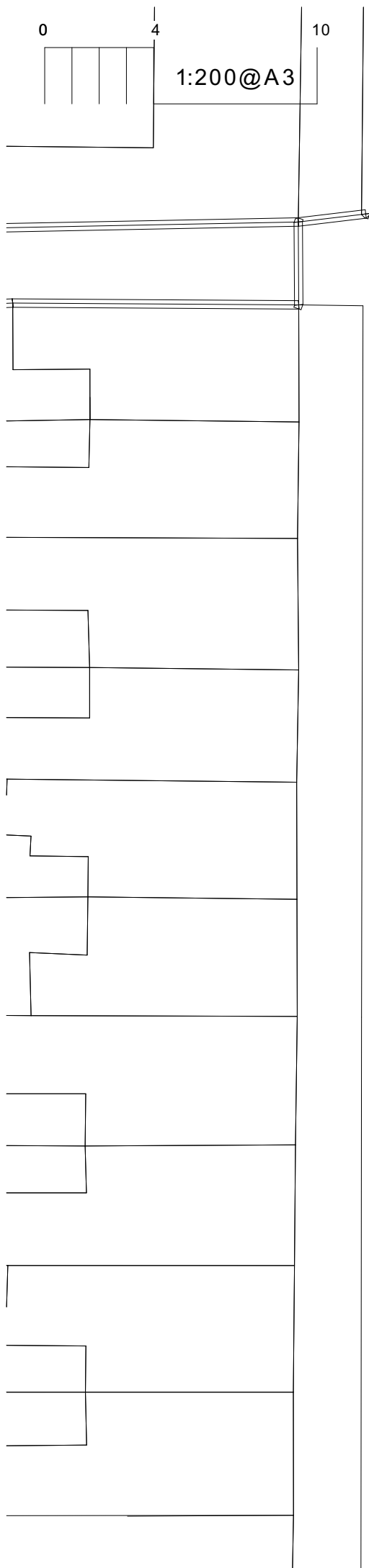
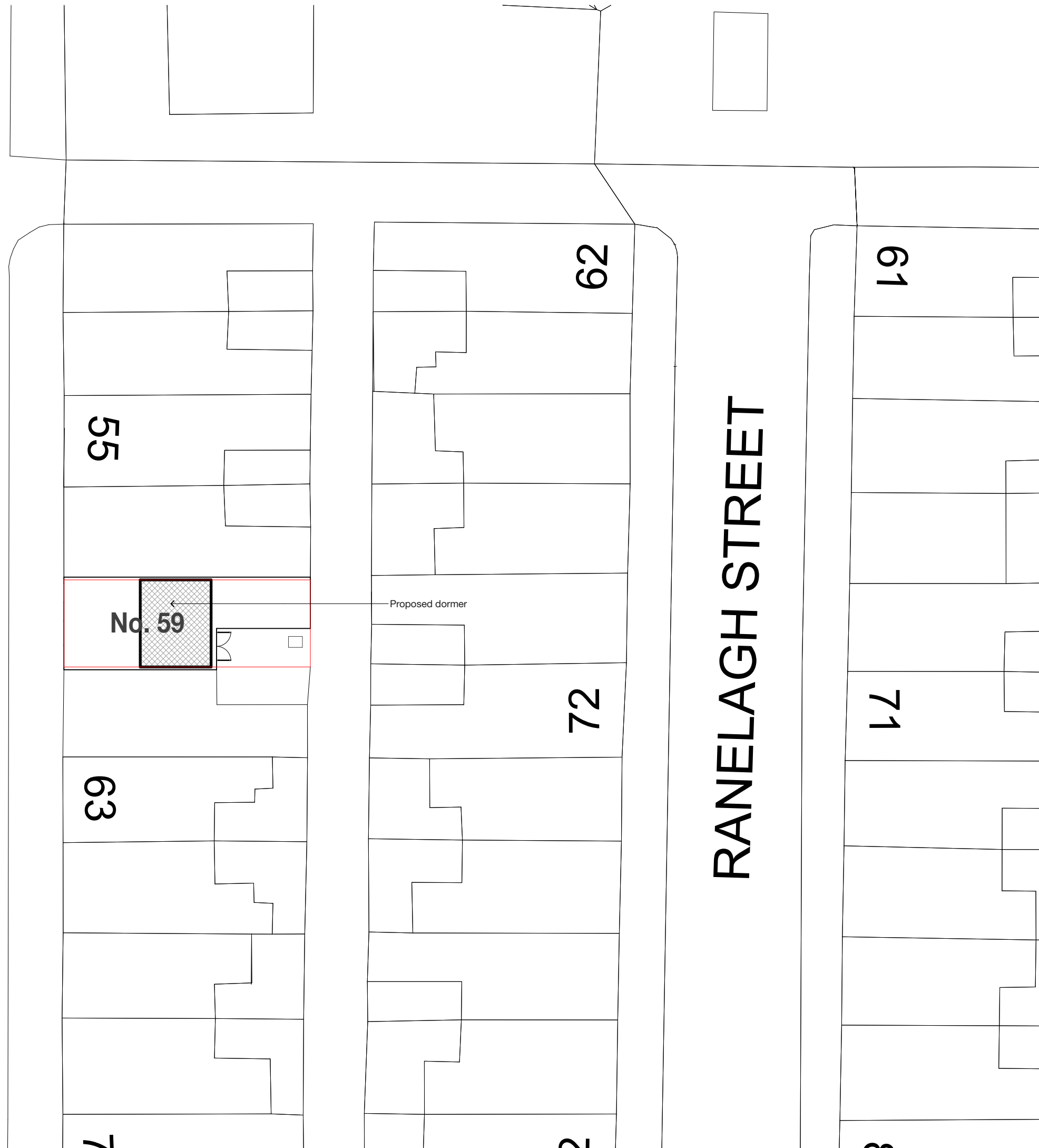




