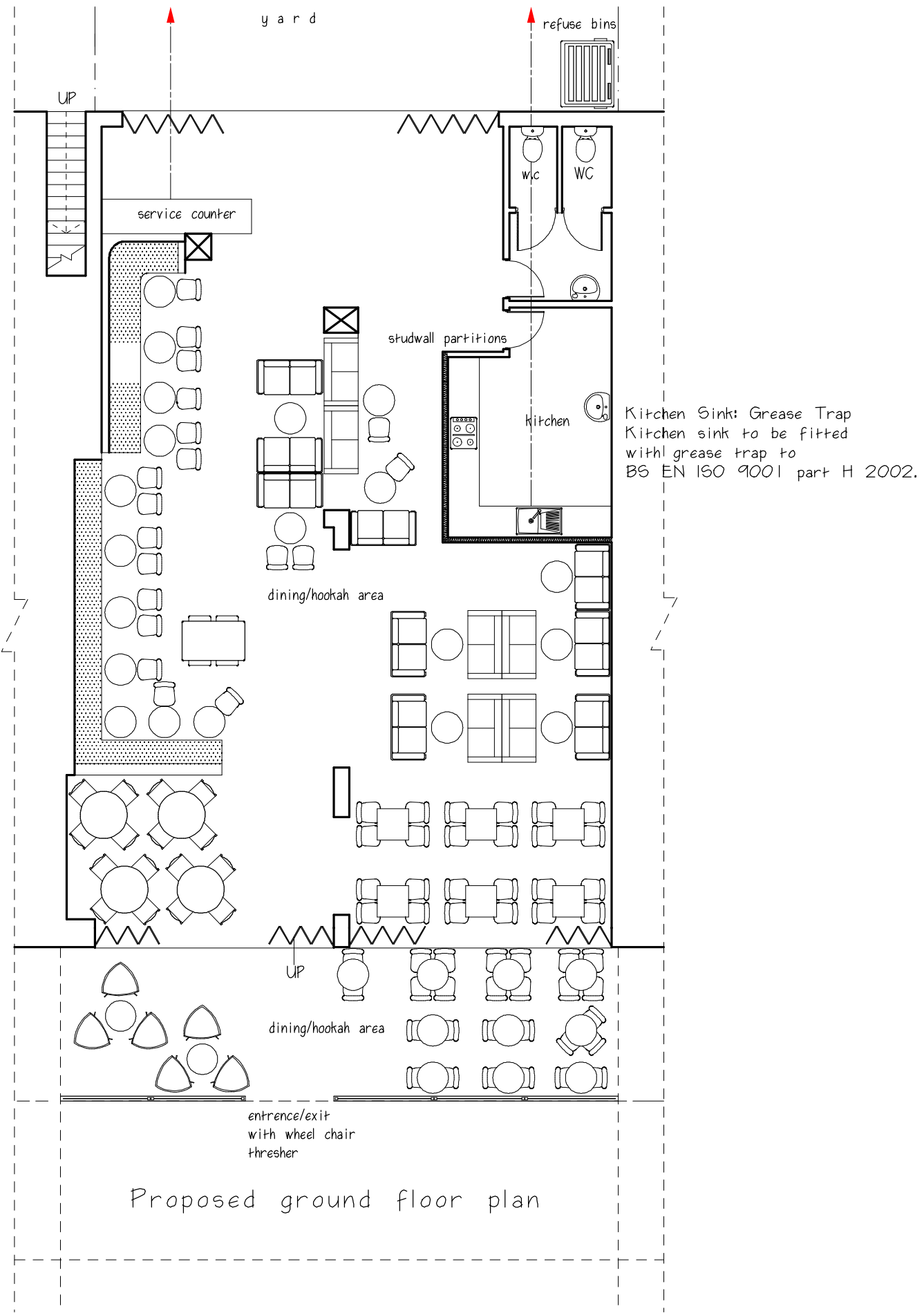
