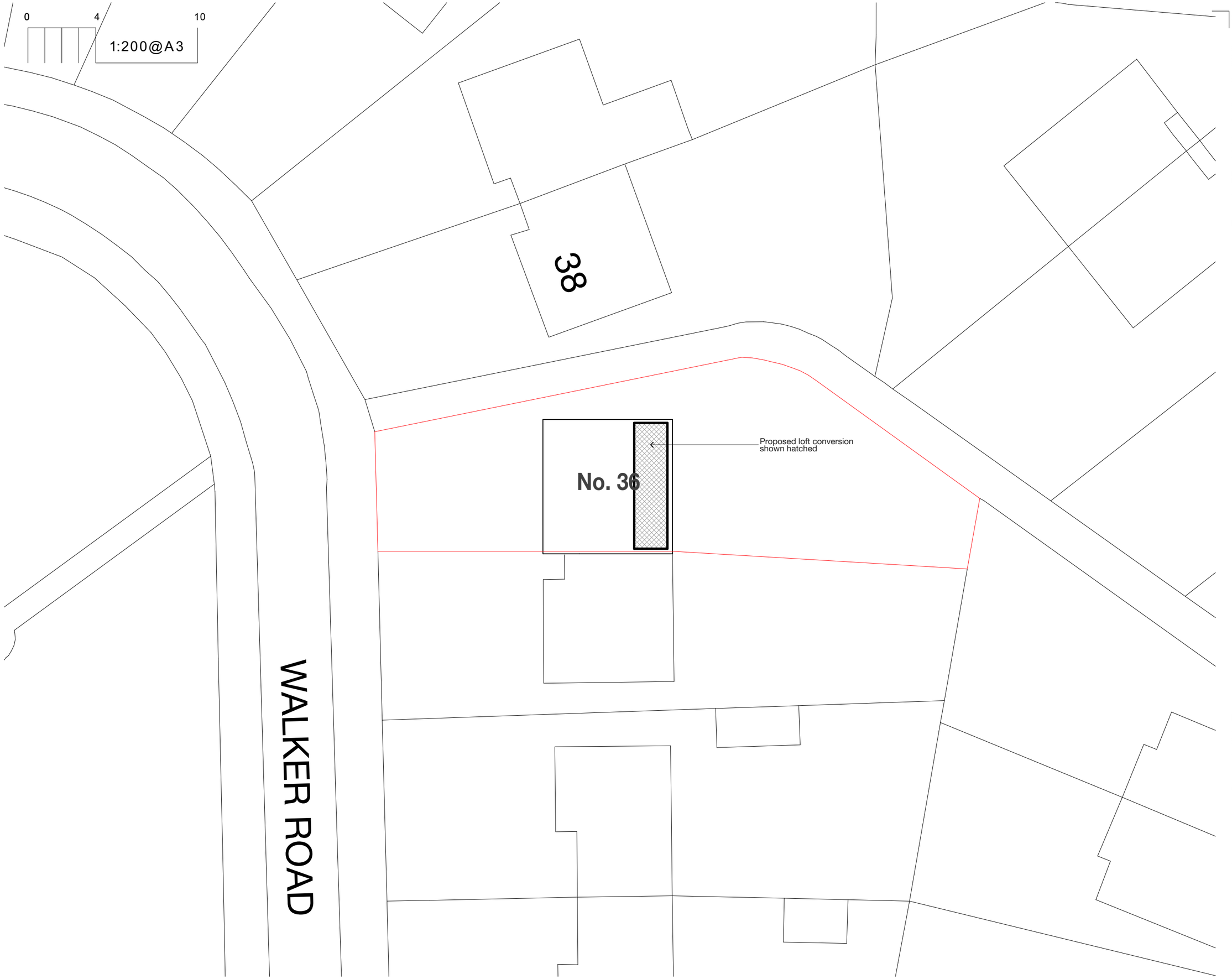


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Issue/ Rev	Description	Date
#	Initial Issue	26.10.23

