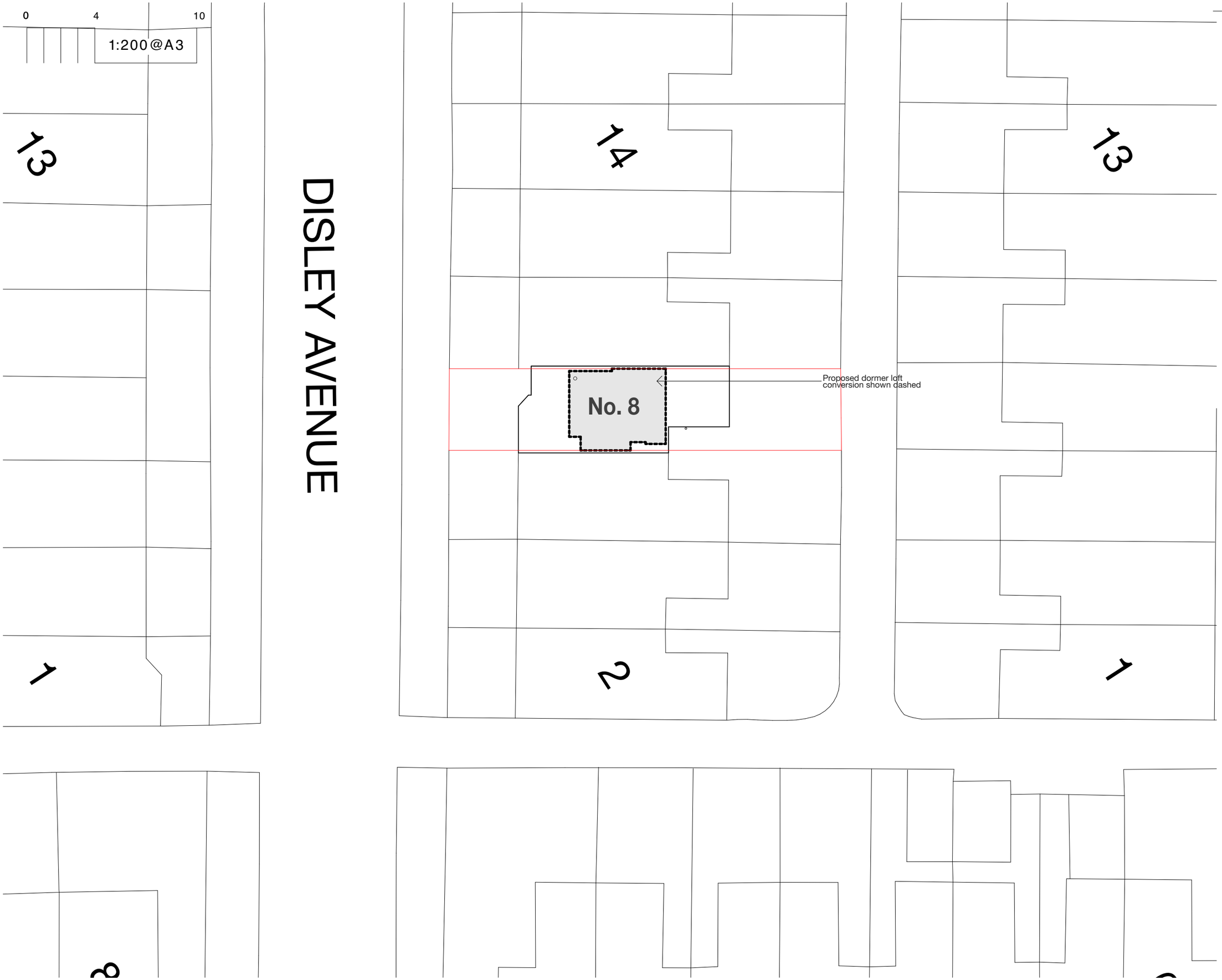


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Issue/ Rev	Description	Date
#	Initial Issue	18.08.26
A	Drawing re-issue	19.08.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Bibi Corker

