



PROPOSED GROUND FLOOR PLAN

EXISTING BAY WINDOW TO BE DEMOLISHED

2No. 254x146x43UB's BOLTED TOGETHER ON CONCRETE PADSTONES WITH 1Hr. FIRELINE OVER EXISTING OFFICE

EXISTING CEILING TO HAVE 1Hr. FIRE RESISTANCE & SOUND INSULATION

ALL FD60s DOORS TO BE SELF-CLOSING

SD: SMOKE DETECTOR
 HD: HEAT DETECTOR
 AB: ALARM BELL
 CP: CALL POINT
 EL: EMERGENCY LIGHTING

FIRE ALARM SYSTEM LD2 GRADE A AFD TO BS5839 PART 6 2017
 EMERGENCY LIGHTING TO BS5266 PART 1 2016
 EXIT SIGNS TO BS5499 PART 2 2002
 FIRE FIGHTING EQUIPMENT TO BS5306 PART 2 1990

8. WINDOWS/VENTILATION:
 DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm² TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE: 1.4W/m²K.
 EXTRACTOR FAN TO KITCHEN: 60l/sec.
 EXTRACTOR FAN TO UTILITY: 30l/sec.
 EXTRACTOR FAN TO BATHROOM: 15l/sec.

9. PLUMBING:
 WC: 100mm PVC SOIL PIPE.
 WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET GULLEY OR SOIL STACK.
 BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY OR SOIL STACK.

10. EXTERNAL DRAINAGE:
 S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm CONCRETE. ANY DRAINS PASSING THROUGH WALLS TO HAVE 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING.
 MIN. FALL TO FOUL: 1:40.
 MIN FALL TO SURFACE WATER: 1:60.
 RAIN WATER CUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.

11.1. ELECTRICS:
 ALL ELECTRICAL WORK TO PART P (BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER.

11.2. SMOKE DETECTORS:
 SMOKE DETECTORS TO ALL LEVELS TO BE MAINS WIRED & INTERLINKED WITH BATTERY BACK UP.

11.3. LIGHTING:
 ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY MIN 40 LUMENS/CIRCUIT-WATT.

11.4. HEATING:
 ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES.

12. DAMP PROOFING:
 DPC TO BE MIN. 150mm ABOVE FINISHED GROUND LEVEL TO BOTH LEAVES OF CAVITY & INTERNAL WALLS & BE WELL LAPPED WITH DPM WHERE APPLICABLE. VERTICAL DPC TO ALL NEW WINDOW & DOOR OPENINGS

PROPOSED 1-STOUREY SIDE EXTENSION & CONVERSION OF FIRST FLOOR OFFICE/STORAGE SPACE INTO 6 BEDROOM HMO AT 486 MANCHESTER ROAD, BRADFORD, BD5 7LB, FOR GRAYS DEFENCE SOLICITORS

SCALE: 1:100(A3)	DATE: JAN 2024	DRAWN BY: ZESHAN KHAWAJA
PLANNING/BUILD REGS		DRAWING NUMBER: 23/2982/GS2

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