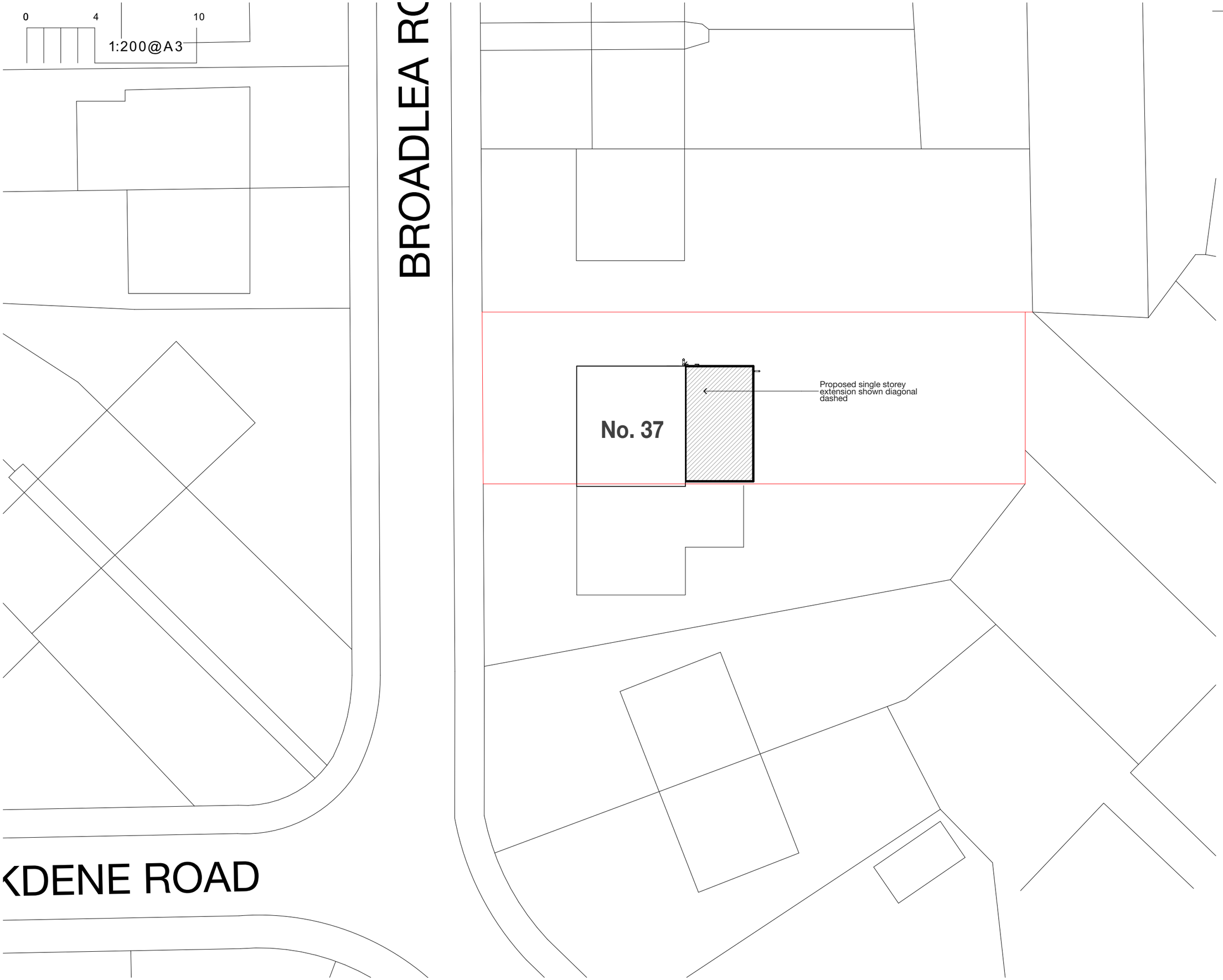

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Issue/ Rev	Description	Date
#	Initial Issue	19.04.24