Project Description

8 Disley Ave, Manchester

Project Number **DIS008**

Drawing Title

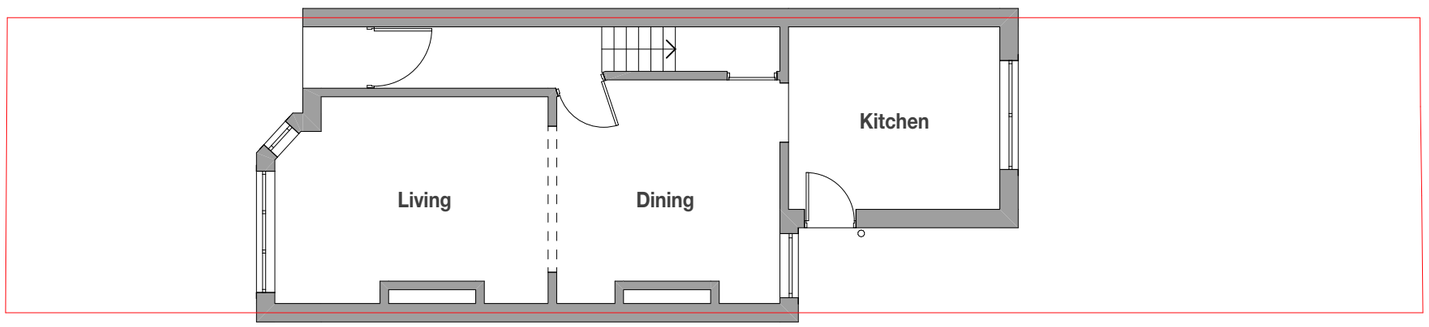
Site Plan - Proposed

Drawing Number **WD2.2**

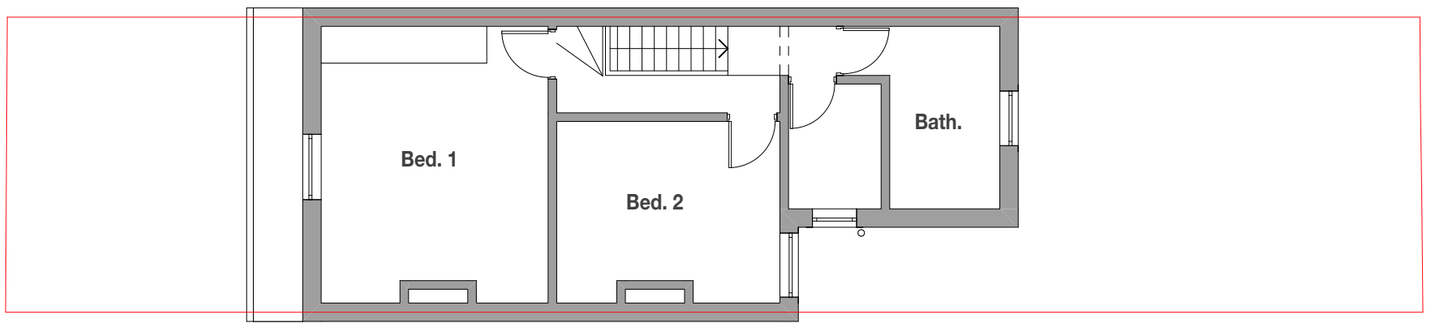
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0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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Project Description

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Project Number **DIS008**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

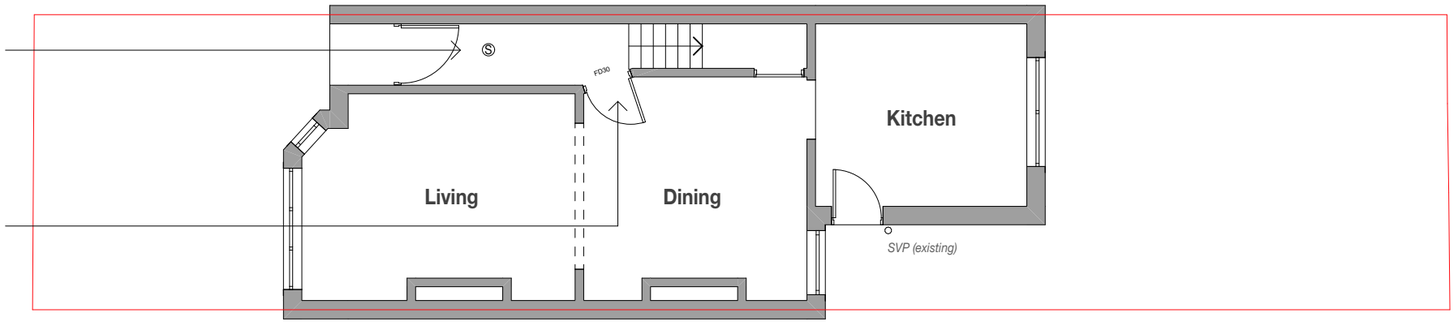
0 2 5

1:100@A3

Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard.