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Nayab Butt

Project Description

36 Walker Road, Manchester

Project Number **WAL036**

Drawing Title

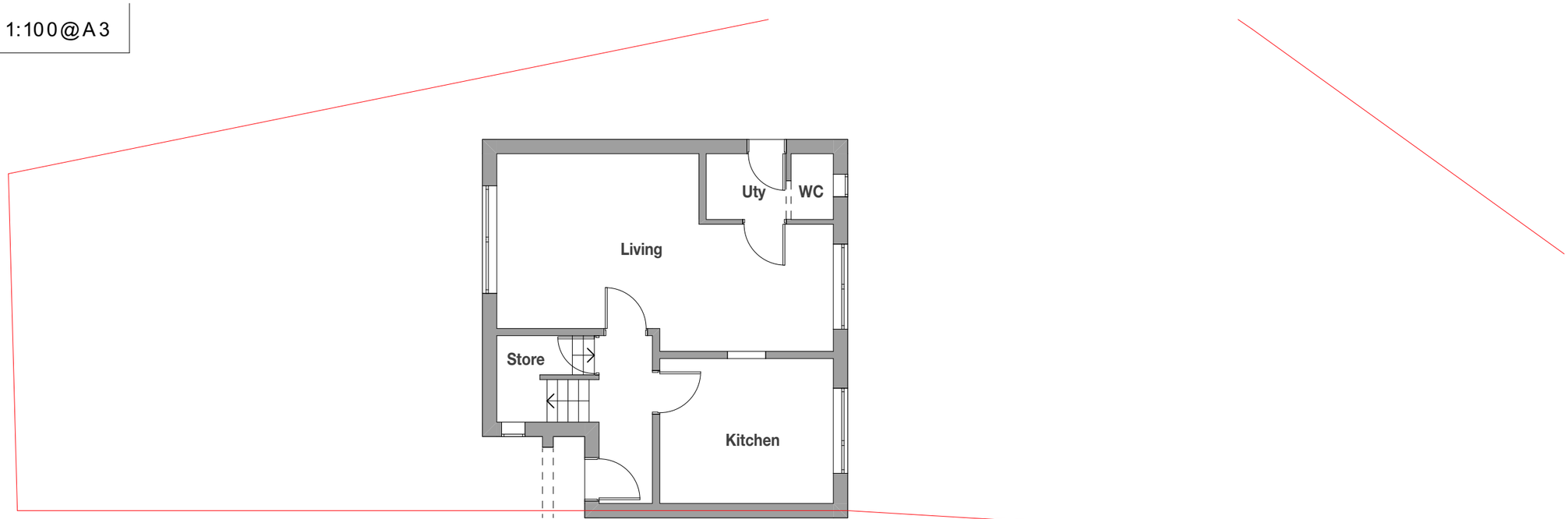
Site Plan - Proposed

Drawing Number **WD2.2**

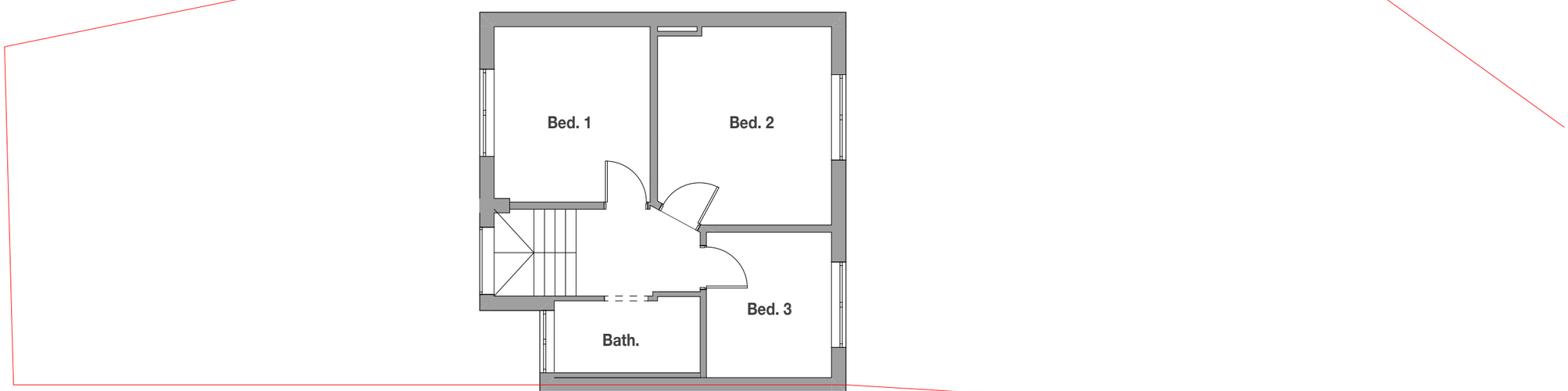
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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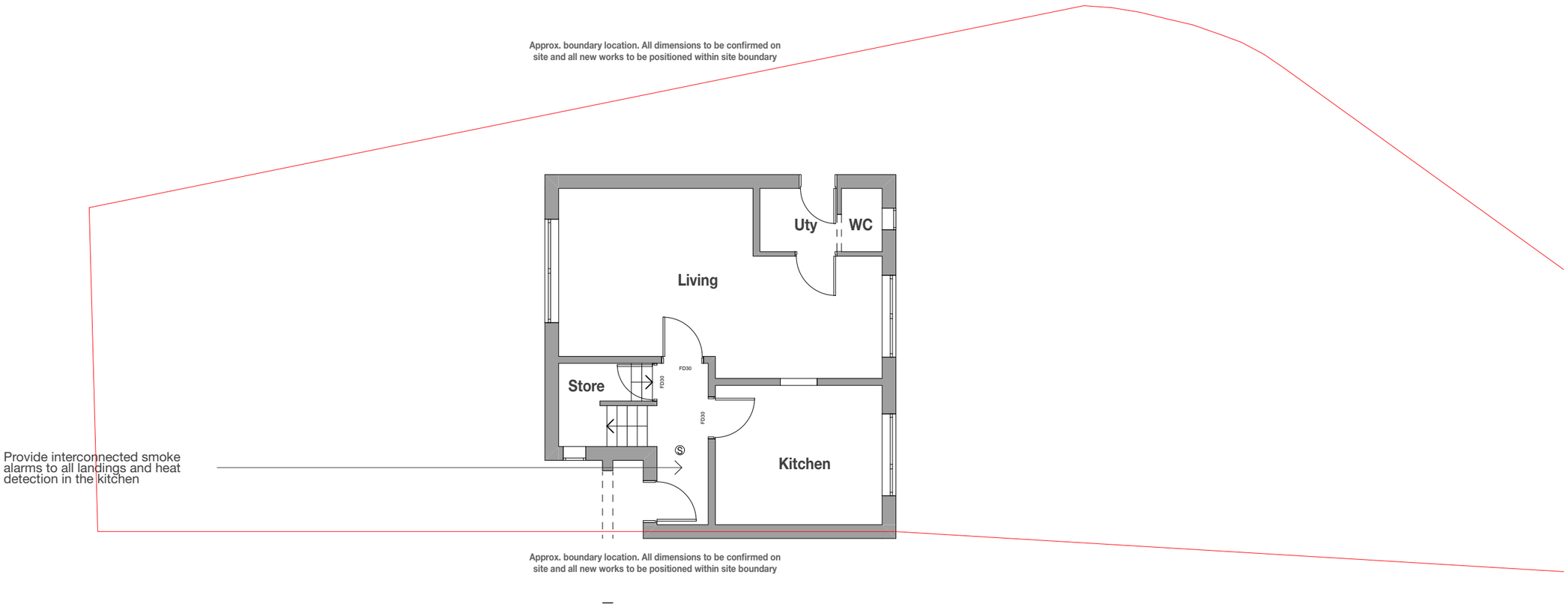
Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3



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FOR PLANNING/ BUILDING CONTROL APPROVAL

Legend

ref.	refrigerator	B	boiler	OP	overflow
wo.	wall oven	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	FG	floor gully
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

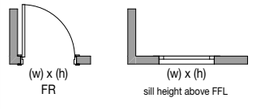
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- Confirm all finishes and materials with owner.