ILFORD STREET



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[illegible]

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BUILDING CONTROL
APPROVAL**



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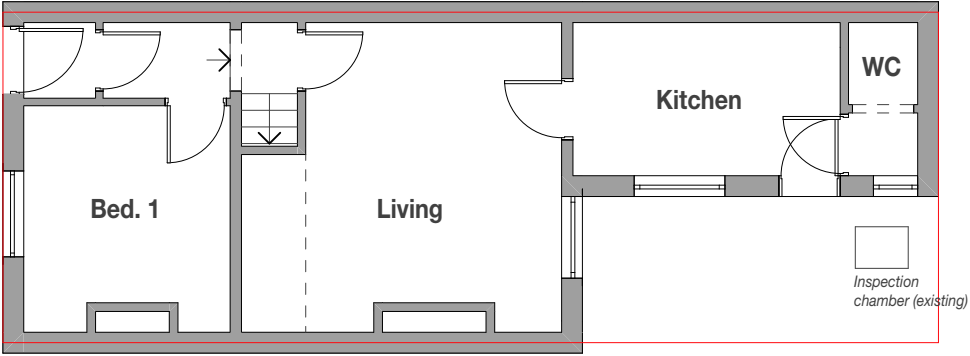
Project Description

59 Ilford Street, Manchester

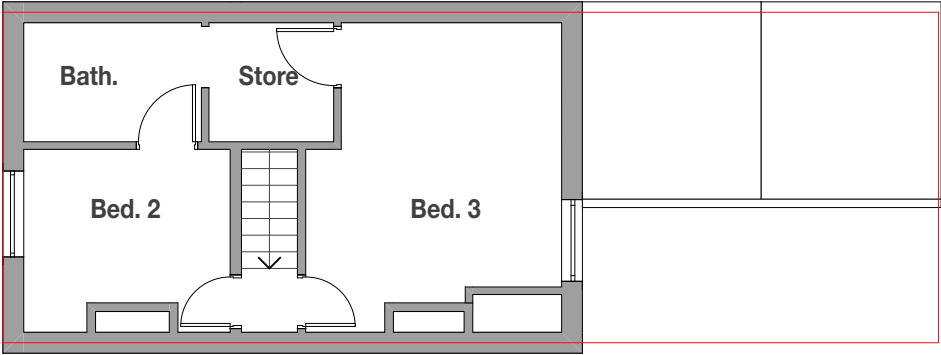
Project Number **ILF059**

Drawing Title

Site Plan - Proposed



Existing - Ground Floor Plan



Existing - First Floor Plan

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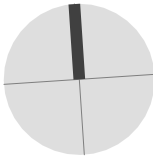
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Issue/ Rev	Description	Date
#	Initial Issue	10.05.23

FOR PLANNING/
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Muhammad Usman Khan

Project Description
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Project Number **ILF059**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