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels. Skim and make good to surrounding wall



Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

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 handrail to new dormer 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.

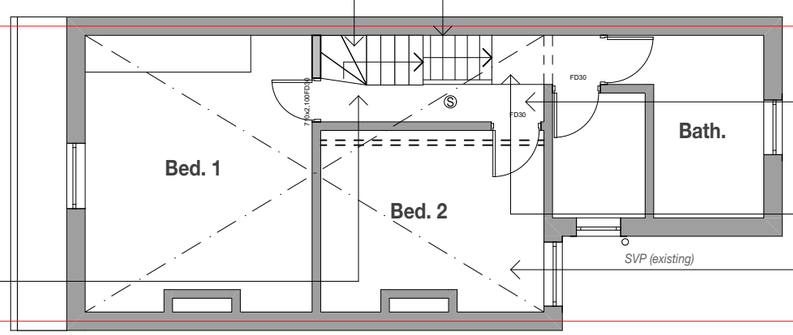
Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Contractor to construct cantilevered stair treads to specialist design and detail. Include floor-to-ceiling toughened glass balustrade. Exact details to be provided to the client for approval prior to fabrication.

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard.

Loft stairs above shown dashed

Extent of lowered ceiling shown dot dashed. Refer to section drawing for heights



Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Proposed First Floor Plan

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
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

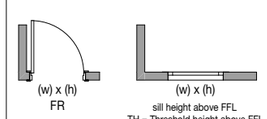
Notes

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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*****

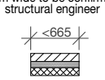
Notes on setting out

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

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Client

Bibi Corker

Project Description

8 Disley Ave, Manchester

Project Number **DIS008**

Drawing Title

Plans - Proposed

Drawing Number **WD3.2** Scale **1:100 @ A3**

0 2 5

1:100@A3

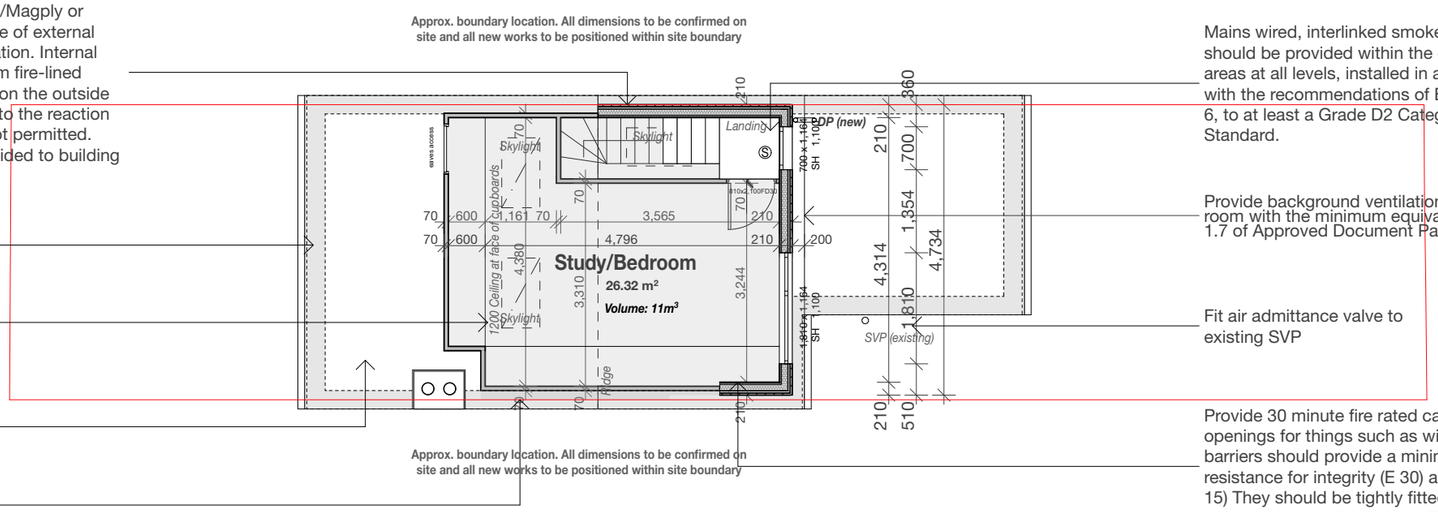
External walls within 1.0m of a boundary should achieve a minimum of 30 minutes fire resistance from both the inside and outside independently – suggest Supalux/Magply or similar Cementitious board to the external face of external walls installed as per manufacturer's specification. Internal fire resistance is usually achieved with 12.5mm fire-lined plaster board. In addition to this the cladding on the outside should be Class B-s3, d2 or better in relation to the reaction to fire. For example timber and plastics are not permitted. Exact details of proposed cladding to be provided to building control for approval prior to installation.