*****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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Client

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Project Description

36 Walker Road, Manchester

Project Number **WAL036**

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number **WD3.2**

Scale **1:100 @ A3**

0 2 5

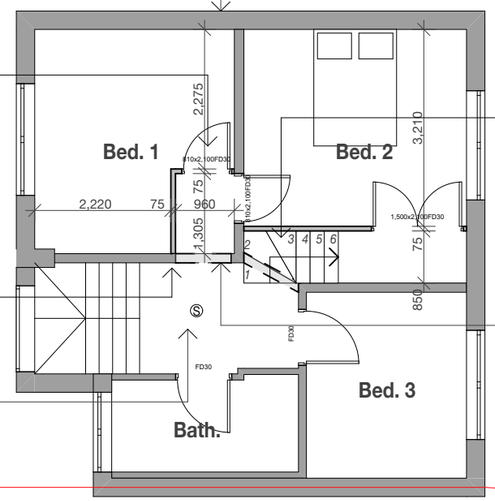
1:100@A3

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

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels

Contractor to carry out condition survey of existing internal walls within stairwell forming the protected escape route and upgrade as required to achieve half hour fire protection, typical for all levels

Provide interconnected smoke alarms to all landings and heat detection in the kitchen



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

Structural engineer to confirm that the existing wall can support the additional brickwork needed for a hip-gable conversion.