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[illegible]

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Project Number **ILF059**

Drawing Title

Plans - Proposed Plans

Drawing Number	Scale
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WD3 2 1:100 @ 1

WD3.2 1:100 @ A

Proposed Ground Floor Plan

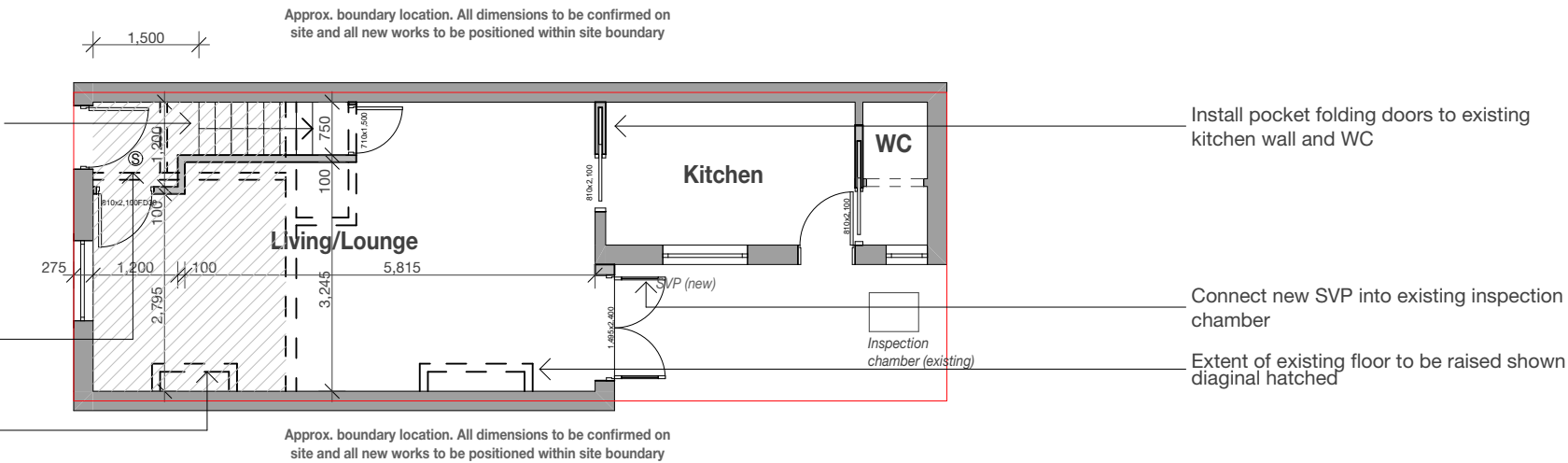
Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 of the Building Regulations - Private Stair. Stair construction generally in accordance with Approved Document K, Section 1: Stairs and ladder:

Rise – Min. 150mm Max. 220mm
Going - Min. 220mm Max. 300mm
Max pitch for stairs is 42°

Maintain 2m head clearance.

Provide interconnected and hard wired to mains smoke alarms at each landing level

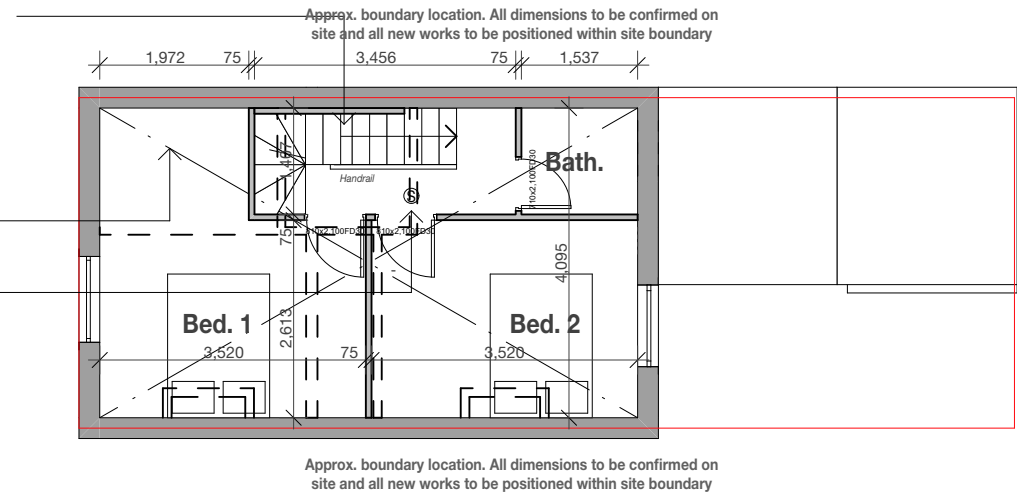
Existing walls to be demolished shown thick dashed. Refer to structural engineering drawings