Existing external walls below shown grey dashed

1140(w) x 698 (l) velux roof window. Confirm blind and opening requirements with owner

Existing roof space to be insulating using min. 300mm thick mineral wool insulation. Refer to typical pitched roof detail.

Provide acoustic insulation along party wall line



- Suitable vapour control layer to the warm side of the insulation that is not penetrated by recessed lights.
- No penetration of roof insulation by recessed light fittings
- Insulation joints fitted tightly and not undercut

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

Fit air admittance valve to existing SVP

Provide 30 minute fire rated cavity barriers around all openings for things such as window and doors. Cavity barriers should provide a minimum of 30 minutes fire resistance for integrity (E 30) and 15 minutes for insulation (I 15) They should be tightly fitted and mechanically fixed. It is worth noting a solid timber will be satisfactory.

Proposed Loft Floor Plan

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
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

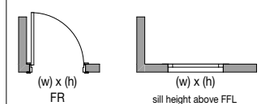
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- Confirm all finishes and materials with owner.

*****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 reguirements 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

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Bibi Corker

Project Description

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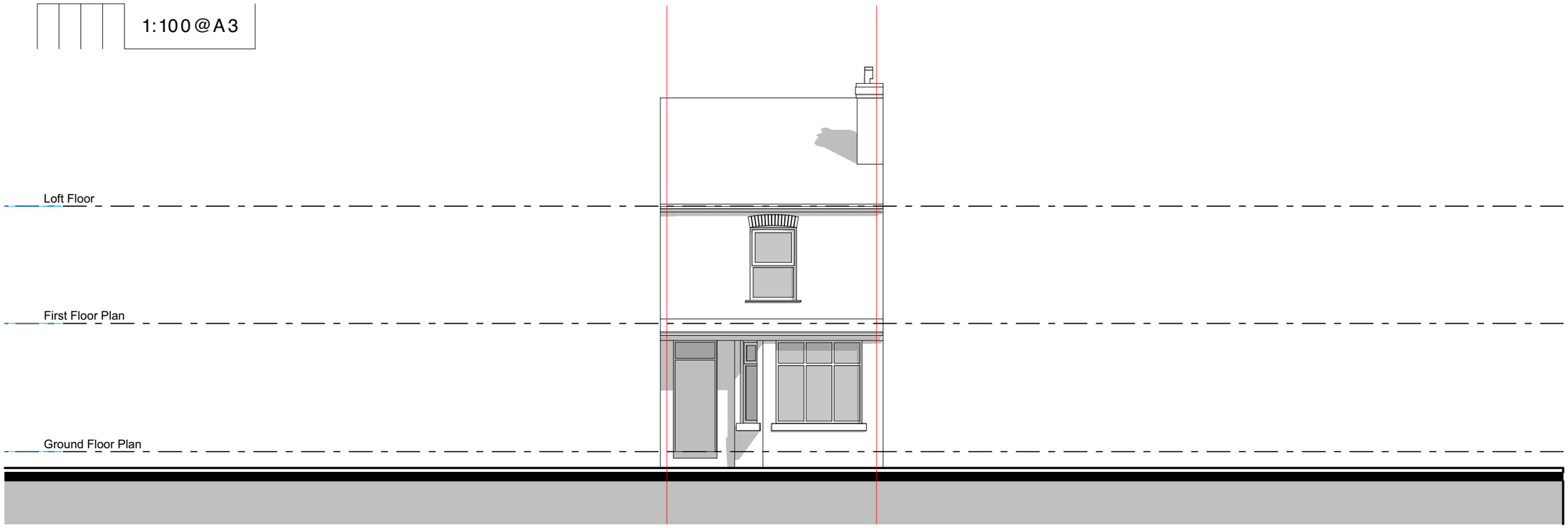
Plans - Proposed

