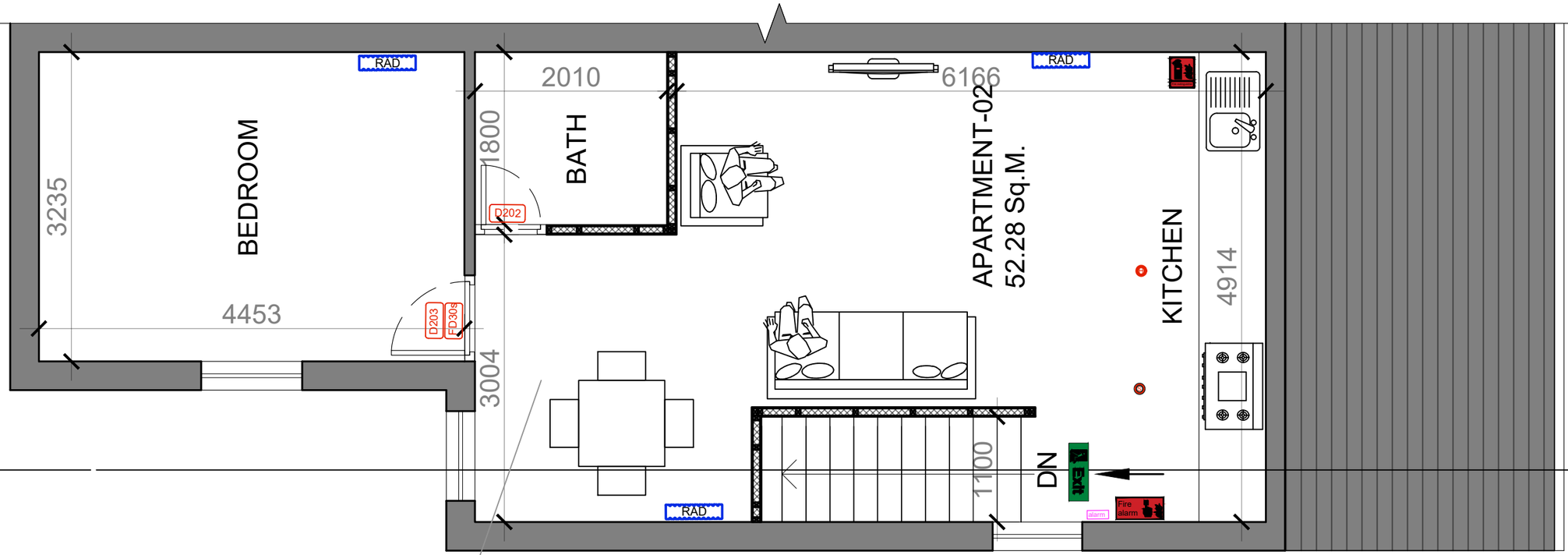
Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

5 Picadilly Place
Manchester, M1 3BR

Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	Sheet
171 Great Ducie	A3
Date: 10/12/2024	
Scale: 1/50	



PROPOSED SECOND FLOOR PLAN

NEW INTERMEDIATE PARTY FLOOR

Floor finish, on Cellecta Screedboard 28 high density composite acoustic floorboards, fixed to top of Mitek Posi-Joists (to be sized by Structural Engineer). Fit 50mm thick Cellecta FIBREfon Micro 50 insulation between joists and two layers of 15mm thick British Gyspsum Gyroc SoundBloc, on CELLECTA HP30 Deep Resilient Bars, to underside of joists. Plasterboard to receive skim and paint finish.

All joints in party floor boarding to be glued and sealed using CELLECTA fon adhesive. Cellecta YELOfon ES5/100 perimeter edge strip to be used at all junctions with walls.

