CONSTRUCTION DRAWING PACKAGE

PROJECT OBJECTIVE	139 Wilmslow Road
Address	139 Wilmslow Rd, Manchester M14 5AW, United Kingdom
Client	
Designer	Designed by: Karimi Construction Contact full address: Karimiconstruction4@gmail.com

Document
Architectural
drawings

Scale :
1:10-1:20-1:50-1:100

PROJECT NOTES

All structural elements shown are indicative only and are to be read in conjunction with the separate structural engineer's report, calculations and details

Pages
14

Format
A3

Date
23/10/2026

The client undertakes to commission ground investigation and soil testing works. The client also undertakes to carry out a recorded pre-construction condition survey by a qualified and competent professional prior to the commencement of any works.
For execution purposes, no modification may be made to this drawing without the written approval of the project designer. Each new or revised version of this drawing (new revision index) cancels and replaces all previous versions. This drawing remains the property of the architect and may not be transmitted to any third party without the author's permission.
The contractor responsible for carrying out the works is required to verify all dimensions prior to execution. Any discrepancies identified, even if considered minor, must immediately be reported to the architect without delay. It is strictly prohibited to scale dimensions directly from non-dimensioned drawings for premature execution purposes without prior consultation with the architect.
Failure to comply with this note shall result in the full and exclusive responsibility of the executing contractor.



139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd,
Manchester M14 5AW,
United Kingdom

Document
Architectural drawings

Date
20/9/2026

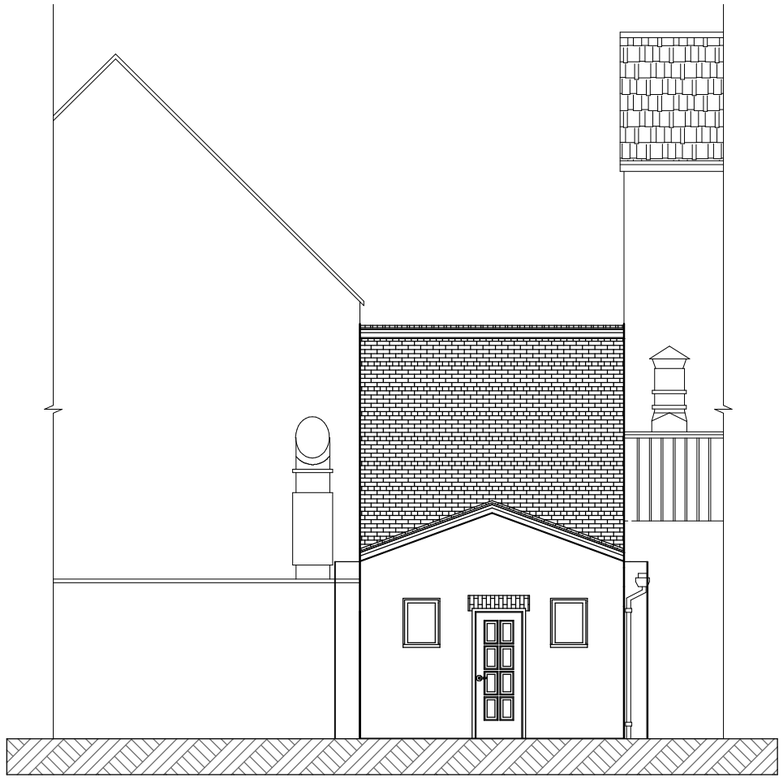
Drawing
Existing Site Plan

Scale
1:500

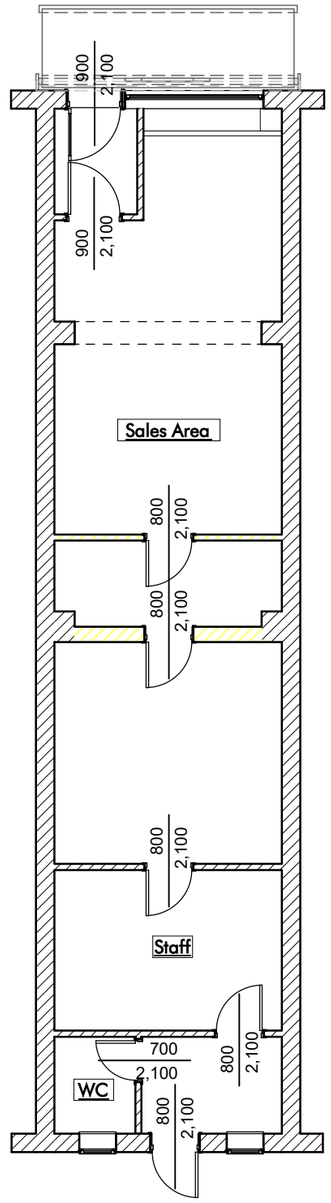
Layout
A.02



Existing front elevation



Existing back elevation



Existing floor plan

Existing walls to keep

Existing walls to demolish

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

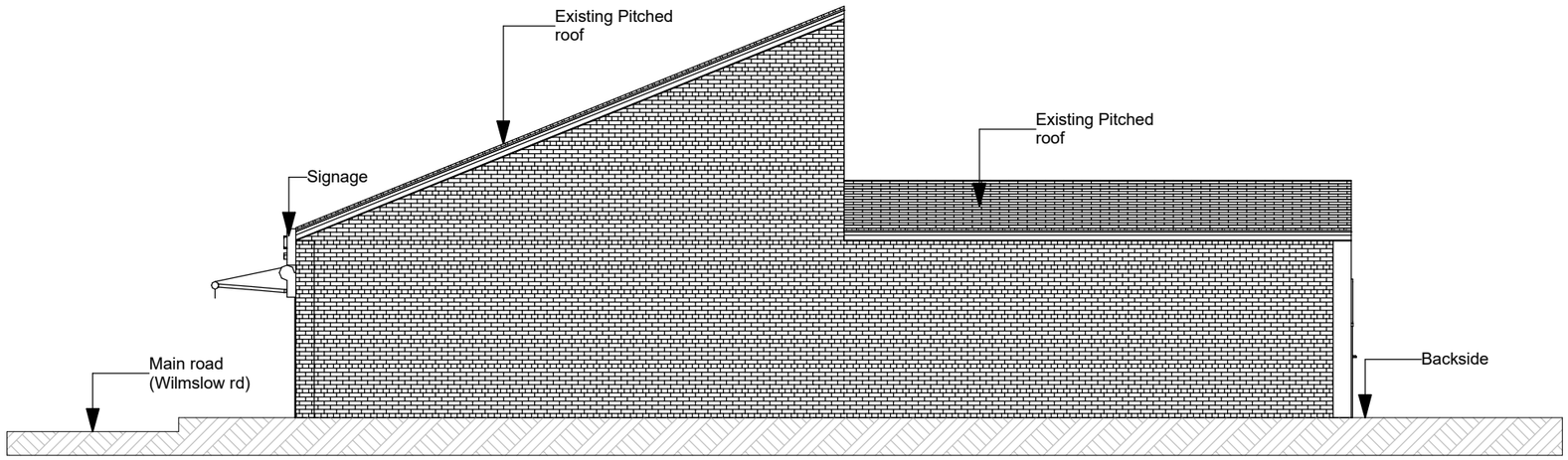
Existing Ground Floor Plan and Elevations