Drawing Number **WD3.3**

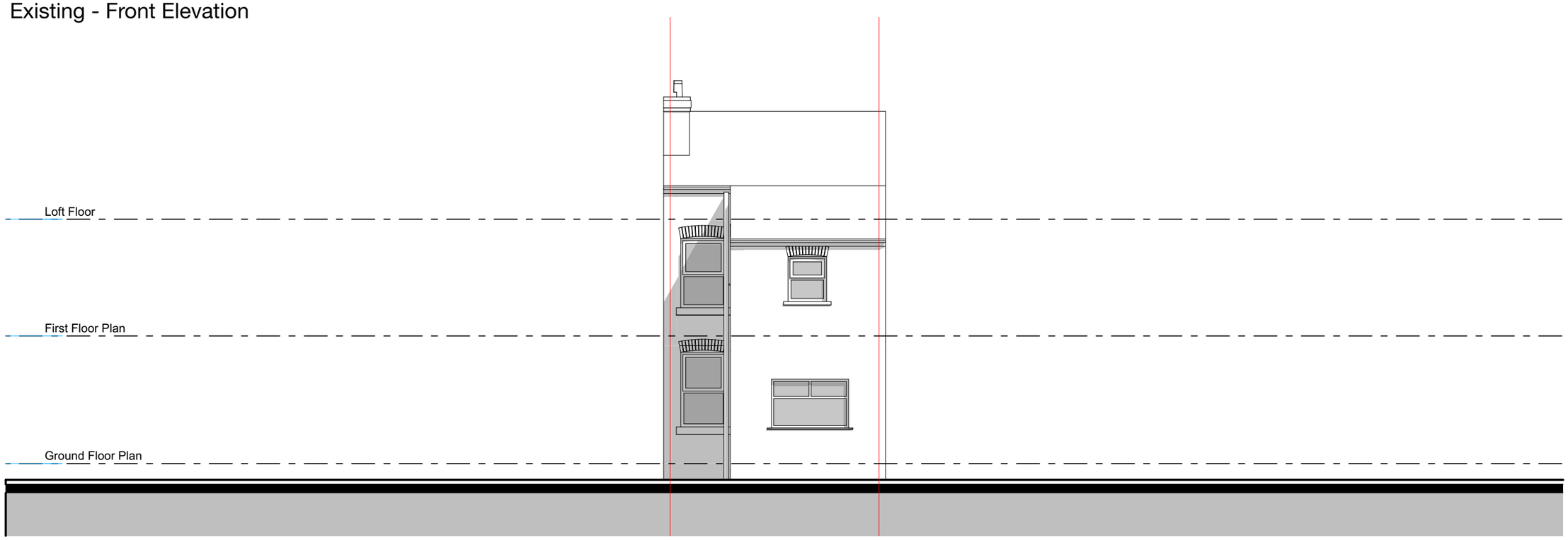
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0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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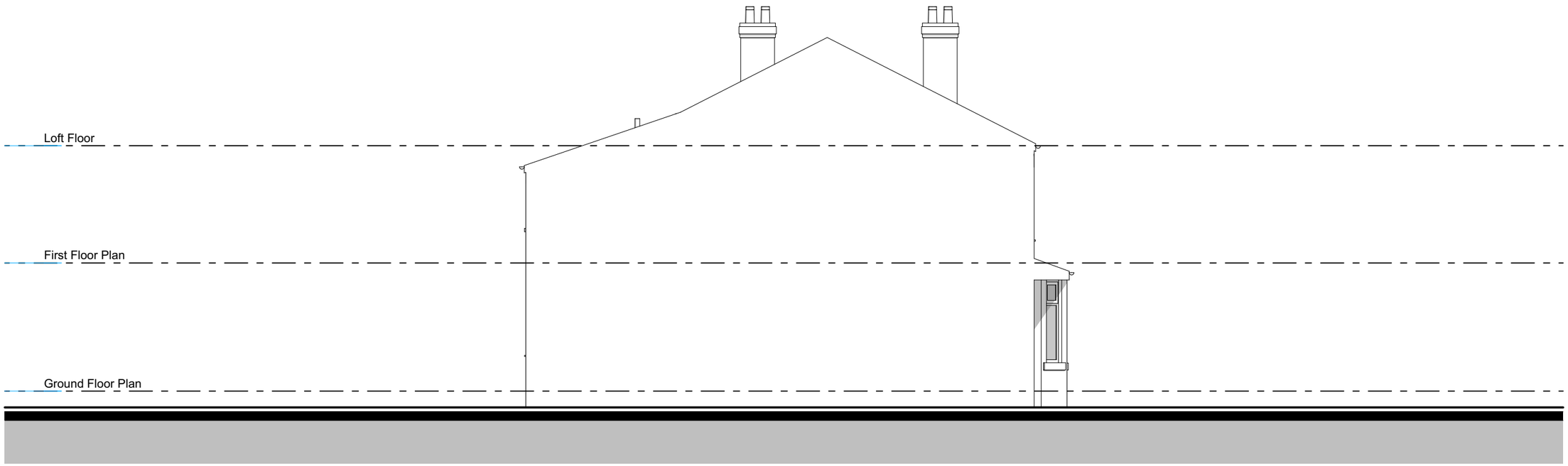
Elevations - Existing