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Mason and Marlowe

Mason and Marlowe Ltd.
Project Managers and Quanity Surveyors

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Manchester, M1 3BR

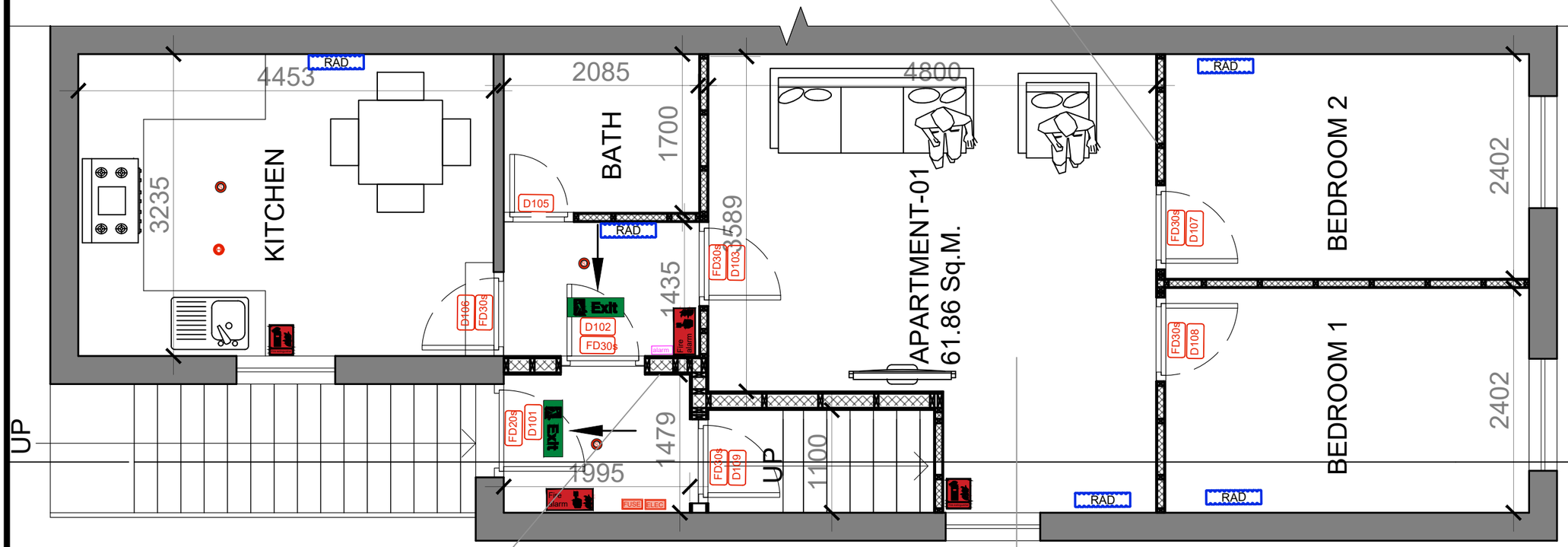
Project Name and Address

171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	Sheet
171 Great Ducie	A3
Date: 10/12/2024	
Scale: 1/50	

TIMBER STUD WALL

Timber stud walls consisting of min 47x 75 TIMBER STUDS AT 400crs (VERT. & HORIZON). 75mm ROCKWOOL ACOUSTIC SLAB 12.5mm PLASTER BOARD EACH SIDE WITH 3mm PLAST. SKIM



PROPOSED FIRST FLOOR PLAN

TIMBER STUD PARTY WALL

Timber stud walls consisting of 47mm x 150mm studs at 600mm centres. Fit 2 layers of 12.5mm British Gypsum SoundBloc (or similar approved) to both sides of timber studs (joints staggered) and 100mm Isover Acoustic Partition roll (APR) Insulation between studs. Skim and paint to finish.

EXISTING INTERMEDIATE PARTY FLOOR

Floor finish, on Cellecta DECKfon 37T structural floating floor treatment, on existing timber joists. Fix two layers of 15mm thick British Gyspsum Gyroc SoundBloc, on CELLECTA HP30 Deep Resilient Bars, to underside of joists, and fit 50mm thick Cellecta FIBREfon Micro 50 insulation between joists. Plasterboard to receive skim and paint finish.

All joints in party floor boarding to be glued and sealed using CELLECTA fon adhesive. Cellecta YELOfon ES5/100 perimeter edge strip to be used at all junctions with walls.