Scale

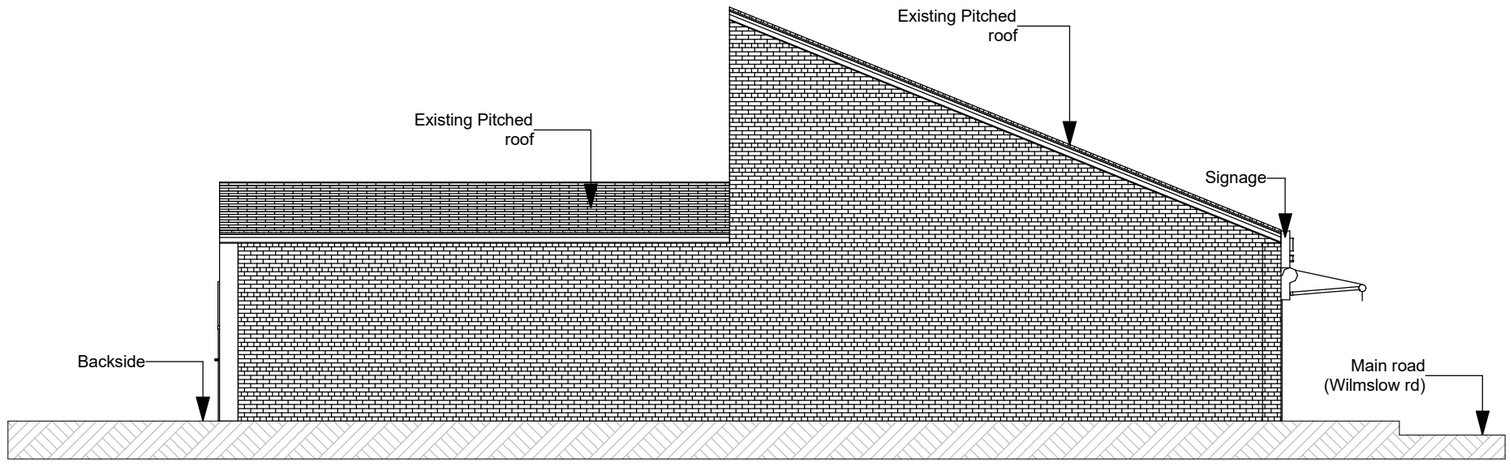
1:100

Layout

A.03



Existing Side 3 Elevation 1:100



Existing Side 4 Elevation 1:100

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

139 Wilmslow Road

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document
Architectural drawings