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.

Existing walls to be demolished shown grey dashed. Refer to structural engineering drawings

Legend

ref.	refrigerator	B	boiler	OP	overflow
wo.	wall oven	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	FG	floor gully
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

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Notes on setting out

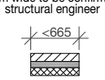
All opening sizes are to structural openings

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

Nayab Butt

Project Description

36 Walker Road, Manchester

Project Number **WAL036**

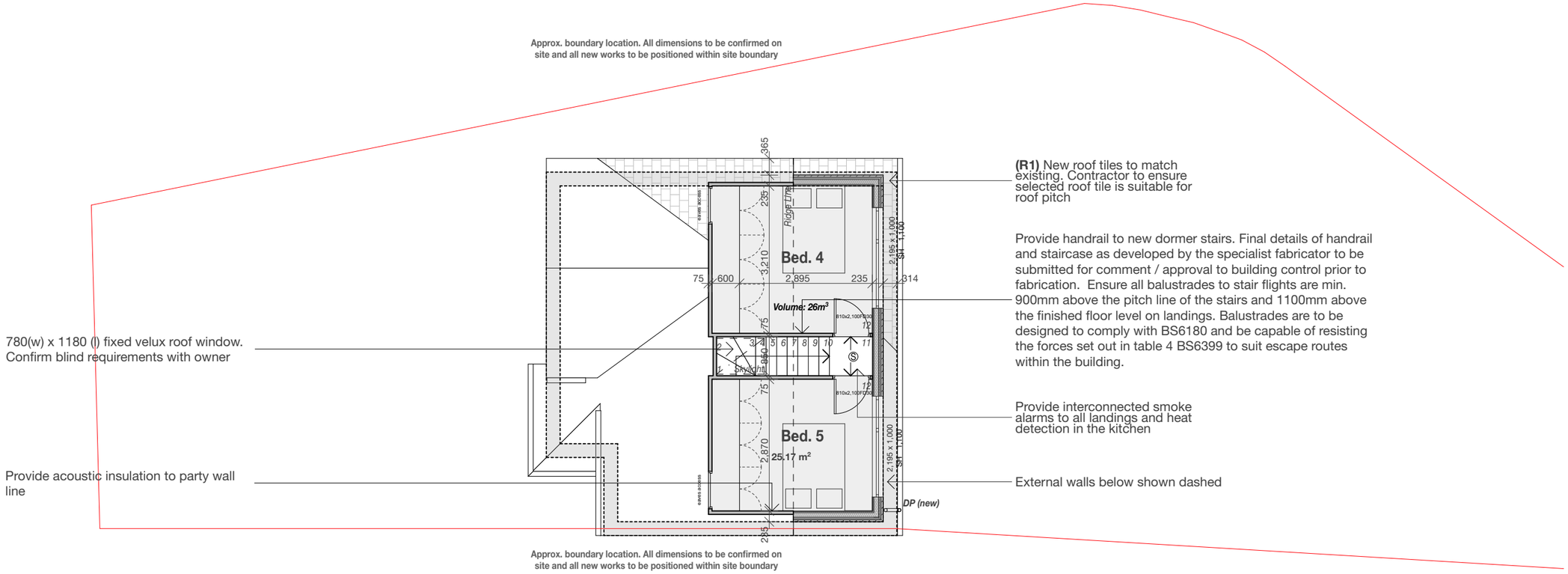
Drawing Title

Plans - Proposed First Floor Plan

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

0 2 5

1:100@A3



Legend

ref.	refrigerator	B	boiler	OP	overflow
wo.	wall oven	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	FG	floor gully
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

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Notes

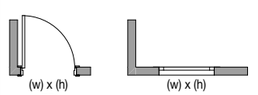
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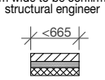
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Brickwork