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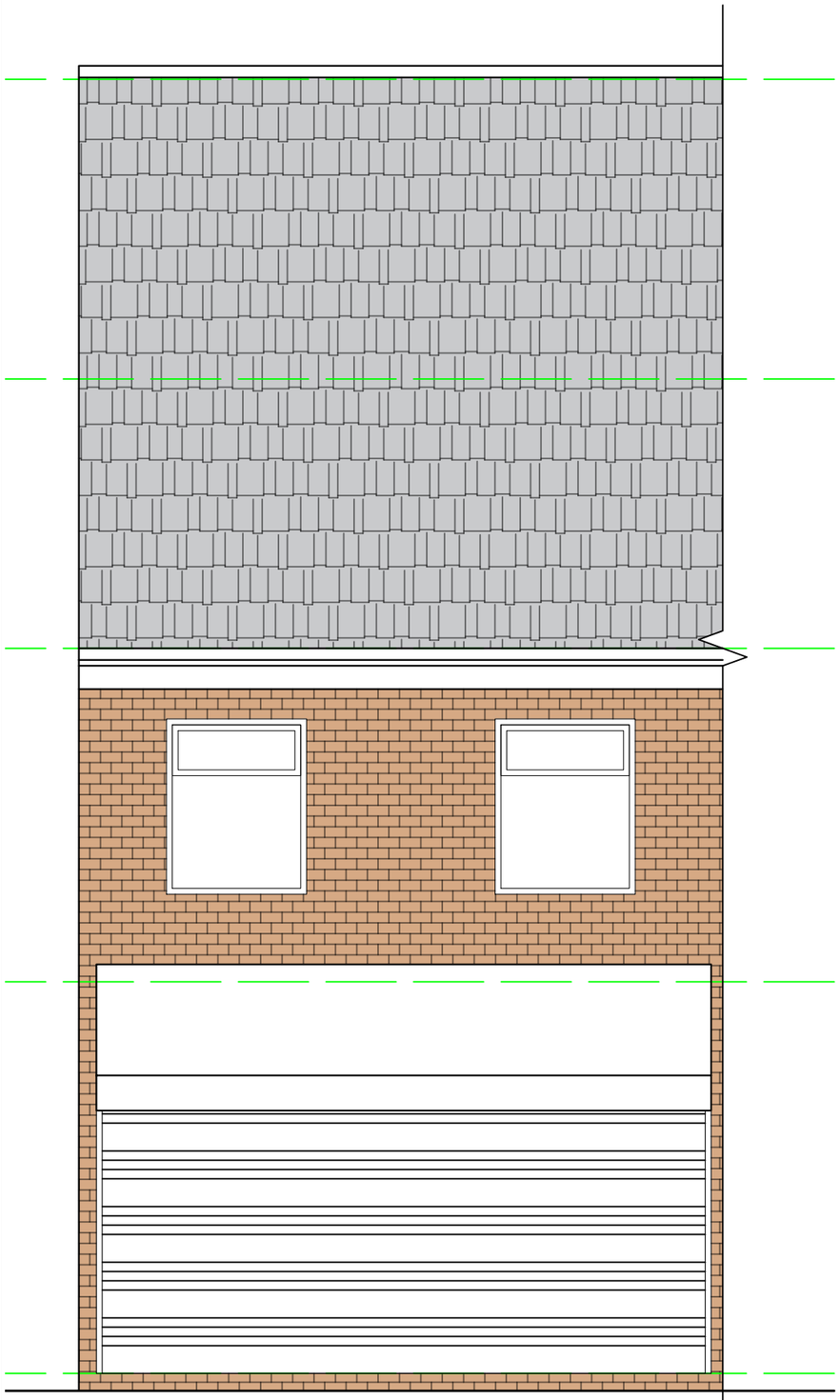
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