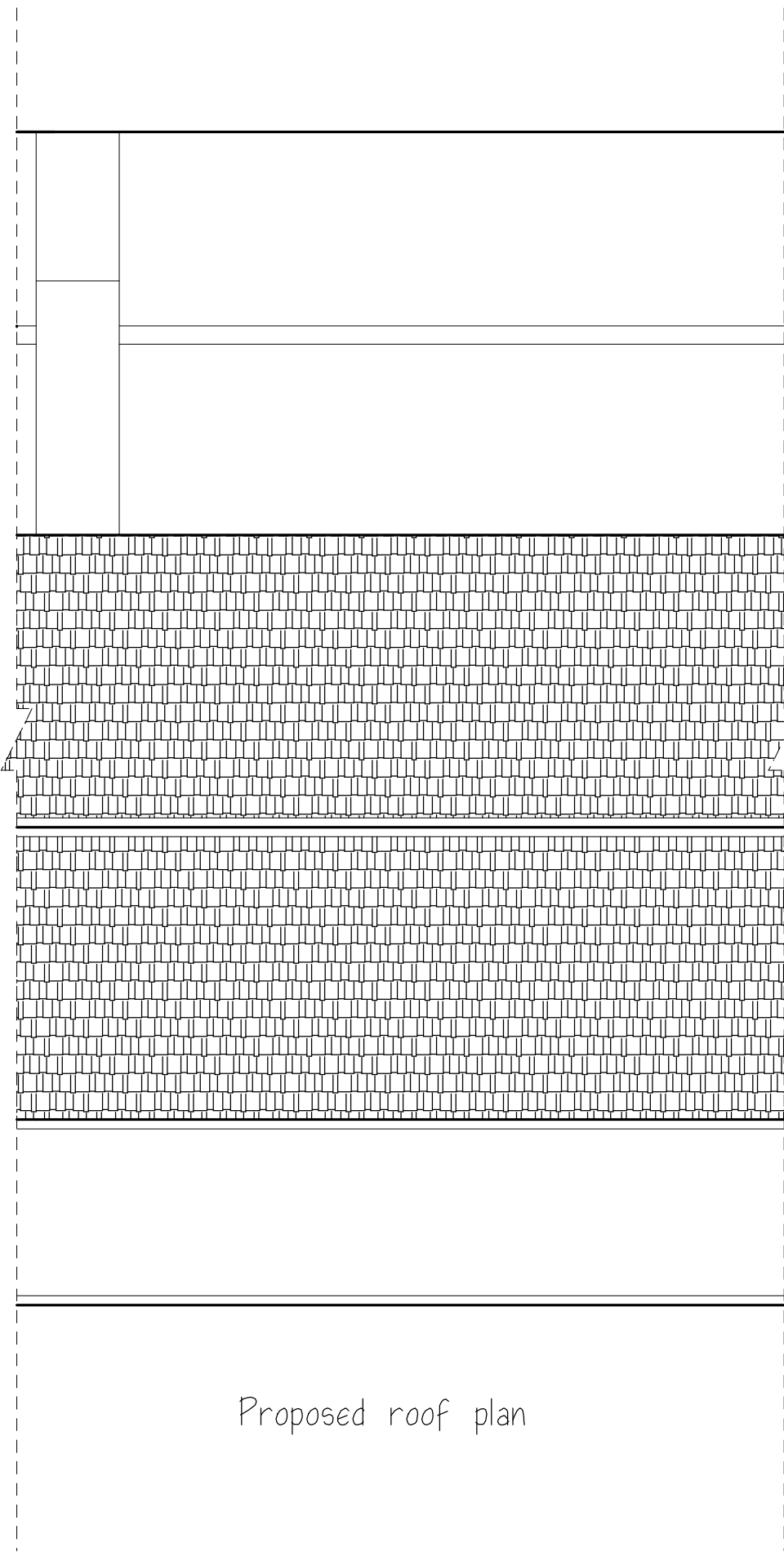