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



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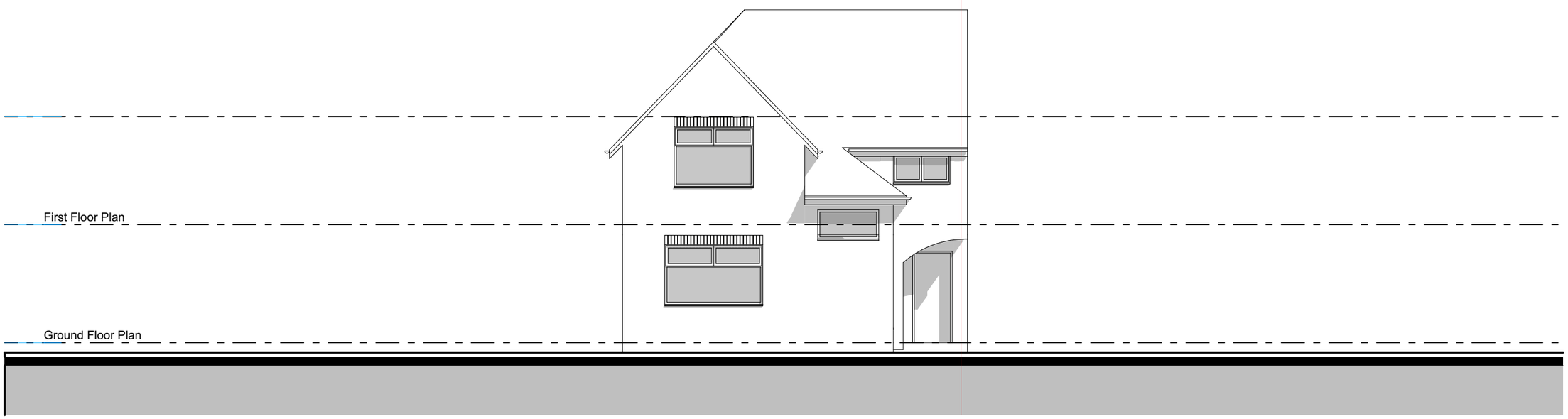
Plans - Proposed Loft Level

Drawing Number **WD3.4**

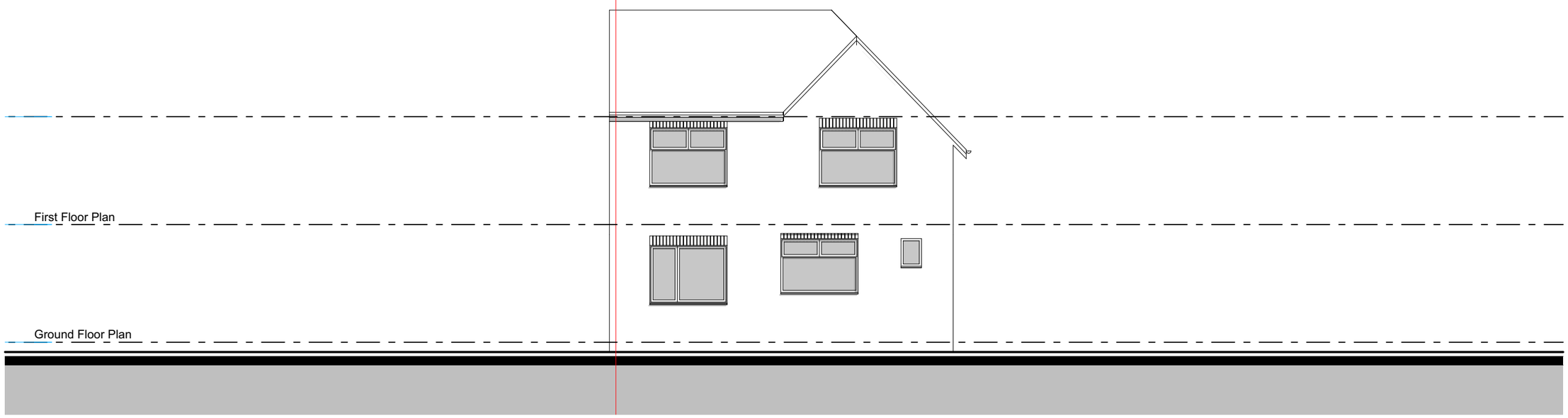
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing Front Elevation