Date
20/9/2026

Drawing
Existing Side Elevations

Scale
1:100

Layout
A.04



139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

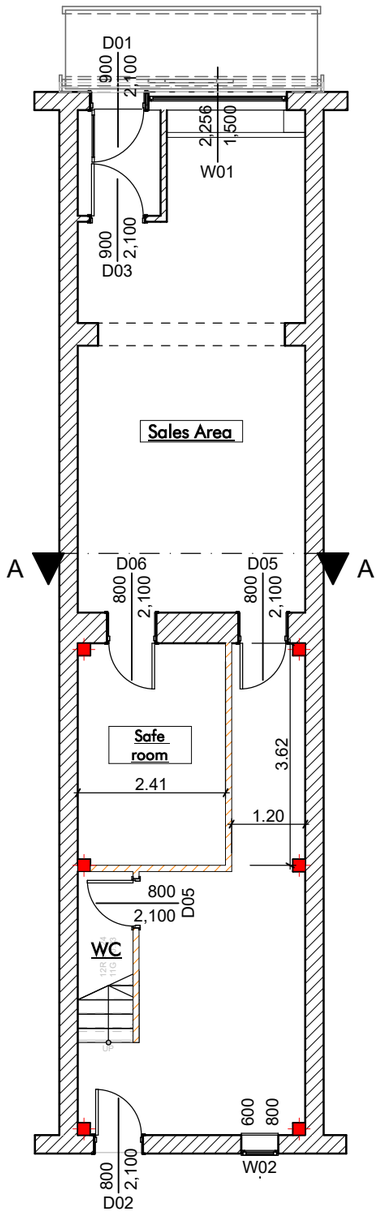
Proposed Site Plan

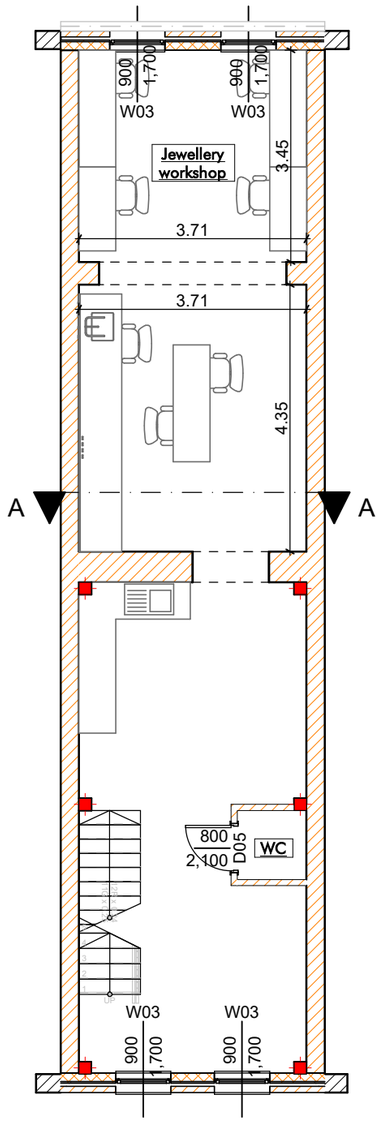
Scale

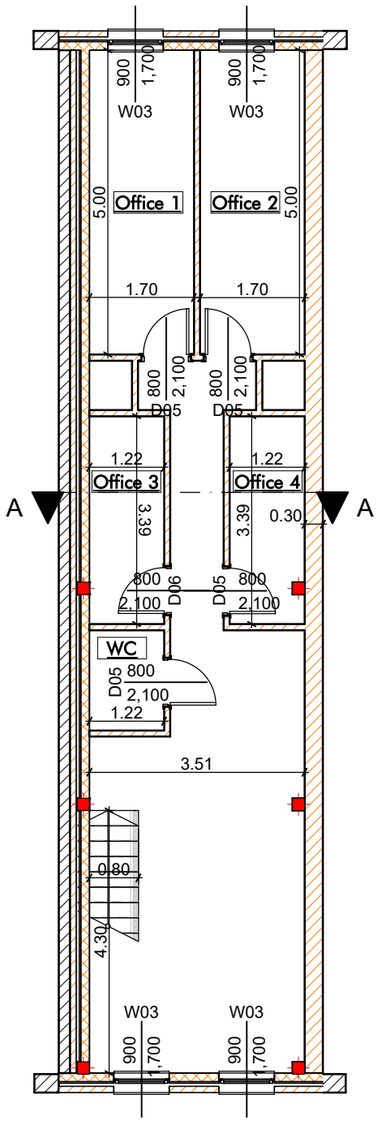
1:500

Layout

A.05







To note :

The proposed floor plans illustrate the intended spatial arrangement, circulation strategy, and functional layout of the development following the proposed construction and refurbishment works. The drawings are to be read in conjunction with all associated elevations, sections, schedules, and construction details. All dimensions are indicative and must be verified on site prior to construction.

The proposed layouts have been designed to improve internal functionality, accessibility, fire safety compliance, natural lighting, and overall building performance while maintaining coordination with the existing structure. New and existing walls, openings, doors, windows, and circulation routes are shown for construction purposes. All structural modifications, service penetrations, and building elements shall be installed in accordance with the relevant architectural, structural, and technical specifications.