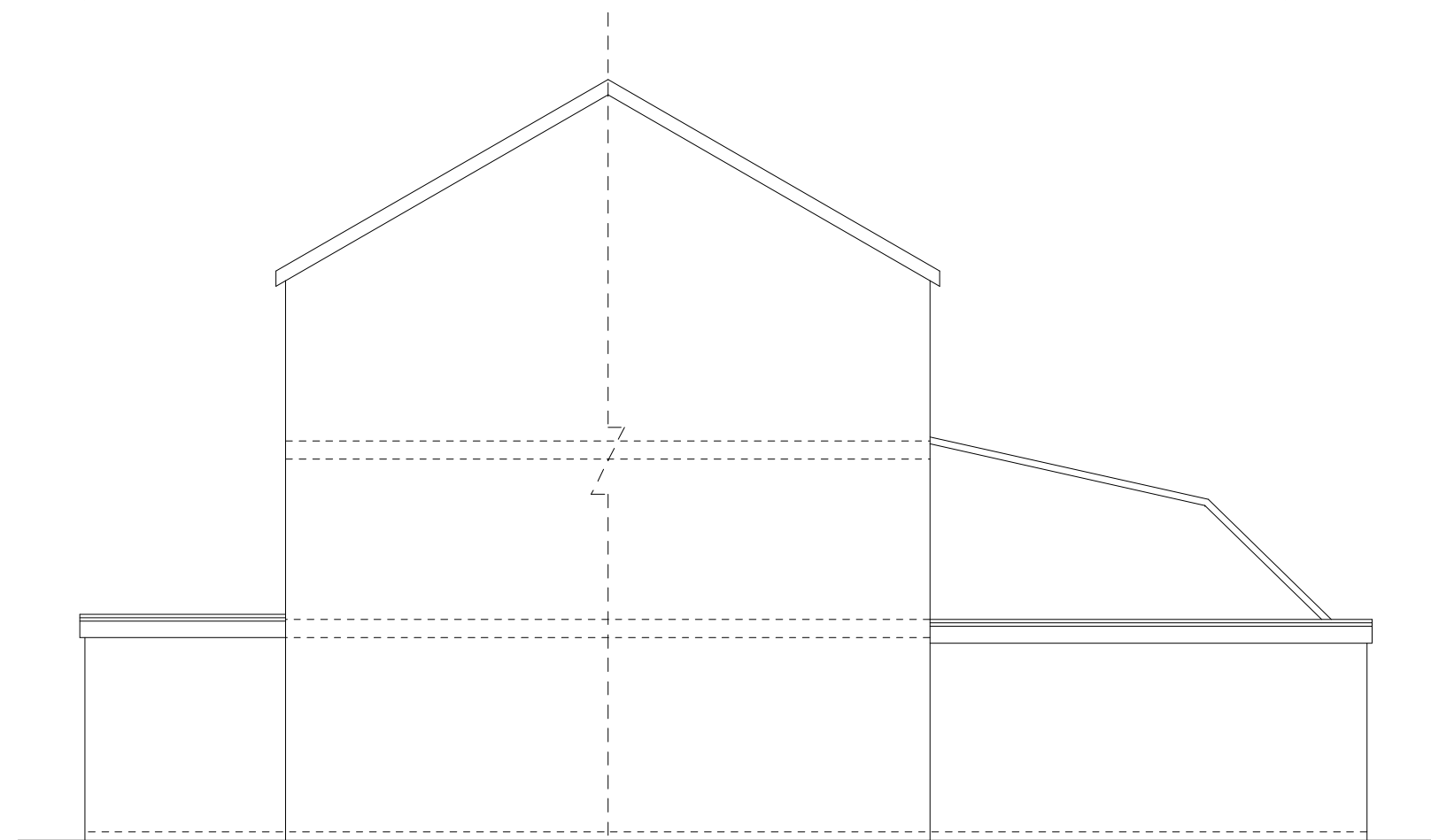