Provide handrail to new stairs. Final details of handrail and staircase as developed by the specialist fabricator to be submitted for comment / approval to building control prior to fabrication. Ensure all balustrades to stair flights are min. 900mm above the pitch line of the stairs and 1100mm above the finished floor level on landings. Balustrades are to be designed to comply with BS6180 and be capable of resisting the forces set out in table 4 BS6399 to suit escape routes within the building.

Extent of lowered ceiling show 'x' long
dashed dashed

Provide interconnected and hard wired to mains smoke alarms at each landing level



Proposed First Floor Plan

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wo.	wall oven	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	FG	floor gully	
shr.	shower	R1	roof type 1	S	sink	
st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter	
pdr.	powder room	DP	downpipe	EM	electricity meter	
All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing						

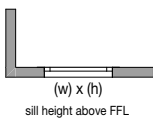
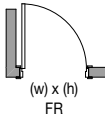
Notes

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- All new windows and doors sizes indicated are to structural openings and to be site measured. Window styles, detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

1:100 @ A3

Provide interconnected and hard wired to mains smoke alarms at each landing level

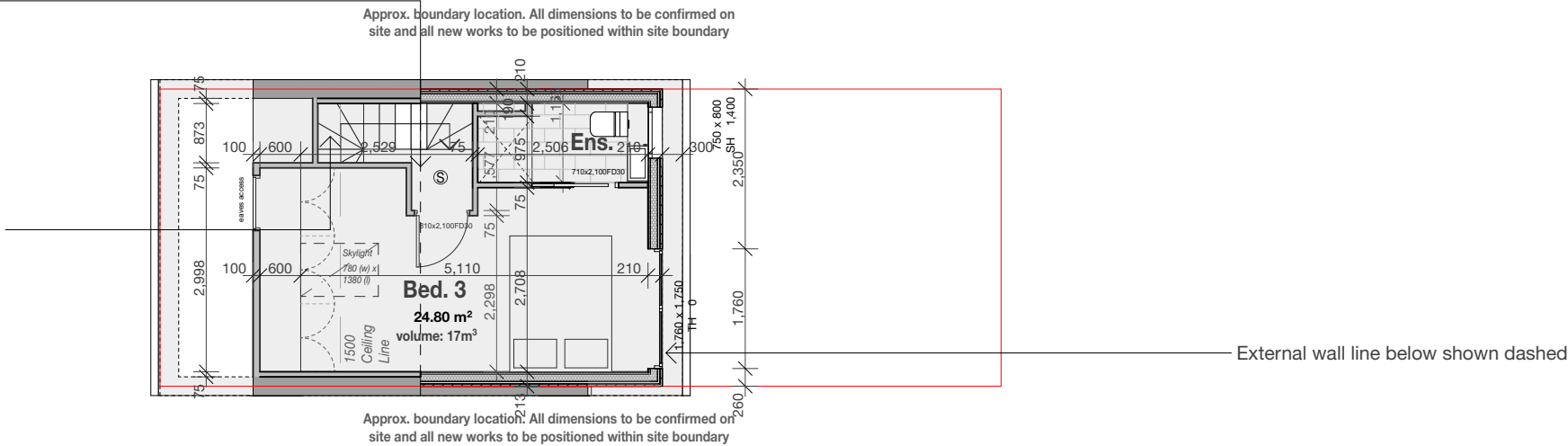
Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 of the Building Regulations - Private Stair. Stair construction generally in accordance with Approved Document K, Section 1: Stairs and ladder:

Rise – Min. 150mmMax. 220mm

Going - Min. 220mmMax. 300mm

Max pitch for stairs is 42°

Maintain 2m head clearance.