Existing walls to keep

New Walls

0.	Ground Floor (1)	
-		1:100
1.	First Floor	
-		1:100
2.	Second Floor	
-		1:100

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

Proposed Floor Plans

Scale

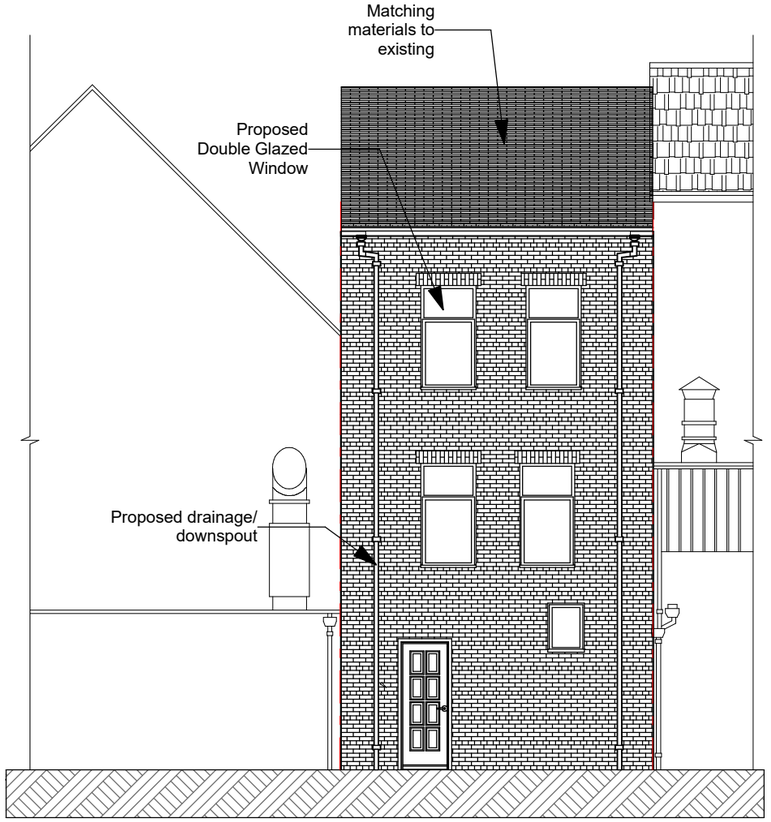
1:100

Layout

A.06



Proposed front elevation



Proposed back elevation

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

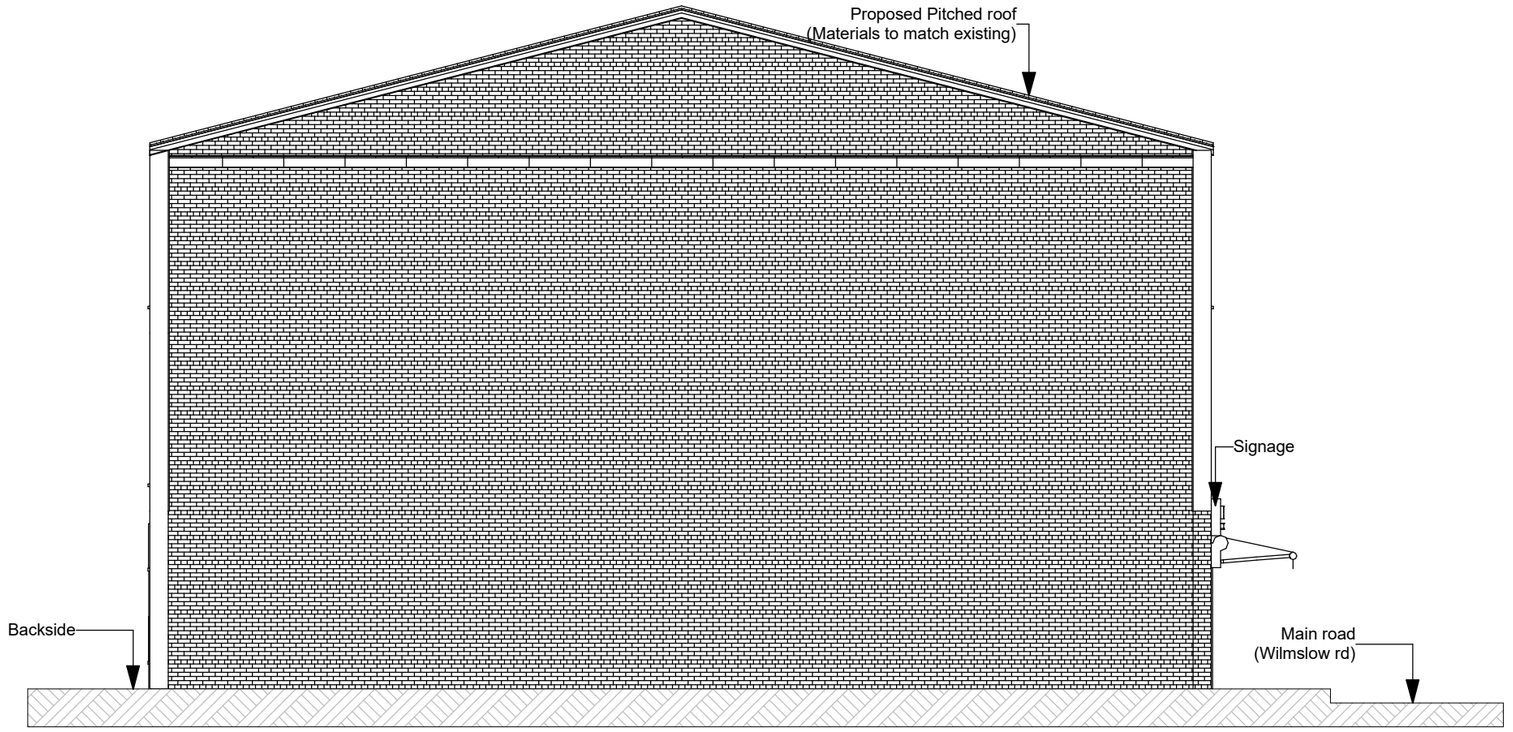
Proposed Front and back Elevations

Scale

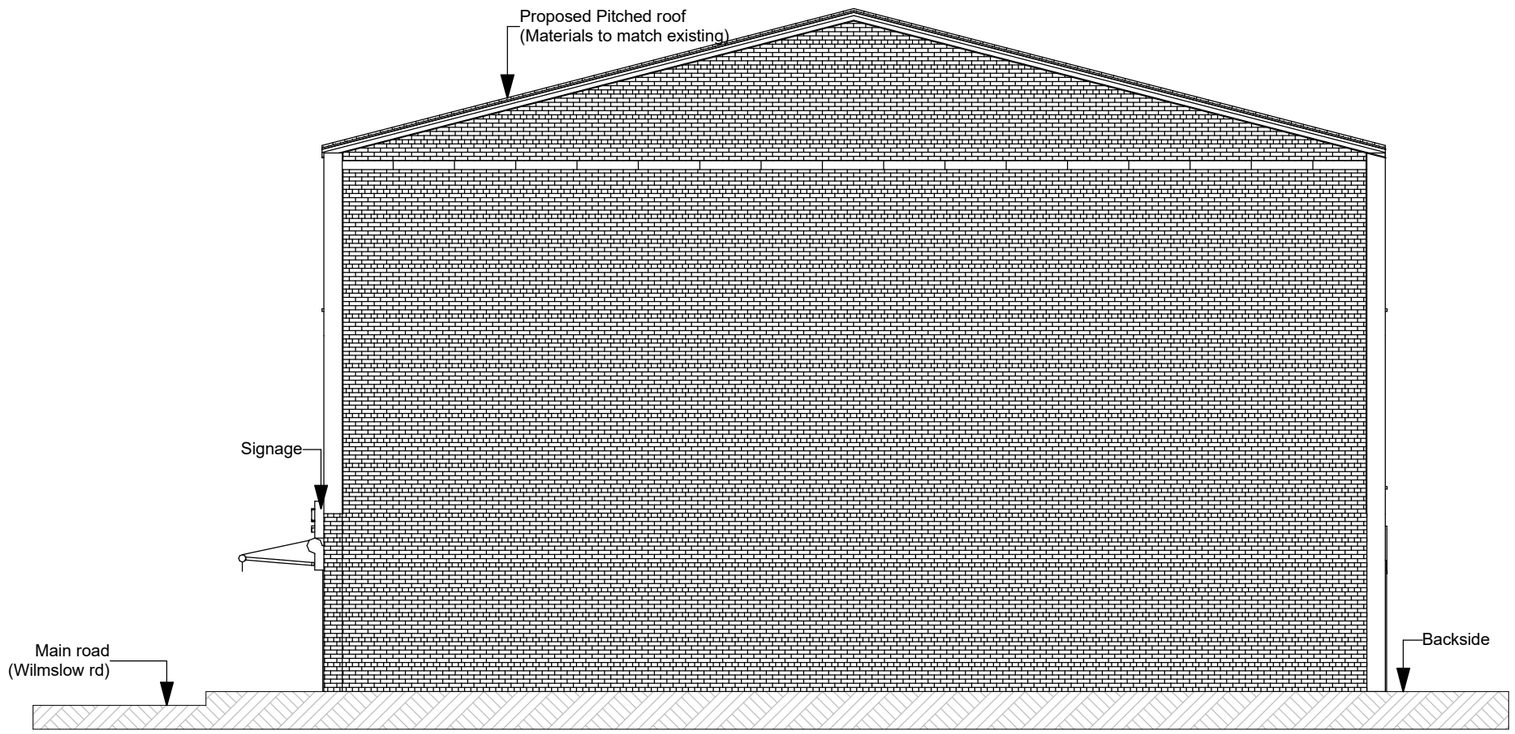
1:100

Layout

A.07



Proposed side elevation 1



Proposed side elevation 2

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

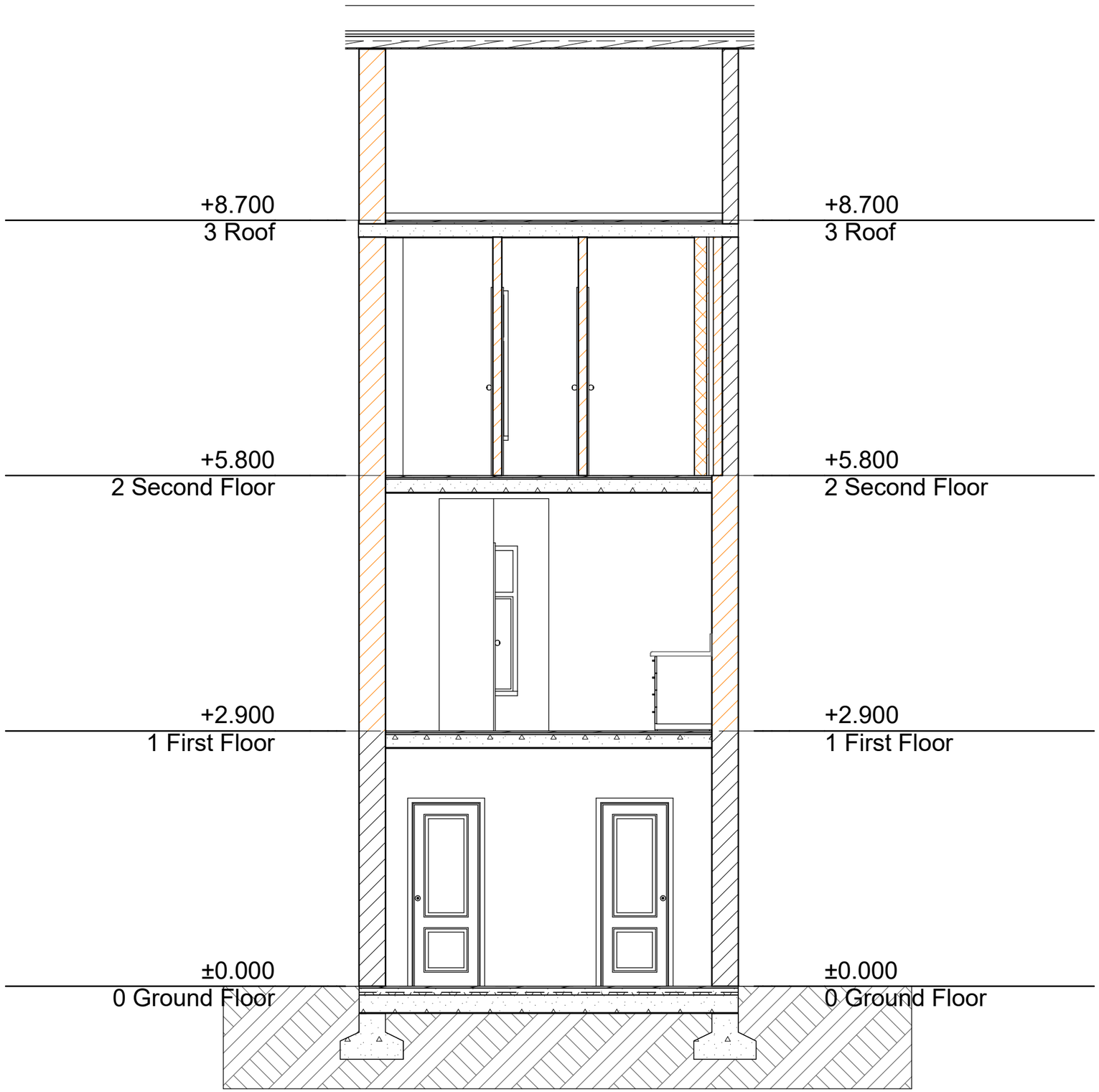
Proposed Side Elevations

Scale

1:100

Layout

A.08



139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

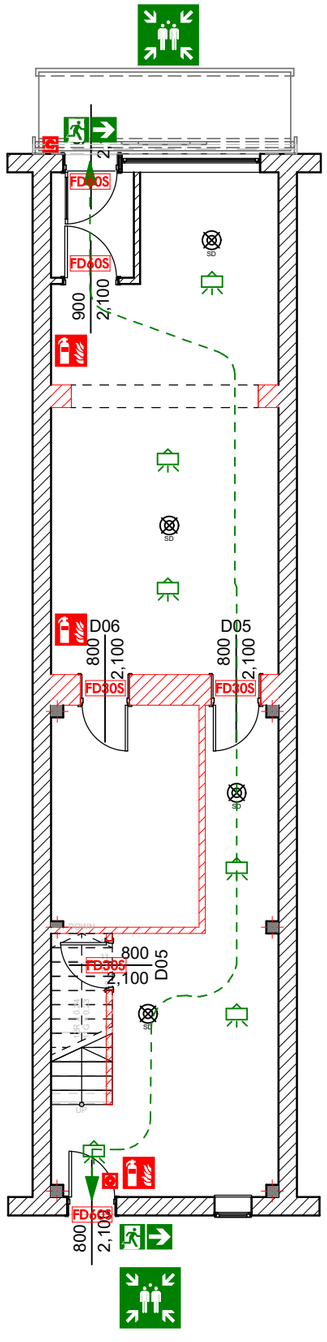
Proposed Building Section

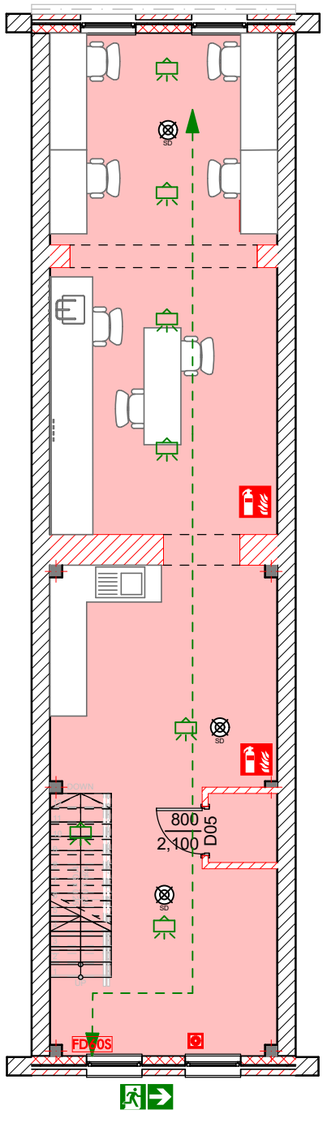
Scale

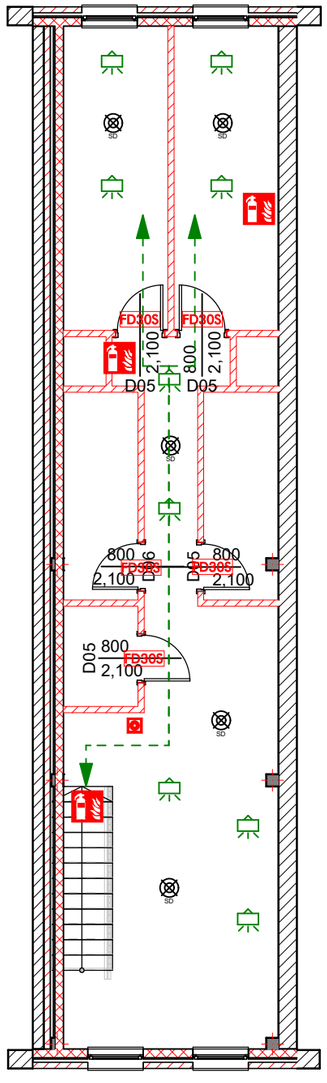
1:50

Layout

A.09







LEGEND - FIRE SAFETY

- Emergency Exit
- Protected escape route
- Emergency Alarm
- Fire extinguisher
- Assembly point (External)
- Fire Rated wall
- 60 min fire-resisting compartment floor