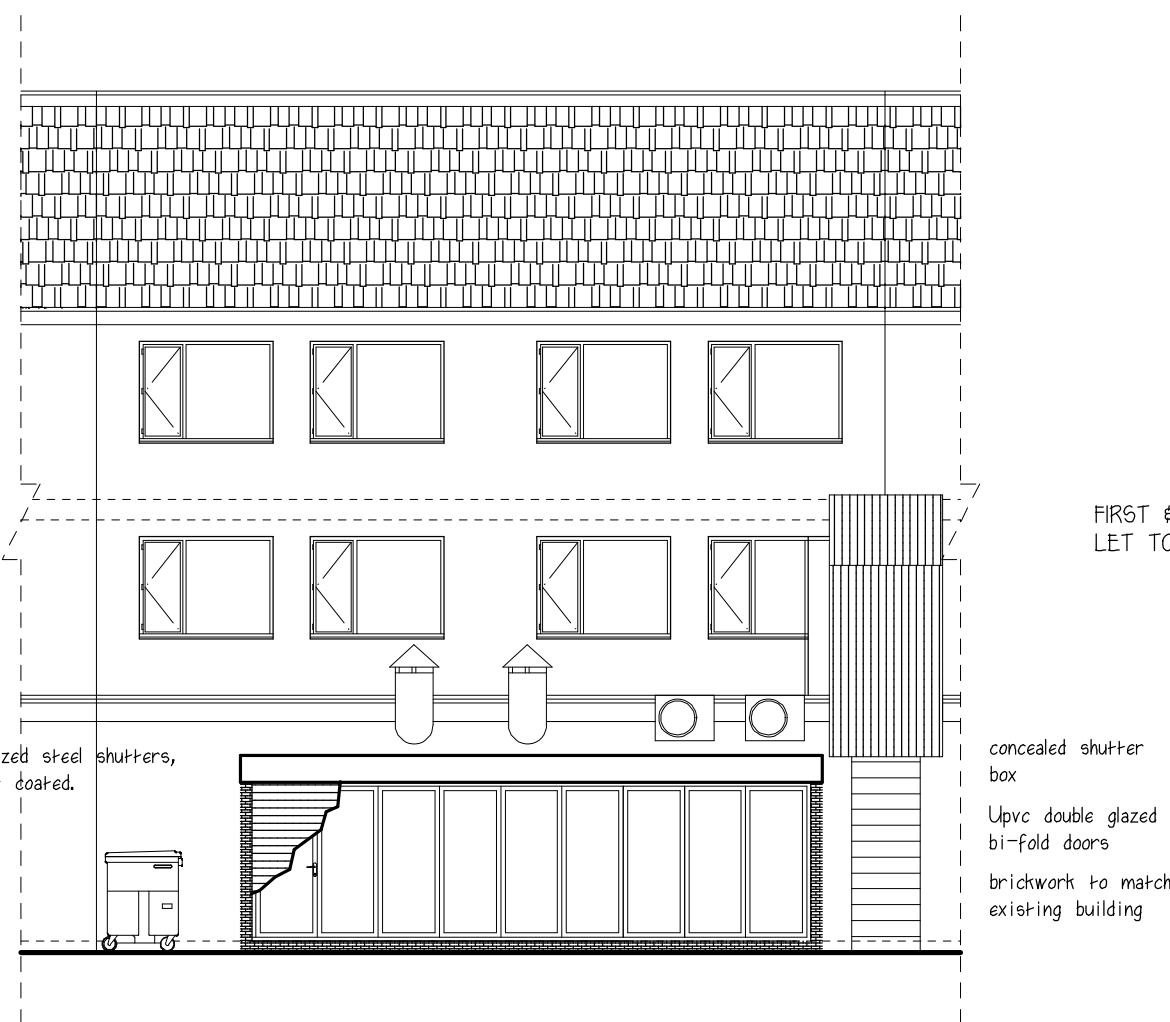
Proposed ground floor plan



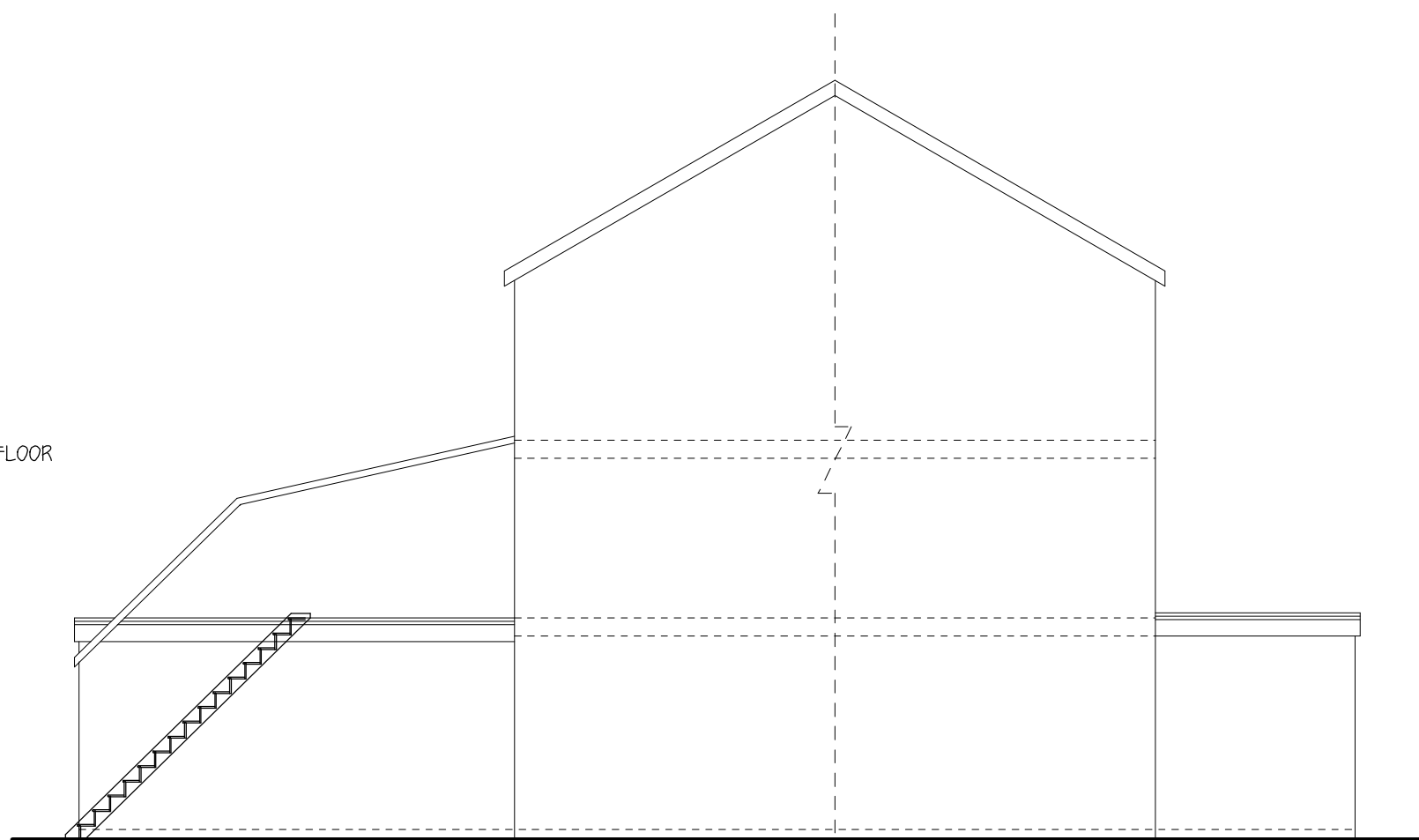
