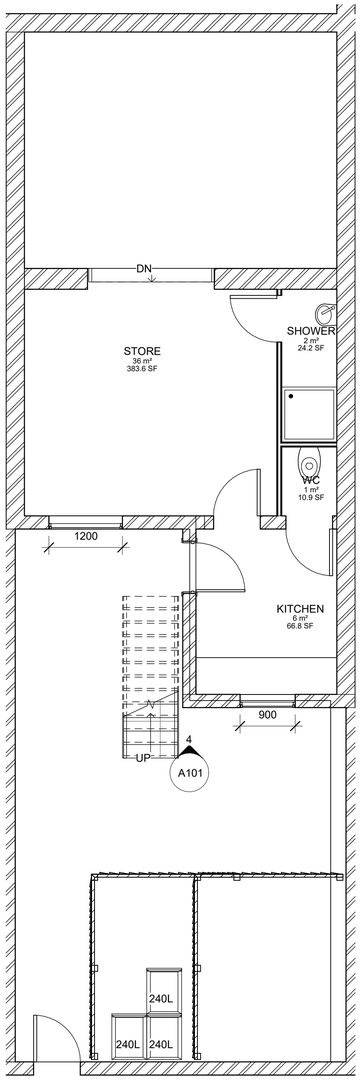
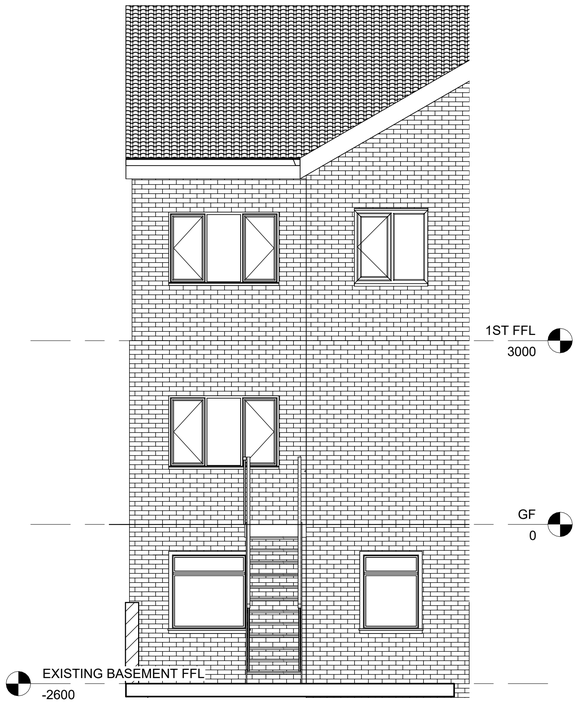
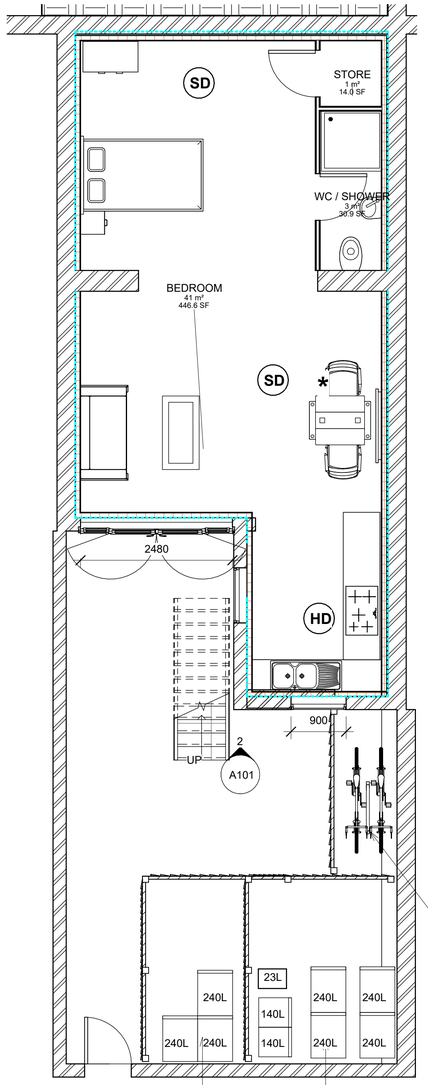