- Smoke/heat detector
- Emergency lighting (Self-contained)
- FD30S — 30 min fire door with smoke seals
- FD60S — 60 min fire door with smoke seals

FIRE SAFETY NOTES

All exits to be kept unlocked and clear

Fire Doors to be self closing and fitted with seals

Ensure signage is illuminated and visible at all times

Fire equipment to be maintained and tested regularly

Fire separation between commercial ground floor and upper floors:
The commercial/shop area at ground floor level shall be separated from the upper floors by minimum 60-minute fire-resisting compartment construction. The separating floor, compartment walls, protected stair/lift enclosure, and any associated fire-stopping shall maintain the required fire resistance. Any door opening through this separation shall be fitted with a self-closing FD60S fire doorset, including intumescent strips and cold smoke seals. All penetrations through fire-rated walls, floors, and ceilings shall be fully fire-stopped using approved systems.

To note :

The Fire Safety & Escape Layout Plan has been prepared to demonstrate compliance with the applicable fire safety requirements and means of escape provisions. The drawing identifies the primary and secondary escape routes, final exit locations, fire-rated doors, protected circulation spaces, smoke detection systems, emergency escape windows where applicable, and fire compartmentation elements throughout the building.

All fire protection measures are to comply with Approved Document B and relevant fire safety standards. Fire doors shall achieve the specified fire resistance rating and include certified ironmongery, intumescent strips, smoke seals, and self-closing devices where required. Escape routes are to remain unobstructed at all times and provide safe and direct access to a final exit. All penetrations through fire-rated walls, floors, and ceilings shall be adequately sealed using approved fire-stopping systems to maintain the integrity of the compartmentation strategy.

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

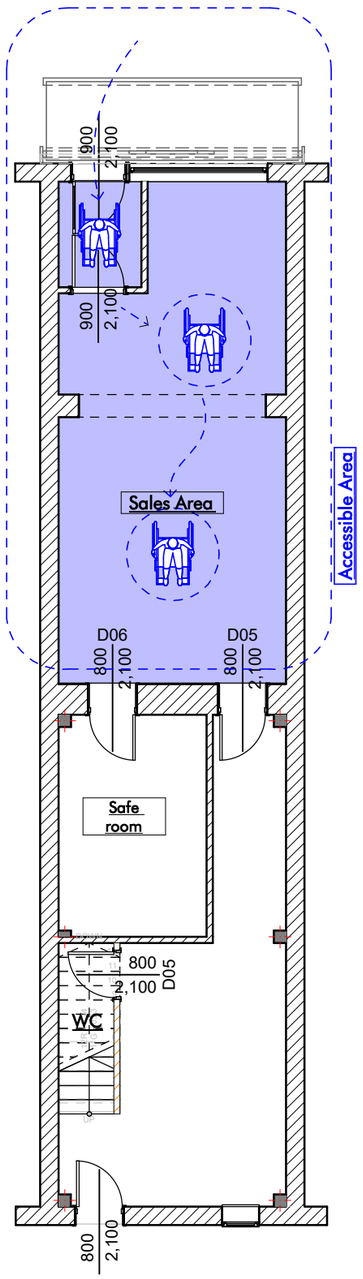
Document
Architectural drawings

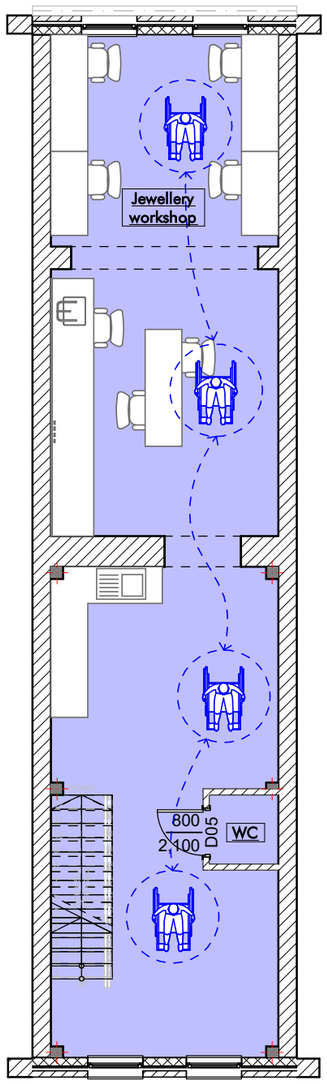
Date
20/9/2026

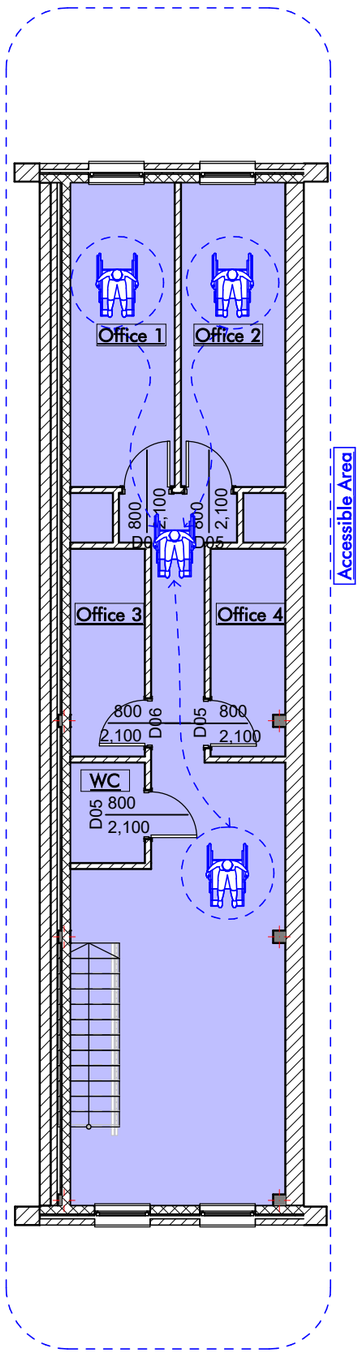
Drawing
Fire Safety & Escape Strategy Plan