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Brice Greyfié

Project Description

37 Broadlea Road, Manchester

*******DRAFT*******

Project Number **BRO037**

Drawing Title

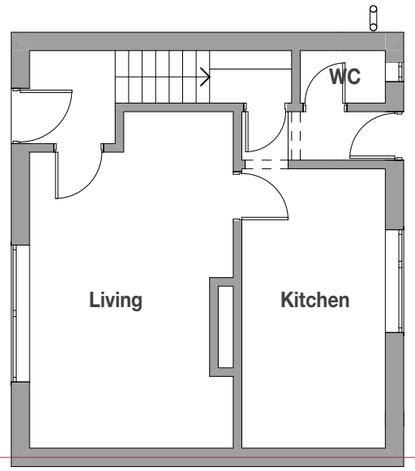
Site Plan - Proposed

Drawing Number **WD2.2**

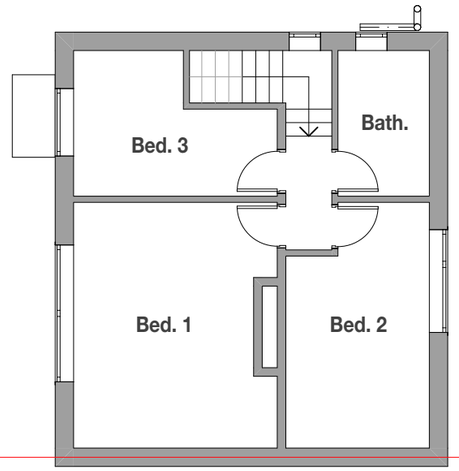
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	19.04.24