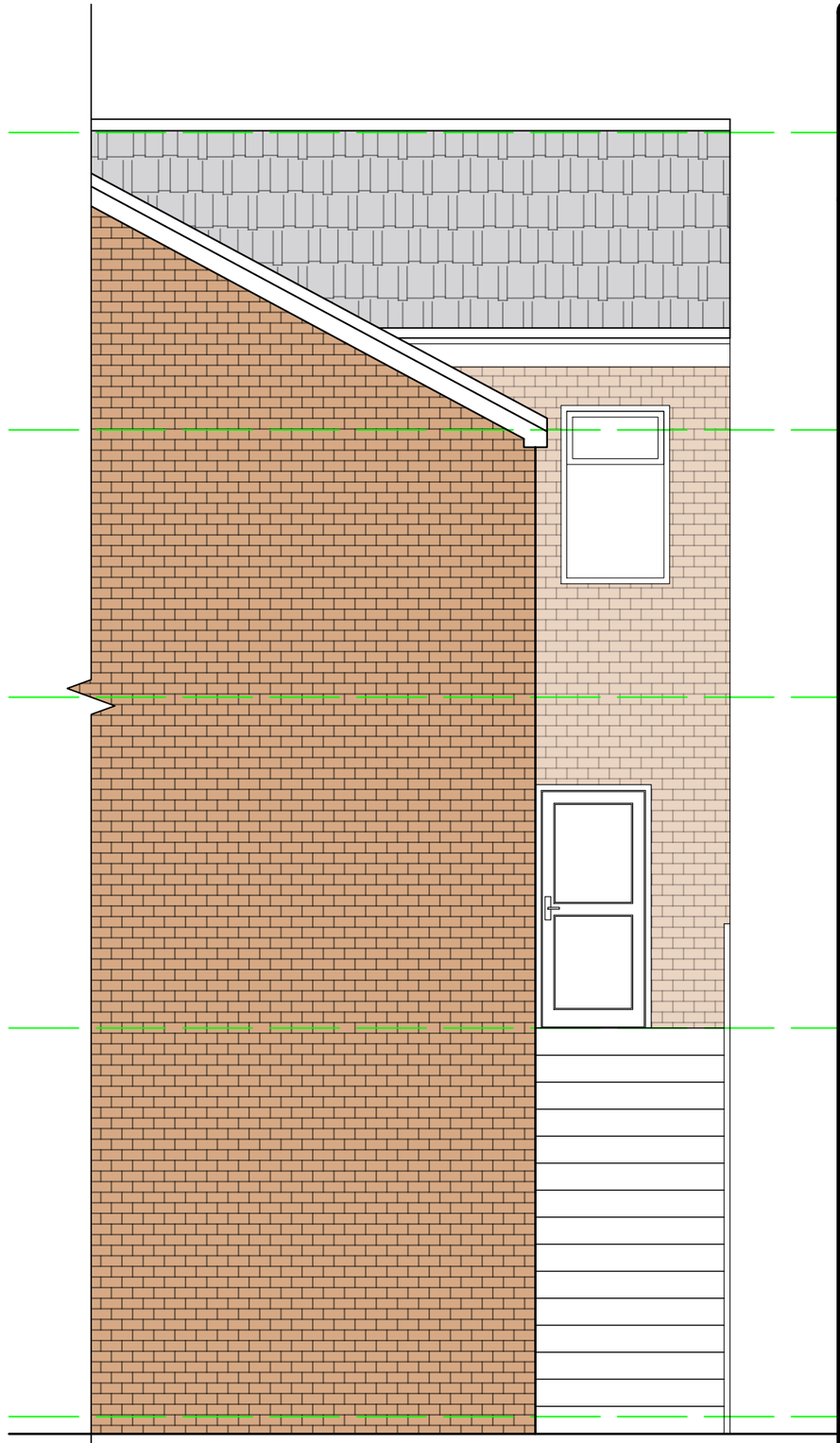
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171 Great Ducie ST., cheetahs Hill, Manchester M3 1FF