Proposed roof plan



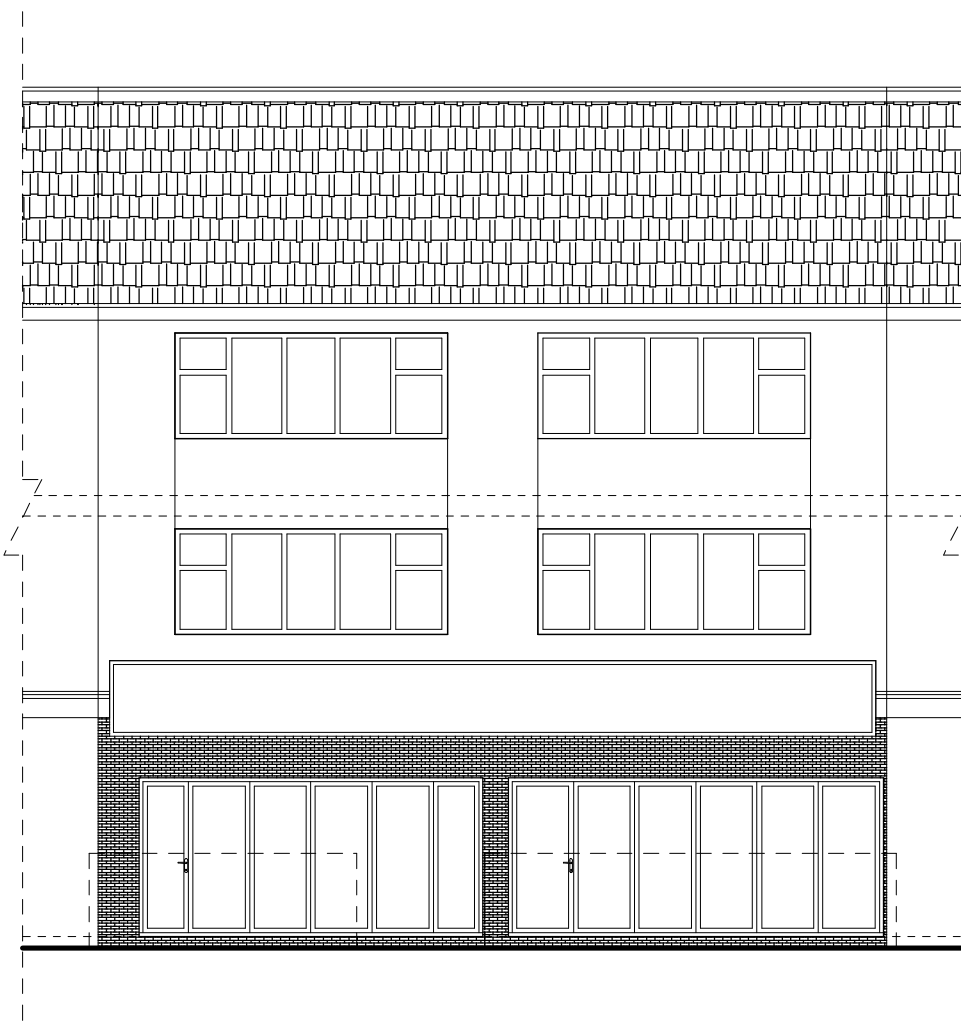
Proposed side elevation (East)