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Brice Greyfié

Project Description

37 Broadlea Road, Manchester

*******DRAFT*******

Project Number **BRO037**

Drawing Title

Plans - Existing

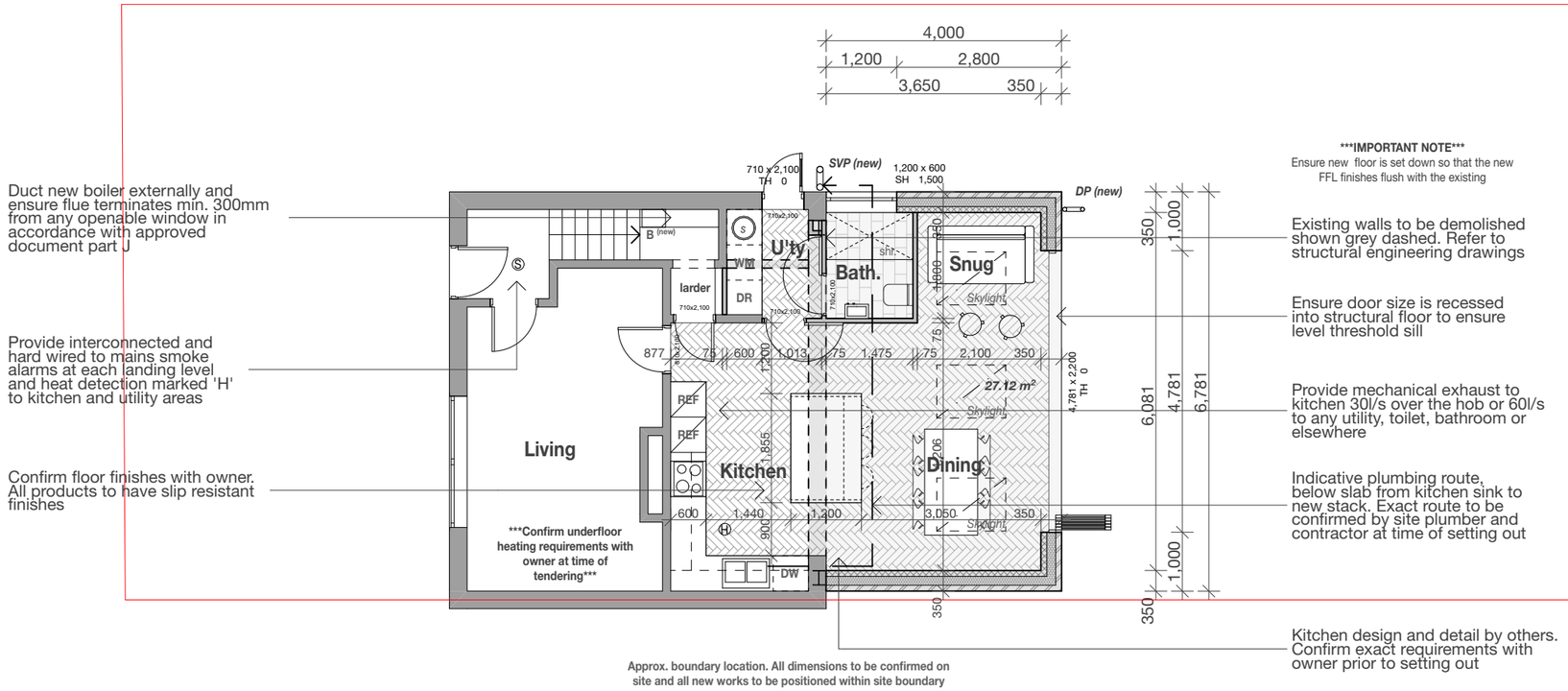
Drawing Number **WD3.1**

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



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

IMPORTANT NOTE
Ensure new floor is set down so that the new FFL finishes flush with the existing

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

- 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 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.

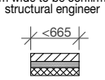
*****All works to be constructed in accordance with accredited construction details*****

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

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Client

Brice Greyfié

Project Description

37 Broadlea Road, Manchester

~~*****DRAFT*****~~

Project Number **BRO037**

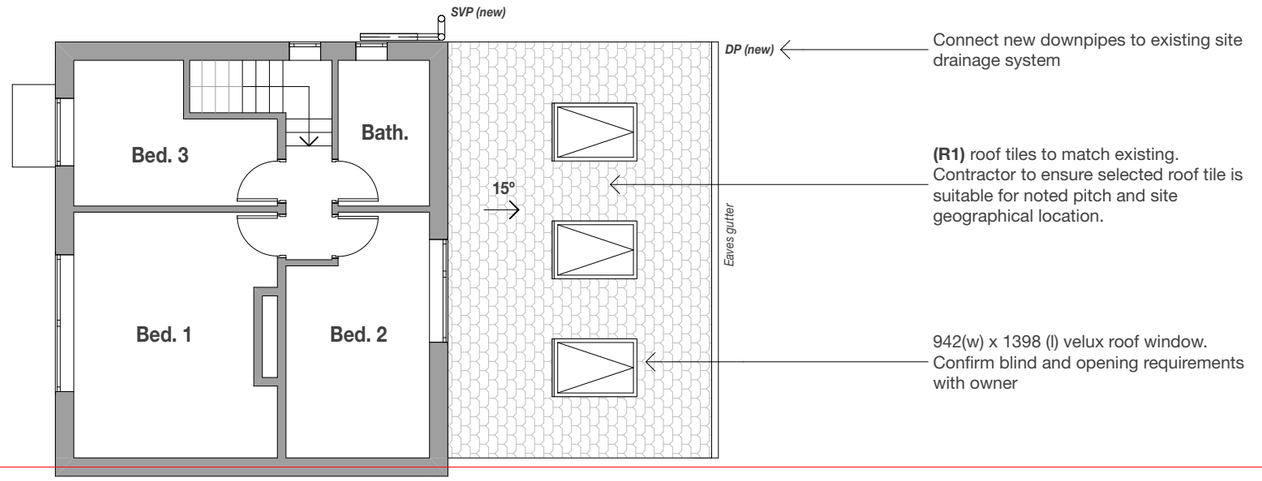
Drawing Title

Plans - Proposed Ground Floor Plan

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

0 2 5

1:100@A3



Connect new downpipes to existing site drainage system

(R1) roof tiles to match existing. Contractor to ensure selected roof tile is suitable for noted pitch and site geographical location.

942(w) x 1398 (l) velux roof window. Confirm blind and opening requirements with owner

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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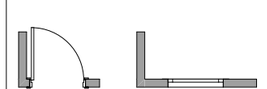
- Confirm all finishes and materials with owner.

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

Notes on setting out

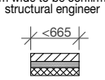
All opening sizes are to structural openings

FR = Fire rated door where required



Brickwork

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



- Provide DPC min. 150mm above natural ground level
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Client