Project	Sheet
171 Great Ducie	A3
Date: 10/12/2024	
Scale: 1/50	



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

0 1000 2000 5000

General Notes

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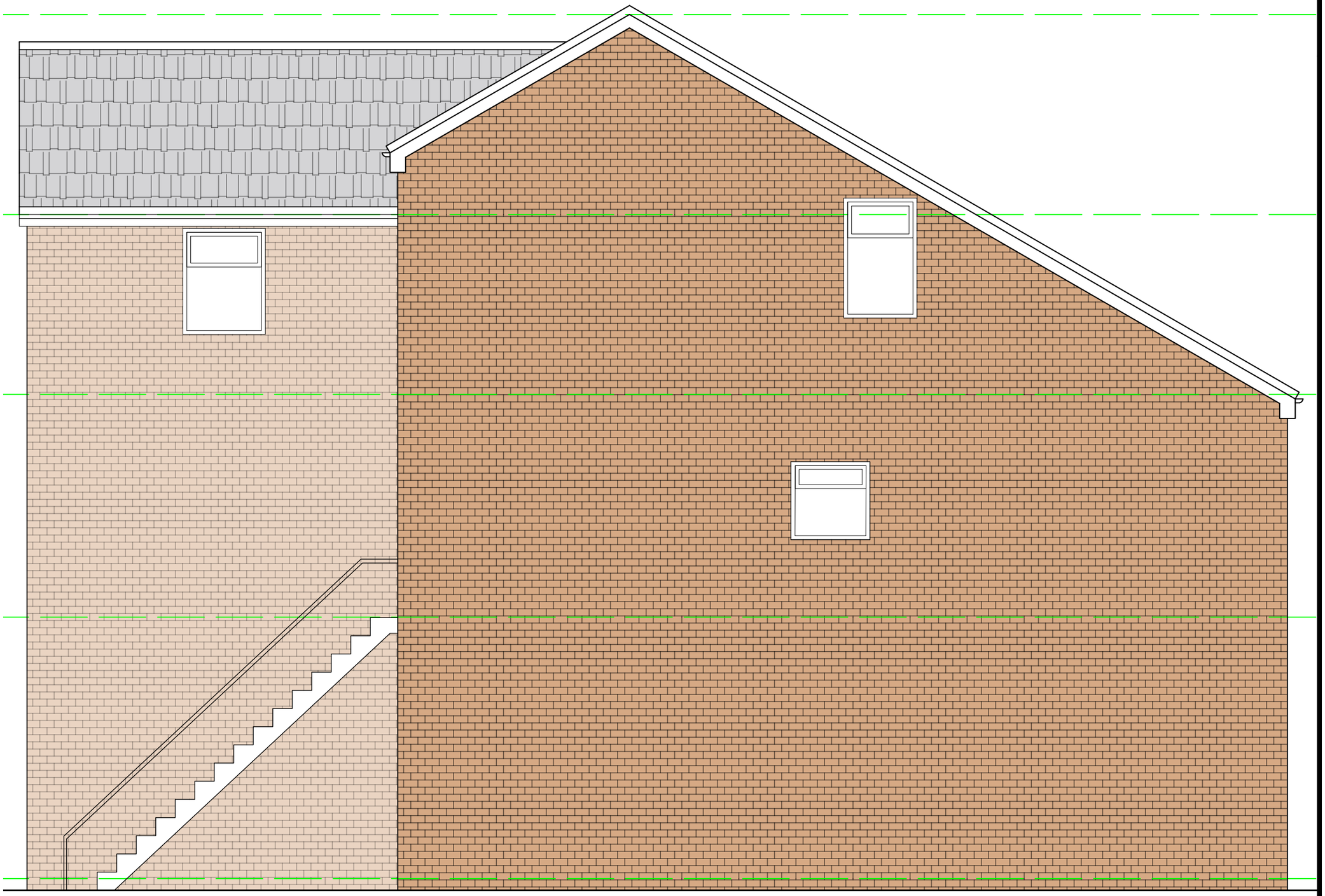
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171 Great Ducie	A3
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Scale: 1/50	