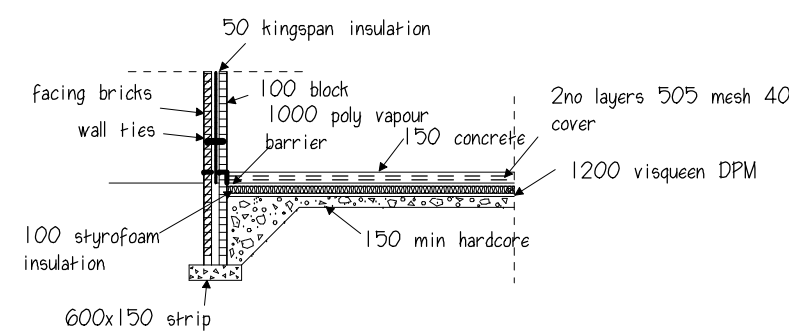
Proposed rear elevation



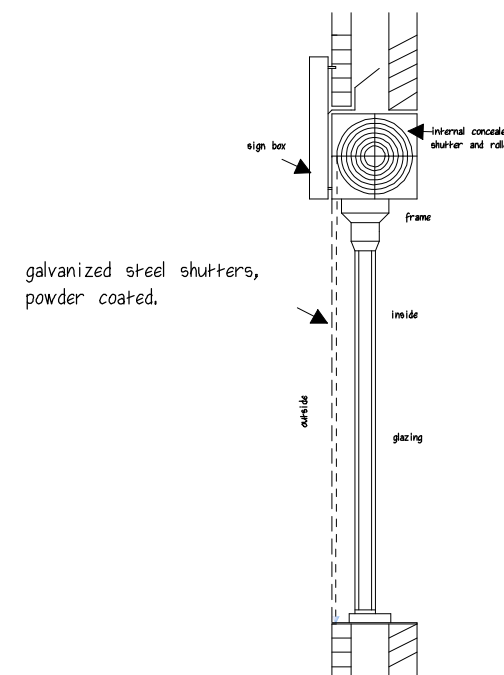
Proposed side elevation (West)