Brice Greyfié

Project Description

37 Broadlea Road, Manchester

~~*****~~DRAFT~~*****~~

Project Number **BRO037**

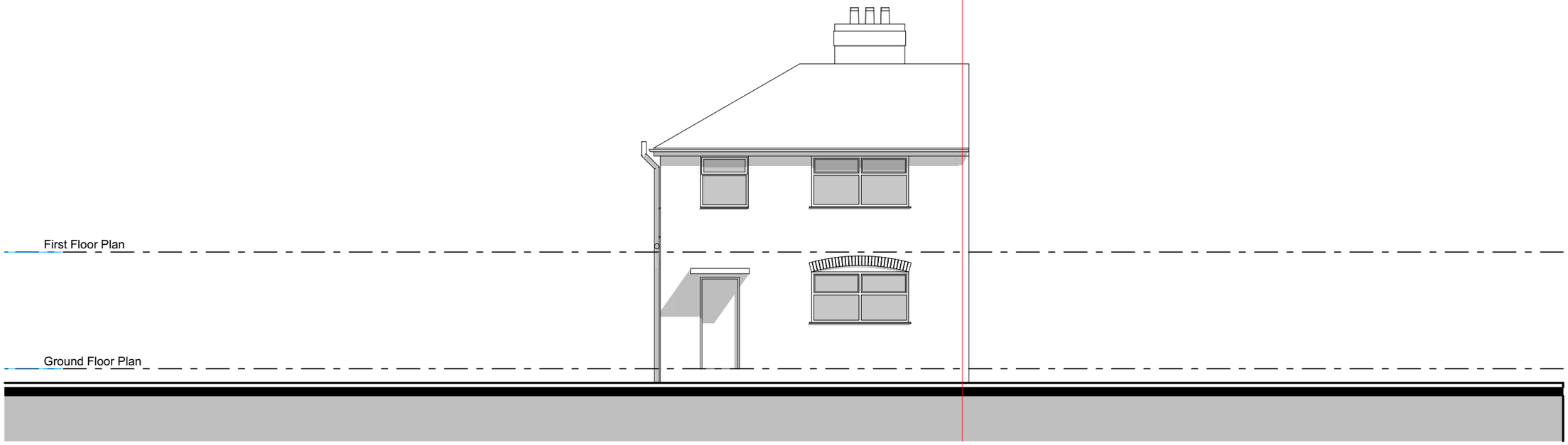
Drawing Title

Plans - Proposed First Floor Plan

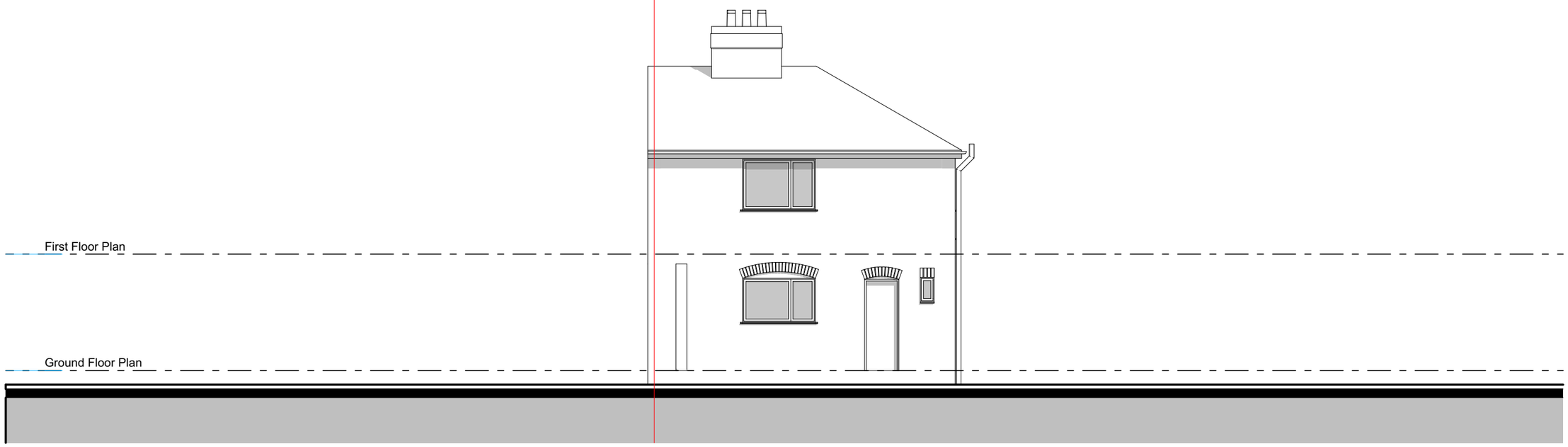
Drawing Number	Scale
WD3.3	**1:100 @ A3**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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Project Description