PROPOSED LEFT SIDE ELEVATION

0 1000 2000 5000

General Notes

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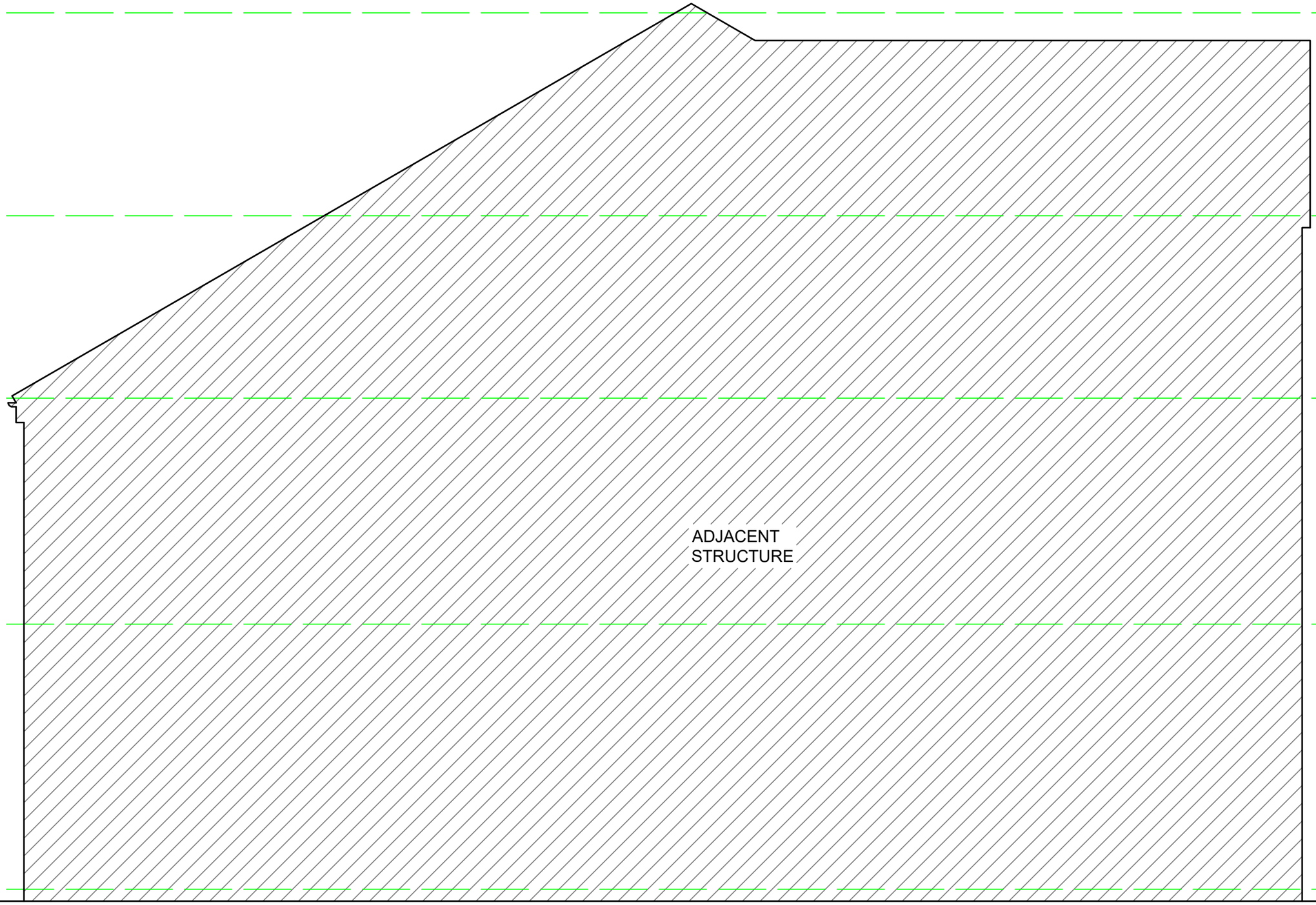
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Manchester, M1 3BR

Project Name and Address

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Project	Sheet
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Date: 10/12/2024	
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PROPOSED RIGHT SIDE ELEVATION

0 1000 2000 5000

General Notes

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Project	Sheet
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