Drawing Number **WD5.1**

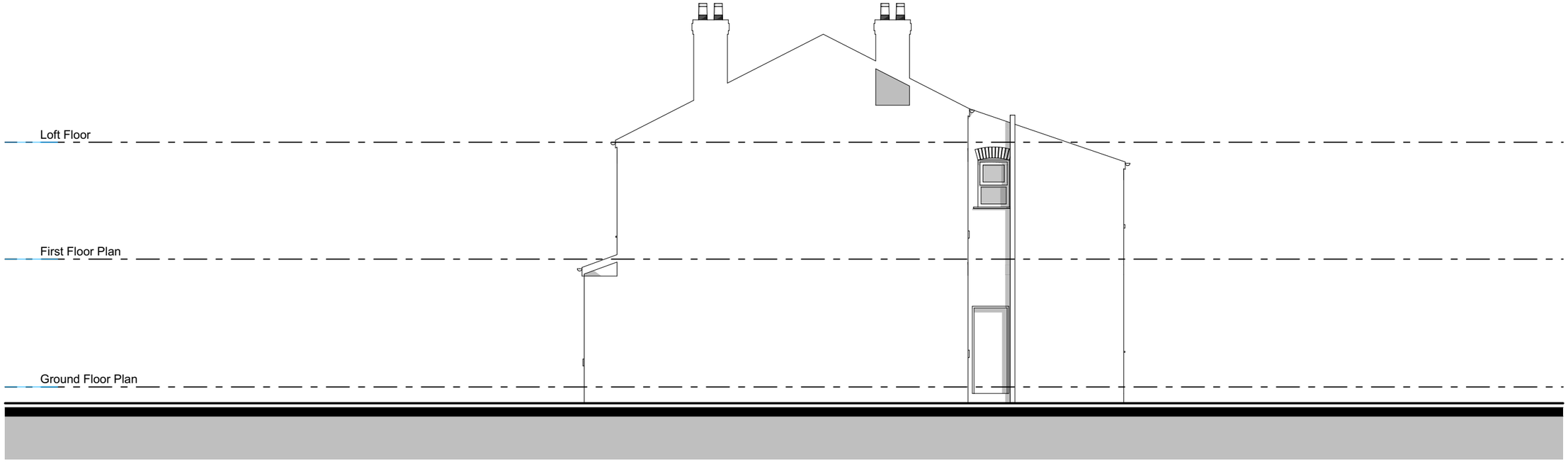
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0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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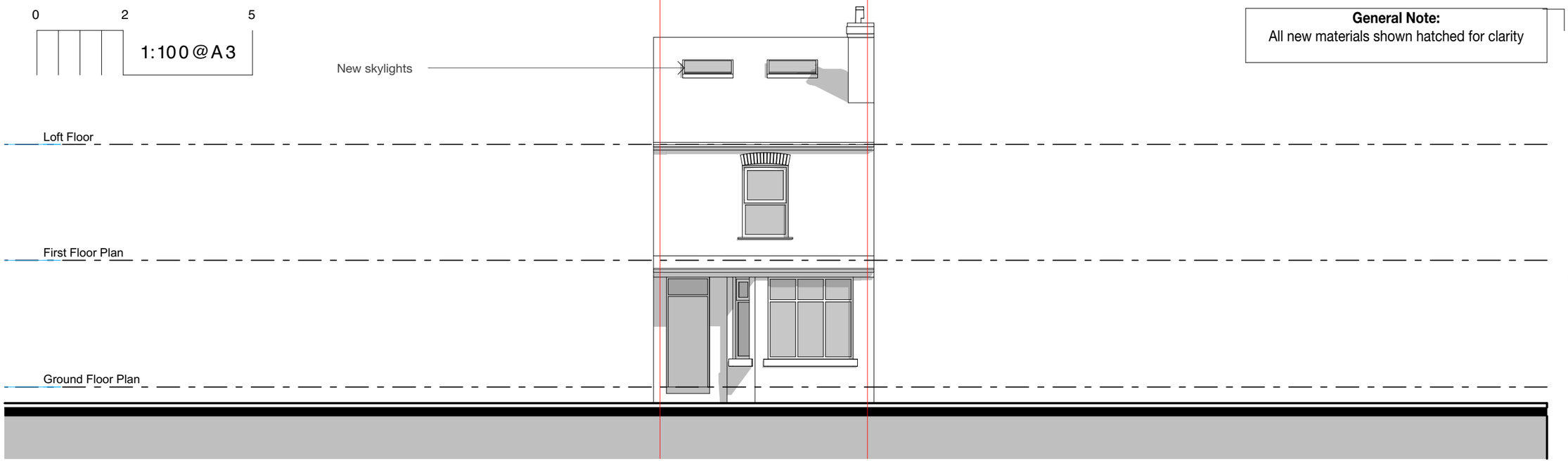
Elevations - Existing