37 Broadlea Road, Manchester

*****DRAFT*******

Project Number **BRO037**

Drawing Title

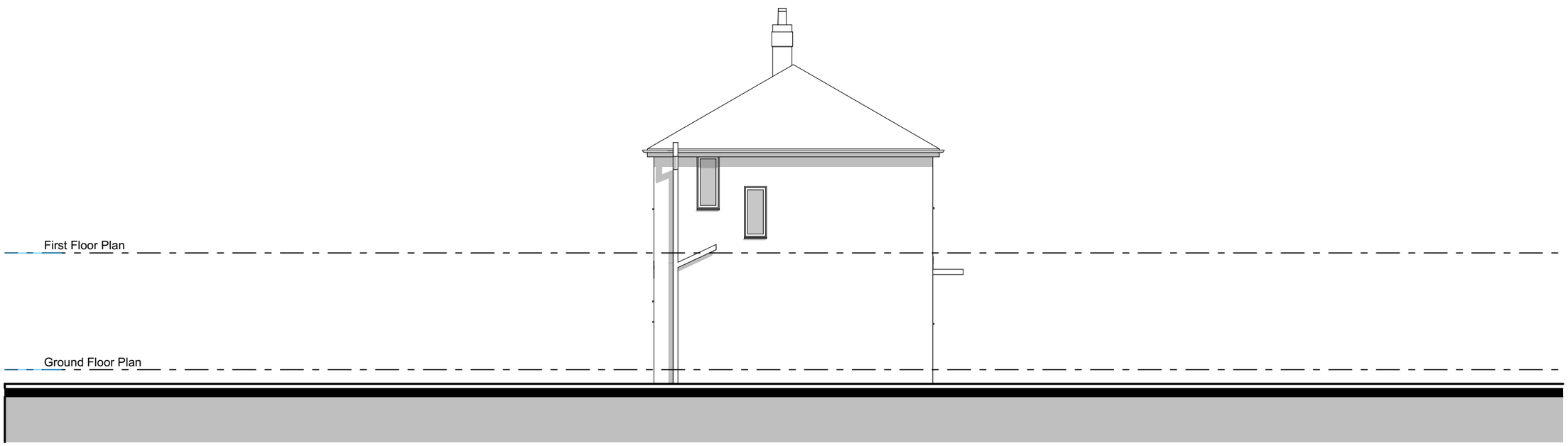
Elevations - Existing

Drawing Number **WD5.1**

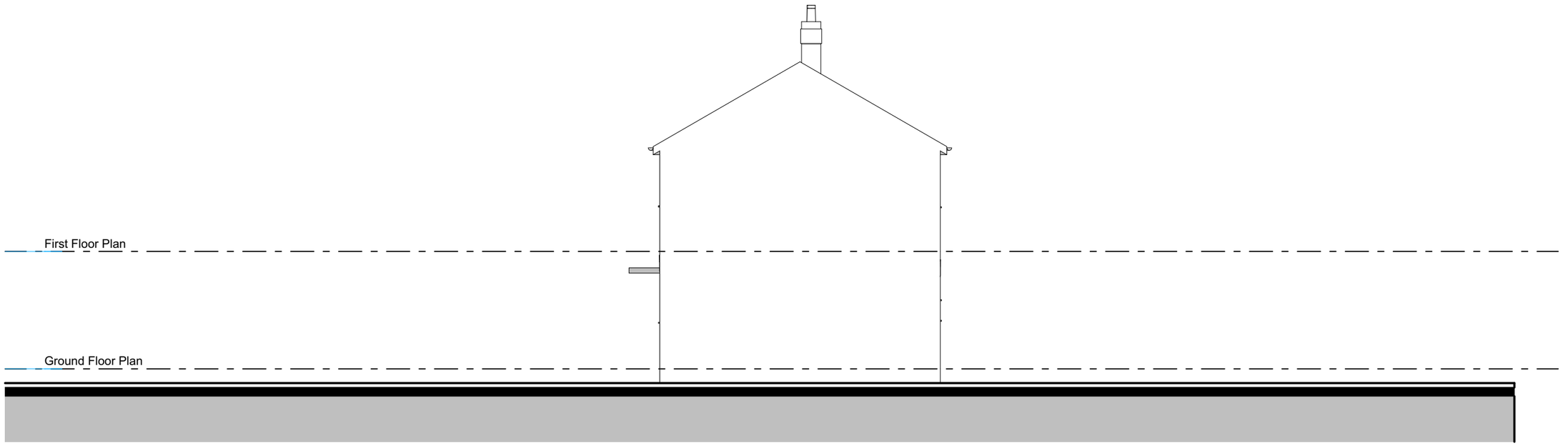
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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Project Description