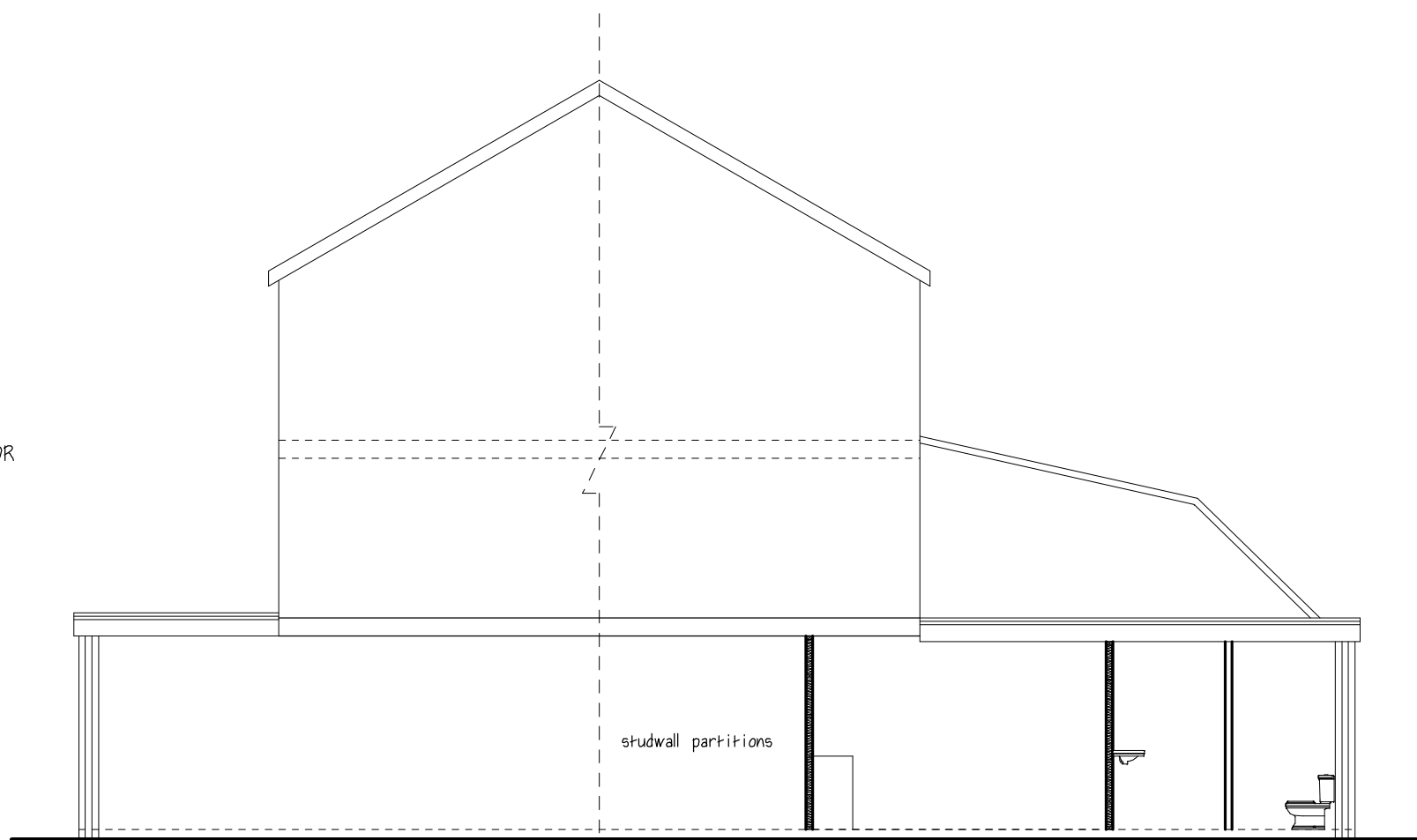
Proposed front elevation



FOUNDATION DETAIL



ROLLER SHUTTER DETAIL



Proposed side elevation (East) cross section

Frame & Glazings:
All (critical zones) side window and door glass to be toughened safety glazing to BS 6202 1982. Exterior Upvc frame with one part opening and trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be "K" Pilkington glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.4w/m2k, filled with argon gas.

Ventilations:
Mechanical ventilation operated intermittently to kitchen to extract minimum 60litres per second or 30 litres if operated via cooker extraction hood.

Kitchen to have an opening window to have background ventilation of 4000mm2. All occupiable rooms to have openings to the outside to provide 1/20th of the floor area. To have background ventilation equivalent to 4000mm2 to have no extract ventilation. Bathrooms Minimum 15litres of extraction per second connected via light switch with a 15minute over run facility.

Boilers:
Old boiler to be upgraded to suit. Details to be submitted by client before installation, to comply with SEDBUK 86% efficiency ratings. Installed by a corgi registered contractor.

Lightings:
Minimum 1 in 4 lights to be energy efficient.

Electrical:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part electrical safety in buildings. Installed and tested by a person competent to do so IE NC EIC or other approved institute, to BS standards, to clients request and LA satisfaction.

Heating:
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

Plumbing:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliances. All pipe works in roof space to be insulated in accordance to BS 5422:1977

Drains:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 1:40 fall.