Drawing Number **WD5.2**

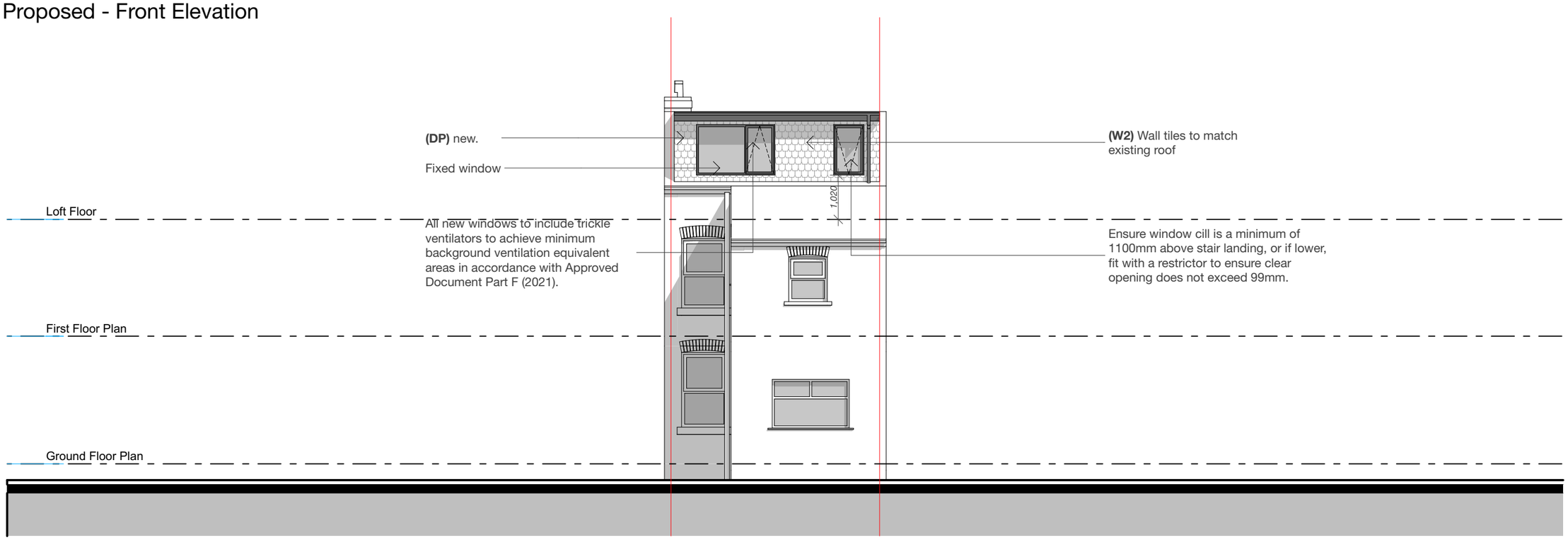
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Front Elevation



Proposed - Rear Elevation

General Note:
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FOR PLANNING/ BUILDING CONTROL APPROVAL

Legend

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wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
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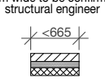
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windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