37 Broadlea Road, Manchester

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Project Number **BRO037**

Drawing Title

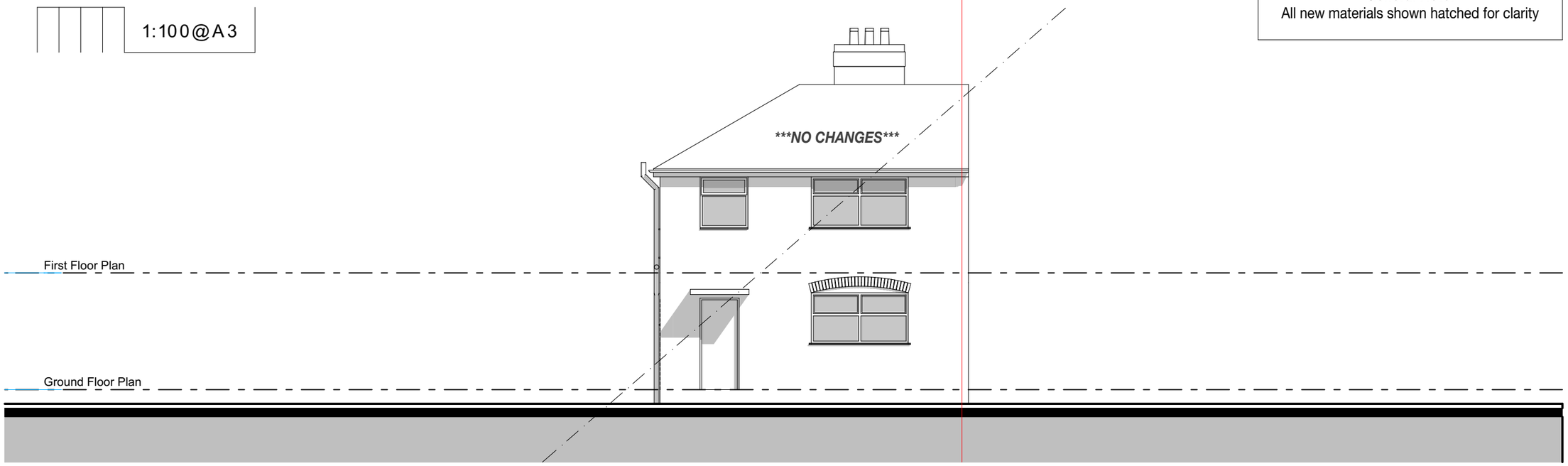
Elevations - Existing

Drawing Number **WD5.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Front Elevation

Proposed - Rear Elevation

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.

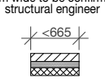
*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out

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

Brickwork

windpost and restraint 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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#	Initial Issue	19.04.24