3 EXISTING BASEMENT GA PLAN
1 : 50



4 EXISTING REAR ELEVATION
1 : 50

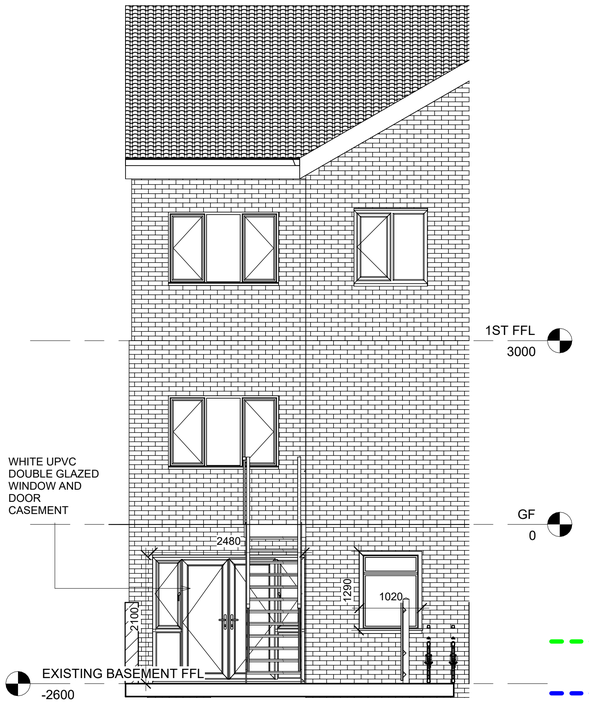


1 PROPOSED BASEMENT FFL
1 : 50

PROPOSED BIN AND CYCLE STORE AREA -

PROPOSED 4 NO. 240L BINS AND 2NO. 140L BINS AND 1 X 23L FOOD CADDY WITH
2NO. CYCLE PARKING PROVISION FOR RESIDENTS

PROPOSED 3 NO. 240L FOR RETAIL USE



2 PROOPSED REAR ELEVATION
1 : 50

KEY NOTE :

* - FD30 SELF DOOR AND FRAME WITH INTUMESCENT STRIPS AND SMOKE SEALS INSTALLED TO COMPLY WITH MEANS OF FIRE ESCAPE

(SD) **SD** - SMOKE DETECTOR LOCATION

ALL MAIN ESCAPE CIRCULATION AND STAIR WELLS TO BE TO HAVE A 30MIN FIRE RATING

THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONECTION POINTS BEFOIRE WORK COMMENCES.
THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
THE CONRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS

PROPOSED BASEMENT - RESIDENTIAL UNIT

BASEMENT - 1 BED SELF CONTAINED STUDIO APARTMENT (1B1P) - 44SQM -

TOTAL DEVELOPMENT - 44**SQM**

1m 5m

Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS..

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS,BRITISH STANDARDS,CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS,AGREMENT CERTIFICATES ETC.ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL

- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONECTION POINTS BEFOIRE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OT NOT SPECIFICALLY STATED ON THESE DRAWINGS
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING, ALL DIMENSION TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT.
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.
•

Dashed Green line indicating -
Proposed Structural Elemnets deifined by Structural Engineer - refer to Engineers Documentation

LOADBEARING WALL INDICATION

Proposed Drainage route to existing Main Sewer

Proposed Tanking system - PermaSEAL 8, or similar - a translucent high-density polyethylene (HDPE) membrane for damp-proofing 8mm stud depth providing 5.3 litres of drainage volume per m²

Rev	Description	Date	Dr by	App by

original by	date created	approved by
NK	28/07/26	NK

NK Architectural
Enquiries@nkarchitectural.co.uk
0161 818 4727
www.NKARCHITRCTURAL.co.uk

client name
468 Victoria Avenue, Manchester M9 0PL

project
BASEMENT CONVERSION

drawing
EXISTING AND PROPOSED BASMENT GA PLAN AND ELEVATION

computer file
C:\Users\NKARC\2Dropbox\NKARC\468 Victoria Avenue, Manchester M9 0PL\468 Victoria Avenue, Manchester M9 0PL.rvt

plot date

project number	scale	
2031.00831.0021	1 : 50	@A1

drawing number	rev	issue status
A101	A	PLANNING

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