Scale
1:100

Layout
A.10







LEGEND - ACCESSIBILITY / PART M

1500mm turning space

Accessible route

ACCESSIBILITY NOTES

All routes to provide 900mm min. clear width

Doors to provide 800mm clear opening

1500mm turning spaces provided where required

Platform lift to comply with Approved Document M and BS 8300

ACCESSIBILITY & PART M COMPLIANCE NOTES

The proposed development has been designed in accordance with Approved Document M, BS 8300, and relevant Building Regulations requirements.

- Accessible routes, compliant door widths, and level thresholds to be provided throughout.
- Continuous handrails, anti-slip nosings, and visual contrast strips to stairs.
- Emergency lighting, escape signage, and accessible fire alarm call points to be provided.
- All fire-rated penetrations to be adequately fire-stopped.

All dimensions and accessibility provisions to be verified on site prior to construction.

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document
Architectural drawings

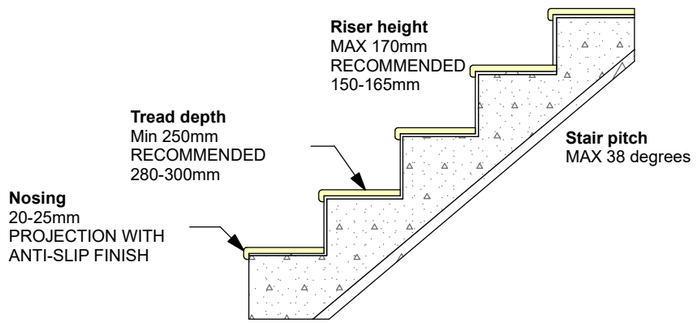
Date
20/9/2026

Drawing
Accessibility & Part M Compliance Plan

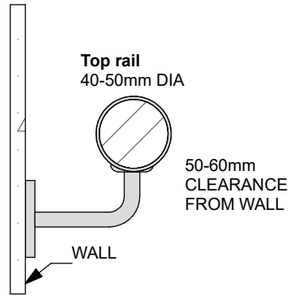
Scale
1:100

Layout
A.11

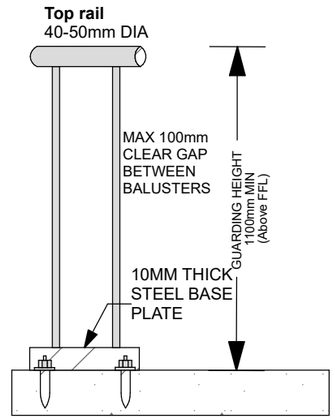
STAIR SECTION (TYPICAL)



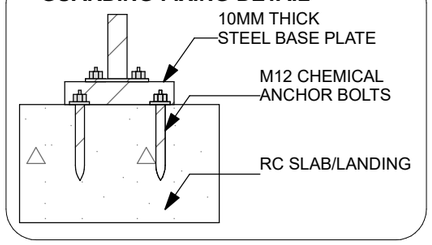
HANDRAIL SECTION



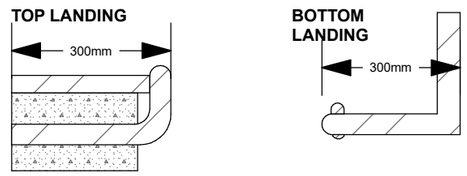
GUARDING/BALUSTRADE DETAIL



GUARDING FIXING DETAIL



HANDRAIL EXTENSION DETAIL (PLAN)



Clear stair width	**800mm**
Riser height	**200mm**
Riser height (Recommended)	**170mm**
Tread depth/Going (Min)	**250mm**
Tread depth/Going (Rec.)	**280 - 300mm**
Stair pitch (Max)	**38º**
Landing Length	**800mm**

Stair/ Access recommendations

Second lower handrail recommended at 600-700mm height for accessibility

Provide tactile warning surface at top and bottom landing

Handrail to be continuous and easy to grip

Contrasting nosing to all steps

Ensure adequate lighting - min 100 lux on stair

Stair/ Access recommendations

All dimensions in millimeters unless noted otherwise

All steelwork to be galvanized and powder coated or stainless steel

Baluster spacing not to exceed 100mm

Handrail and guarding to resist horizontal load as per standards: 1.5 kN/m min

All finishes to be non-slip

139 Wilmslow Road

General Architectural Note

All drawings, dimensions, and specifications shown in these documents are provided as part of the architectural design intent. Contractors, consultants, and fabricators are responsible for verifying all dimensions and site conditions prior to commencing work. Any discrepancies between drawings, site conditions, or consultant information must be reported to the architect before proceeding.

The contractor shall verify all existing site conditions, boundaries, and levels before commencing construction. Any discrepancies between drawings and actual site conditions must be reported already. The contractor is responsible for maintaining site safety, accessibility, and cleanliness throughout the construction process. All works must comply with local regulations, site access rules, and environmental protection requirements.