Disclaimer:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

GENERAL NOTES:
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes

1. this drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
2. asbestos, it is important that a check is made for the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun, any action taken must comply with current relevant legislation.
3. all materials and workmanship to be to the appropriate standard and code of practice/ agreement certificate.
4. windows to be not less than 1/10th of the floor area habitable rooms.
5. opening light to windows to be not less than 1/20th of the floor area.
6. trickle ventilations to heads of all windows to give not less than 8000mm2 of free air area.
7. no dimensions to be scaled off this drawing.
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
9. all figured dimensions to be checked on site before any works are put on hand.
10. new walls either bonded into existing or mechanically connected.
11. cavities to be continued through.
12. vertical and horizontal damp proof membrane to all external openings.
13. all work drainage to the complete satisfaction of the local authority.
14. 90mm minimum bearing to all structural timber.
15. 225mm minimum structural bearing to all structural steelwork.
16. universal beams to rest on 6" in situ concrete padstones.
17. cabinet or other approved lintels over new or altered openings.
18. mechanical ventilation to kitchen (250m3/h) and bathroom (1703/h).
19. permission required in writing from affected neighbours before plans are submitted or any work is put in hand under taken which ever comes first.
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding. there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

- ⊗ Extractor fans
- Emergency exit sign
- Emergency lighting
- 🔔 Alarm bell sounder
- HD Heat detector
- SD Smoke detector interlinked

Notes:
Foundations:
600mm x 150mm concrete strip footings to project at either side, FDNS taken minimum 750mm below ground level to suit conditions and below any adjacent drains to the complete satisfaction of the building inspector.

FLOOR:
65mm screed on 1000 grade poly vapour barrier on 80mm kingspan K103 (U value of 0.18w/m2k) with minimum 12mm floor edge insulation and opening closures. 1200 gauge visqueen gas/ Methane barrier taken to DPC across whole site. Joints to be taped and taken up inside face and lined into DPC, above 150mm above ground level over 150mm concrete slab with 1no A142 (BS 503) mesh 40 cover, 50mm sand blinding on 150 graded builders hardcore.

Wall construction: kitchen Brickwork match existing house outer leaf with a 150mm minimum cavity with 100mm kingspan insulation block (U value of 0.18w/m2k, 100mm thick high strength 7k thermolite turbo block or 100mm celcon block inner leaf and finish internally with 13mm plaster and skim.

Cavity wall tiest:
250mm stainless steel butterfly ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closers cut stone or block to saves and verges reveal and cut block openings.

Lintels:
Suitable IG lintels over new window and door openings min 150mm end bearing with cavity tray over

Rain water:
110mm diameter half round gutter 68mm diameter rainwater pipe.

Bathrooms:
Minimum 15litres of extraction per second connected via light switch with a 15minute over run facility.

14ft canopy with stainless steel splash back and gas inter-lock system. Ducting to outside of building with a high velocity cowl, also the canopy to be fitted with baffle filters and 20inch diameter fan (500mm). 20 air changes per hour with 80% air inlet.

STEELWORK FIRE PROTECTION:
steelwork to be finished with 50 x 50mm wooden cradcovered with minimum two layers of 12.5mm plasterboard secured with 1.6mm stainless steel wire at 100mm pitch, and skimmed with 6mm vemiculite plaster coat.

Lintels:
Suitable IG lintels over new window and door openings min 150mm end bearing with cavity tray over

Existing staircase:
Fire-line 12.5mm plasterboard under draw and skim.

Smoke detectors:
Install automatic smoke detectors to mains power and battery backup where shown on plan.

Heat detectors: HD
Fit one mains wired heat detector to kitchen to BS 5839 Part 1

Doors: FDS
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C/bathroom.

Existing doors: SC
All existing doors to be fitted with self closures.

Fire Stops:
any waste pipes etc passing through floors/walls to be firestopped. Qualfire sleeves or other approved method.

Kitchen Sinks: Grease
Trap kitchen sink to be fitted with grease trap to BS EN ISO 9001 part H 2002.



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Scale:1:100 Page 2/2 (A1)

Drawing no: 2032

Proposed layout

Location: 68-70 Wilsmslow Rd, Rusholme, Manchester, M14 5AL

Prop: New shopfront & roller shutters

Client: BLUE SKY MCR LTD

Date: April 2024

please do not scale drawing