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Brice Greyfié

Project Description

37 Broadlea Road, Manchester

*******DRAFT*******

Project Number **BRO037**

Drawing Title

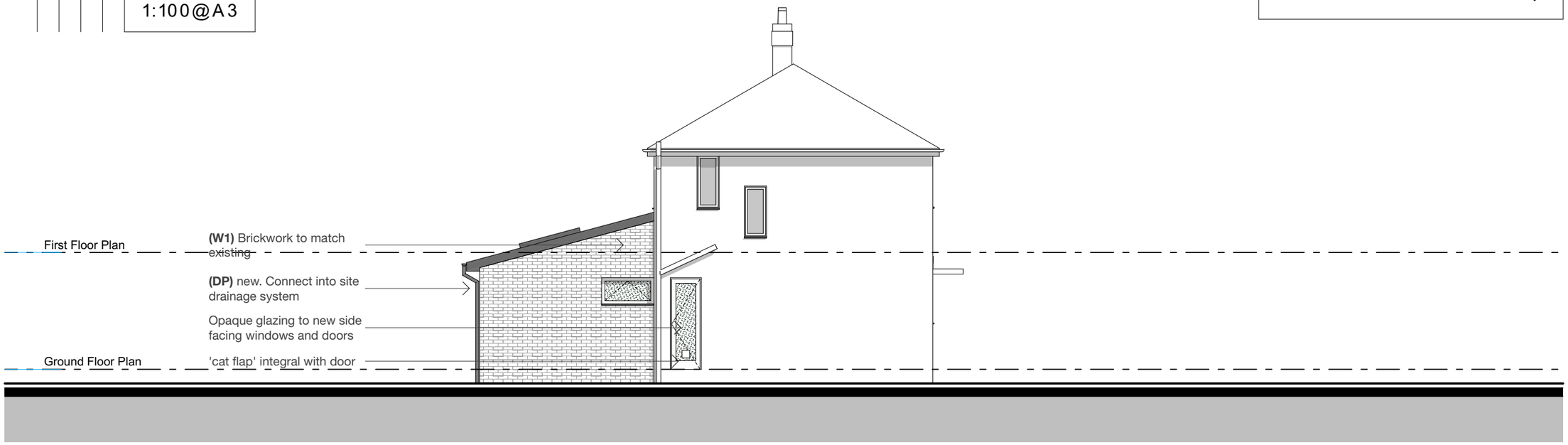
Elevations - Proposed

Drawing Number **WD5.3**

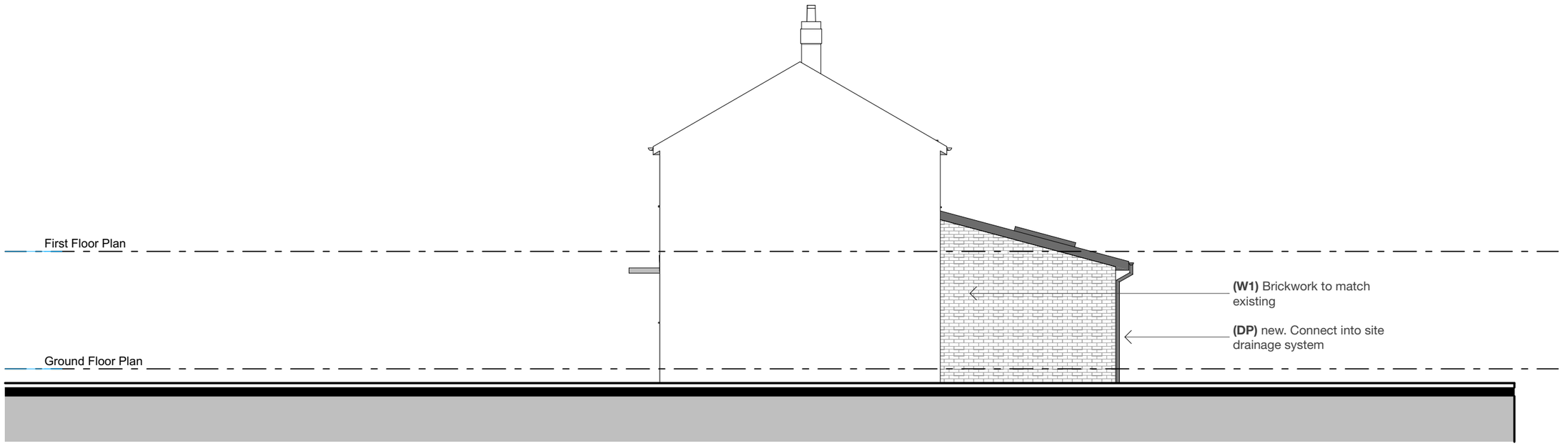
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Side Elevation



Proposed - Side Elevation

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
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wir	walk in wardrobe	R1	roof type 1	GM	gas meter
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Refer to General Notes For Details

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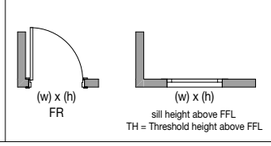
- Confirm all finishes and materials with owner.

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

Notes on setting out

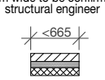
All opening sizes are to structural openings

FR = Fire rated door where required



Brickwork

windpost and restraint 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

General Note:
All new materials shown hatched for clarity

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Client

Brice Greyfié

Project Description

37 Broadlea Road, Manchester

*******DRAFT*******

Project Number **BRG037**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**