Address

139 Wilmslow Rd, Manchester M14 5AW, United Kingdom

Document

Architectural drawings

Date

20/9/2026

Drawing

Staircase, Handrail & Guarding Details

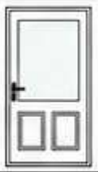
Scale

1:20

Layout

A.12

Doors and windows schedule

Ref	Element / Description	Classification	Qty	W x H Size (m)	2D Symbol	Elevation	Fire Rating	U-value W/m²K	Self-closer	Smoke seals	Glazing / Safety glazing	Escape hardware / Fire exit	Notes
D01	Proposed external door	Door – Proposed external door	2	0.90 x 2.10			FD30S	1.8 W/m²K	Yes	Yes	Safety glazing where required	Yes – final exit / panic hardware	
D02	Proposed external door	Door – Proposed external door	3	0.80 x 2.10			FD60S	1.8 W/m²K	Yes	Yes	Insulated door / glazing where indicated	No	Compartment / protected route door
D03	Proposed internal door	Door – Proposed internal door	2	0.90 x 2.10			FD60S	N/A	Yes	Yes	Vision panel where required	No	
D04	Proposed internal door	Door – Proposed internal door	3	0.70 x 2.10			FD30S	N/A	Yes	Yes	None unless noted	No	
D05	Proposed internal door	Door – Proposed internal door	7	0.80 x 2.10			FD30S	N/A	Yes	Yes	None unless noted	No	
W01	Proposed shop display window	Window – Proposed shop display window	2	2.26 x 1.50			N/A	1.8 W/m²K	N/A	N/A	Double glazed safety glazing	N/A	
W02	Proposed window	Window – Proposed window	2	0.60 x 0.80			30 min FR glazing where indicated	1.6 W/m²K	N/A	N/A	Double glazed / obscured or safety glazing where required	N/A	
W03	Proposed window	Window – Proposed Window	7	0.90 x 1.70			30 min FR glazing where indicated	1.6 W/m²K	N/A	N/A	Double glazed safety glazing where required	N/A	

All doors and windows indicated within the schedules are to be read in conjunction with the architectural plans, elevations, and construction details. Dimensions shown are nominal and must be verified on site by the contractor prior to fabrication and installation. All window and door units shall comply with current Building Regulations relating to thermal performance, fire safety, ventilation, means of escape, and accessibility requirements where applicable.

External doors and windows are to be thermally efficient double-glazed or insulated systems complete with weather seals, thermal breaks, and safety glazing where required. Fire-rated doors and glazed assemblies shall achieve the specified fire resistance rating and include all certified ironmongery, intumescent strips, smoke seals, and self-closing devices where applicable. All installations shall be carried out strictly in accordance with manufacturer recommendations and approved construction details to ensure proper performance, durability, and weather resistance.

APPENDIX – TECHNICAL & COMPLIANCE INFORMATION

General Construction Information

All works are to be carried out in accordance with current Building Regulations, approved construction standards, and manufacturer installation guidance. The contractor shall verify all dimensions, levels, and existing site conditions prior to commencement of works. Any discrepancies between drawings and site conditions must be reported to the design consultant before proceeding. All dimensions indicated on drawings are in millimetres unless stated otherwise.

Structural Information

All structural works are to comply with the structural engineer's design and specification. Existing structural elements to remain shall be protected throughout the construction period. New openings within load-bearing walls are to include suitable structural support members in accordance with engineer calculations. All concrete, steel, timber, and masonry works are to comply with relevant structural standards and approved installation practices.

Thermal Performance & Insulation

The proposed construction upgrades are designed to improve the overall thermal efficiency of the building envelope and reduce heat loss. External walls, floors, roofs, windows, and doors are to achieve the required thermal transmittance values in accordance with applicable energy performance standards.

Indicative U-Values
External Walls: 0.18 – 0.28 W/m²K
Roof Construction: 0.11 – 0.18 W/m²K
Ground Floor: 0.13 – 0.22 W/m²K
Windows: 1.0 – 1.6 W/m²K
External Doors: 1.0 – 1.8 W/m²K

Thermal insulation materials are to be installed continuously with all joints sealed to minimise thermal bridging and air leakage.

Ventilation Strategy

Adequate natural and background ventilation shall be maintained throughout the building in accordance with current ventilation requirements. Roof voids shall include continuous ventilation openings at eaves and ridge locations to prevent condensation build-up. Mechanical extract ventilation shall be provided to wet areas including kitchens, bathrooms, and utility spaces where required.

Fire Safety & Compartmentation

All fire protection measures are to comply with Approved Document B and relevant fire safety standards. Fire-rated constructions, doors, ceilings, and partitions shall maintain the required compartmentation throughout the building.

Typical Fire Ratings
Internal Fire Doors: FD30 / FD60
Protected Stair Enclosures: 30–60 minutes
Compartment Walls & Floors: 60 minutes where specified

All penetrations through fire-rated elements shall be sealed using approved fire-stopping systems.

Acoustic Performance

Separating walls and floors are to incorporate acoustic insulation systems designed to reduce airborne and impact sound transmission between adjoining spaces. Acoustic mineral wool insulation, resilient bars, sound-rated plasterboard systems, and acoustic sealants are to be installed in accordance with approved details.

Accessibility & Part M Compliance

The proposed layout has been designed to improve accessibility and comply with Part M requirements where applicable. Accessible circulation routes, suitable door clearances, compliant stair geometry, continuous handrails, and safe guarding provisions are incorporated throughout the project.

Accessibility Provisions Include

Minimum circulation widths
Accessible door openings
Continuous handrails
Slip-resistant floor finishes
Visual contrast at stair nosings
Safe ramp and threshold transitions

Windows & Doors

All windows and external doors are to be double-glazed or thermally insulated units with weather seals and thermal breaks where required. Fire-rated glazing systems shall be installed where indicated within the fire strategy drawings.

Window & Door Requirements
Double or triple glazing where specified
Low-emissivity coated glass
Thermally broken frame systems
Weatherproof perimeter seals
Fire-rated assemblies where required

Materials & Finishes

All materials used within the project are to be durable, suitable for their intended purpose, and installed in accordance with manufacturer recommendations. Internal finishes shall provide safe, robust, and easy-to-maintain surfaces suitable for residential use.

Coordination & Installation

All architectural, structural, electrical, and mechanical installations are to be coordinated prior to construction to avoid clashes between systems. Service penetrations through insulated, acoustic, or fire-rated constructions shall maintain the integrity and performance of the affected assembly.

Contractor Responsibilities

The contractor is responsible for:

Verification of all dimensions on site
Protection of existing structures and finishes
Compliance with health and safety regulations
Coordination of all specialist subcontractors
Ensuring all works comply with approved drawings and specifications

Completion Requirements

Upon completion, all systems and construction elements shall provide a safe, compliant, thermally efficient, and durable building environment suitable for long-term occupation. All installations are to be tested, certified, and completed to the satisfaction of the relevant authority and project consultant.