Proposed Loft Floor Plan

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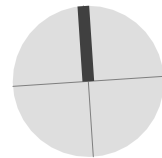
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Issue/ Rev	Description	Date
#	Initial Issue	10.05.23

FOR PLANNING/
BUILDING CONTROL
APPROVAL



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Client
Muhammad Usman Khan

Project Description
59 Ilford Street, Manchester

Project Number **ILF059**
Drawing Title

Plans - Proposed Plans

Drawing Number Scale

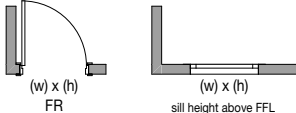
WD3.3 **1:100 @ A3**

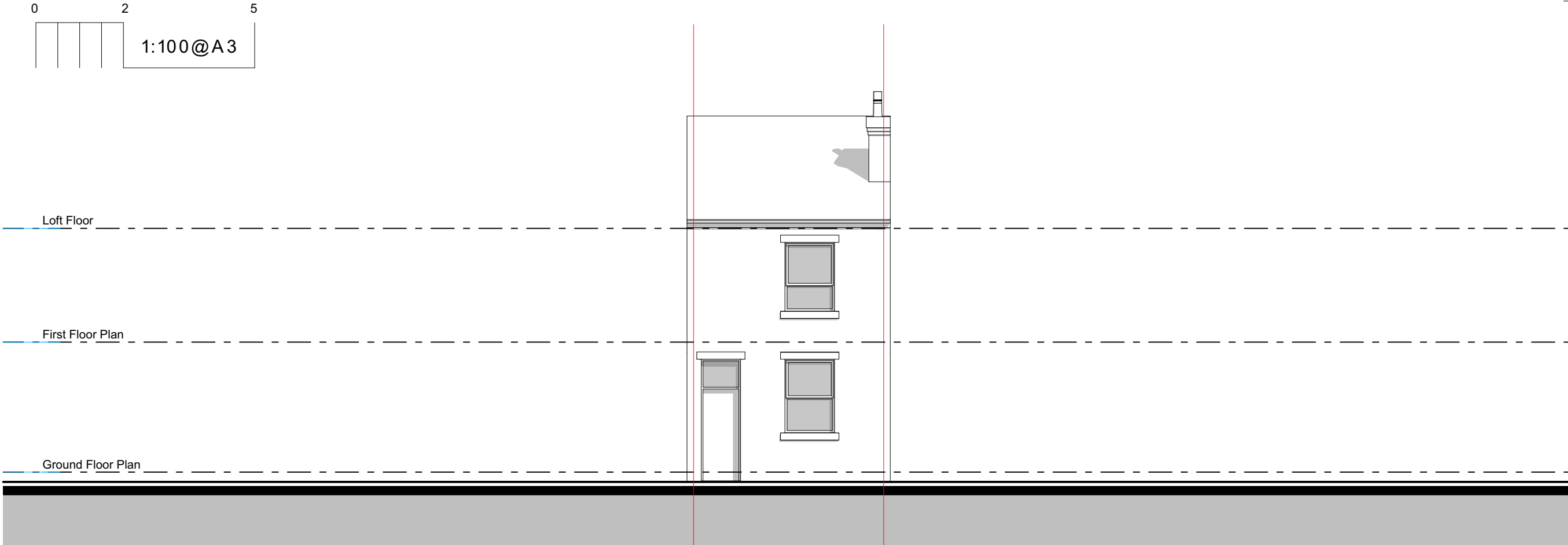
Legend					
ref.	refrigerator	B	boiler	OP	overflow
wo.	wall oven	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	FG	floor gully
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter

Refer to General Notes For Details

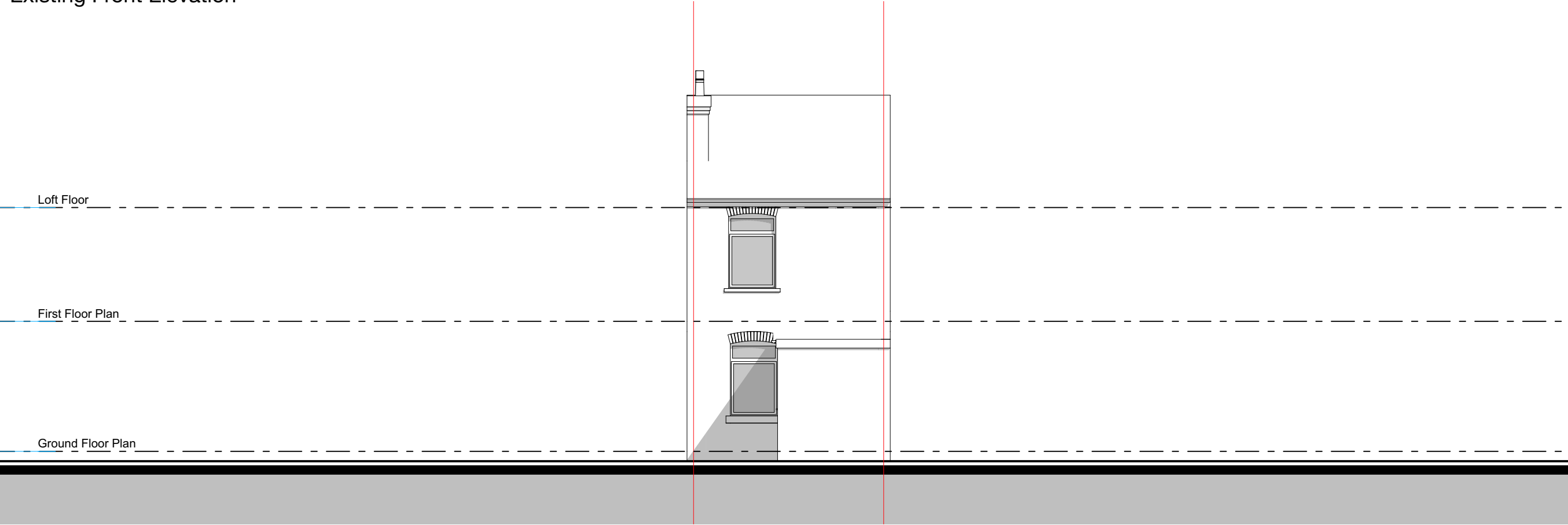
All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing

Notes
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- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.
All works to be constructed in accordance with accredited construction details

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer
	
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings



Existing Front Elevation



Existing Rear Elevation

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FOR PLANNING/
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Project Description
59 Ilford Street, Manchester

Project Number ILF059
Drawing Title

Elevations - Existing

Drawing Number Scale
WD5.1 1:100 @ A3

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59 Ilford Street, Manchester

Project Number **ILF059**

Drawing Title

Elevations - Existing

Drawing Number	Scale
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WD5.2 1:100 @ A

0 2 5

1:100@A3

Loft Floor

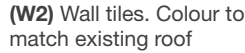
First Floor Plan

Ground Floor Plan

Existing Side Elevation

The diagram illustrates a cross-section of a house with three distinct levels. The top section, labeled 'Loft Floor', is the uppermost part of the structure. Below it is the 'First Floor Plan', which shows a central entrance and two windows. The bottom section, labeled 'Ground Floor Plan', is the base of the house. The house has a gabled roof with two chimneys. The diagram is divided into three horizontal sections by dashed lines.

Existing Side Elevation



General Note:
All new materials shown hatched for clarity

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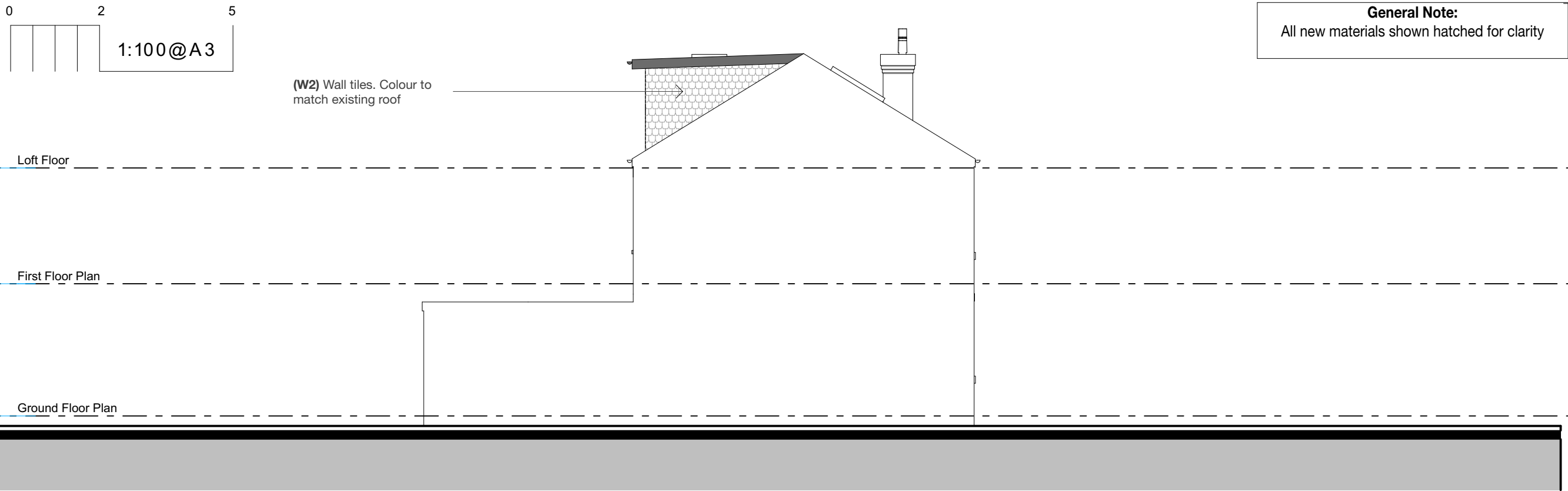
Project Number **ILF059**