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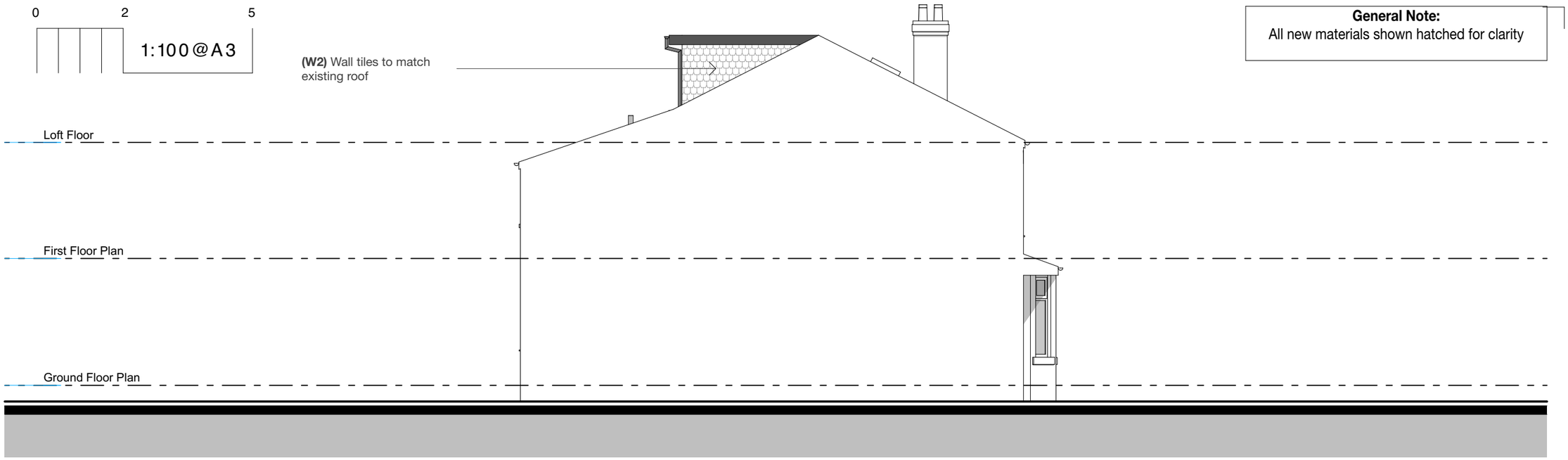
Elevations - Proposed

Drawing Number **WD5.3**

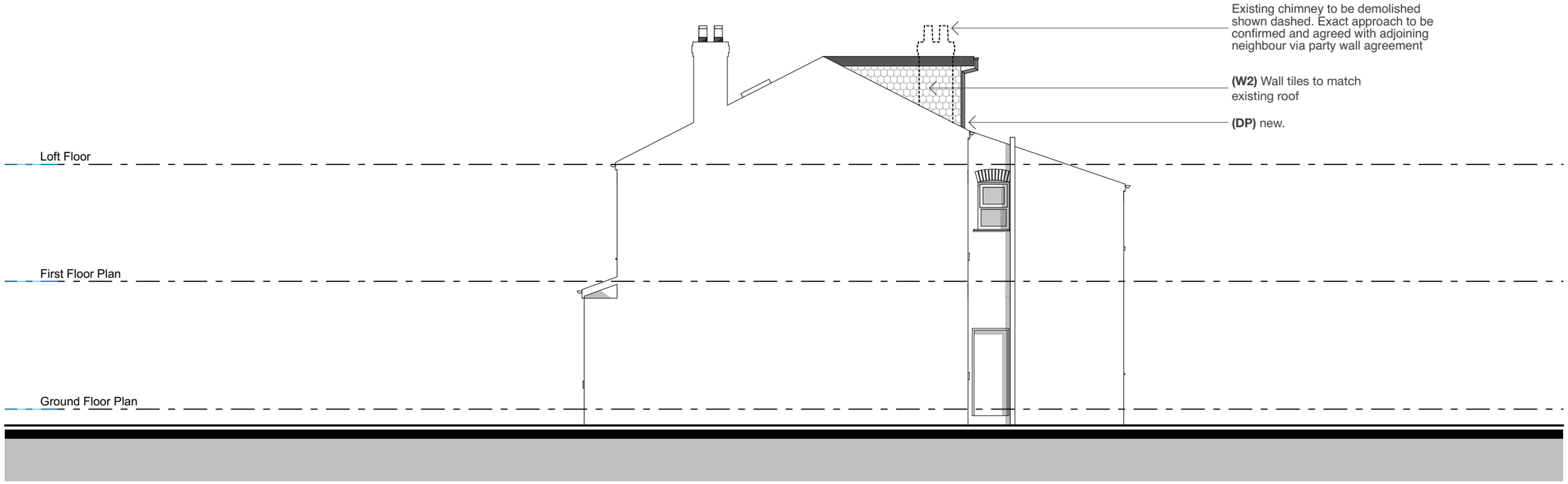
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Side Elevation



Proposed - Side Elevation

Legend

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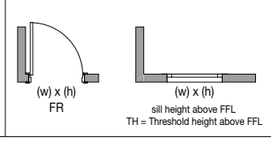
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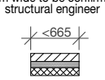
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Bibi Corker

Project Description

8 Disley Ave, Manchester

Project Number **DIS008**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**