Drawing Title

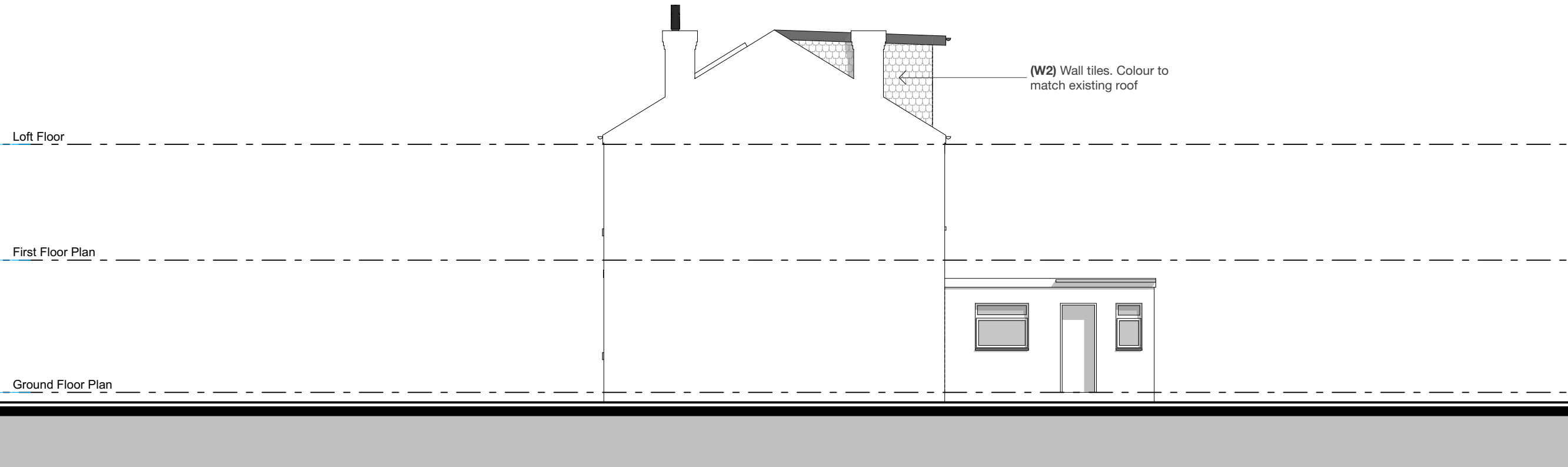
Elevations - Proposed

Drawing Number	Scale
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WD5.4 1:100 @ A3



Proposed Side Elevation



Proposed Side Elevation

Legend						Notes	Notes on setting out	Brickwork	
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***	***All opening sizes are to structural openings*** FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer	
dw.	wall oven	W1	wall type 1	HOP	hopper		 (w) x (h) FR	 (w) x (h) sill height above FFL	 <665
shr.	dishwasher	W2	wall type 2	FG	floor gully				
shr.	shower	R1	roof type 1	S	sink				
st	store	PS	plumbing stack	SVP	soil vent pipe				
wir	walk in wardrobe	R1	roof type 1	GM	gas meter				
pdr.	powder room	DP	downpipe	EM	electricity meter				
						- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings - All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash escapes to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards. - All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations. - Confirm all finishes and materials with owner. ***All works to be constructed in accordance with accredited construction details***			