Existing Rear Elevation

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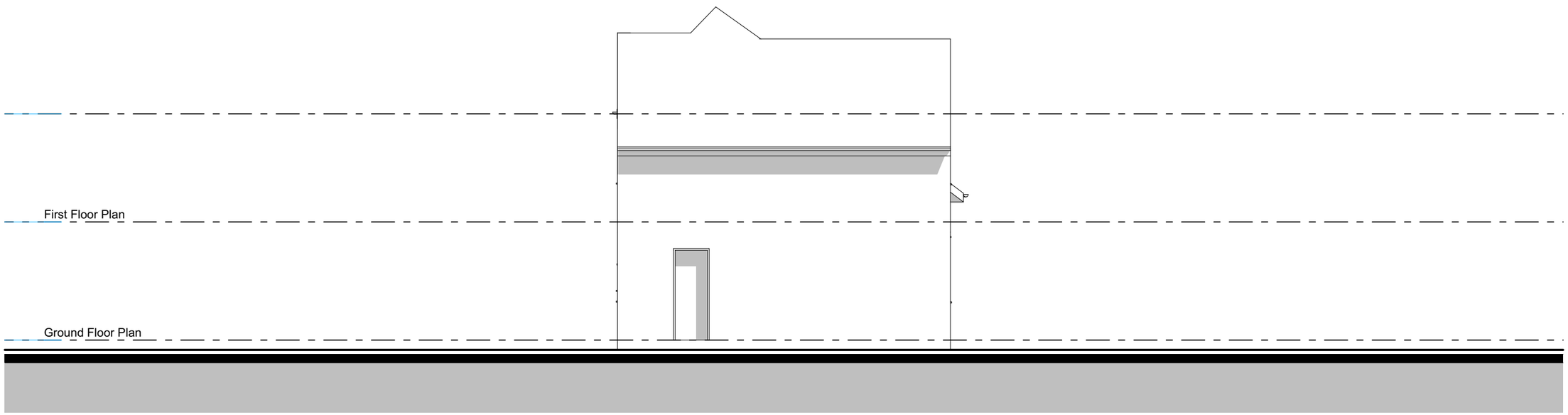
Elevations - Existing

Drawing Number **WD5.1**

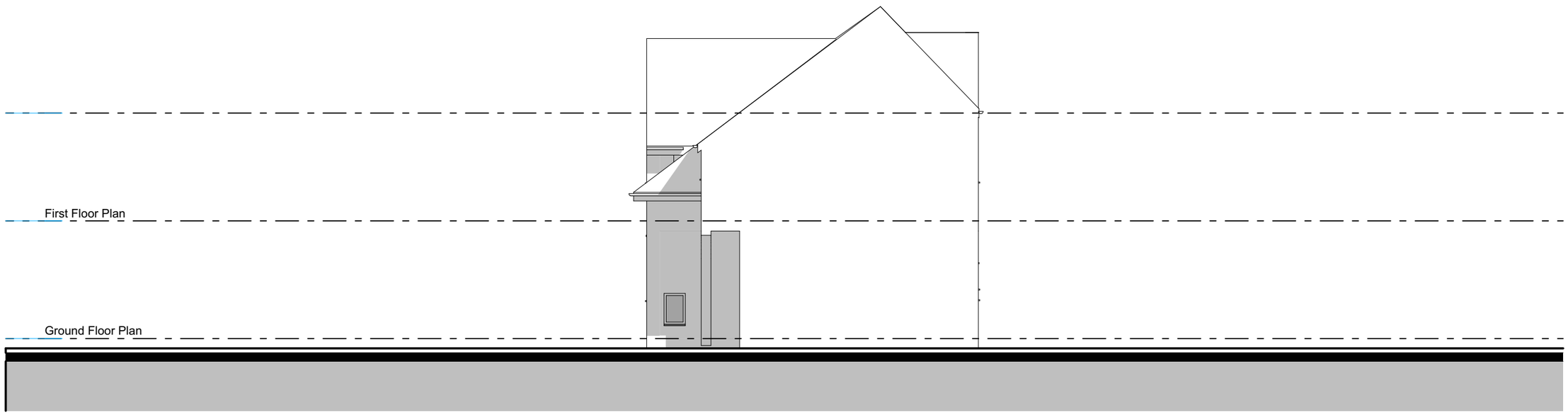
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing Side Elevation



Existing Side Elevation

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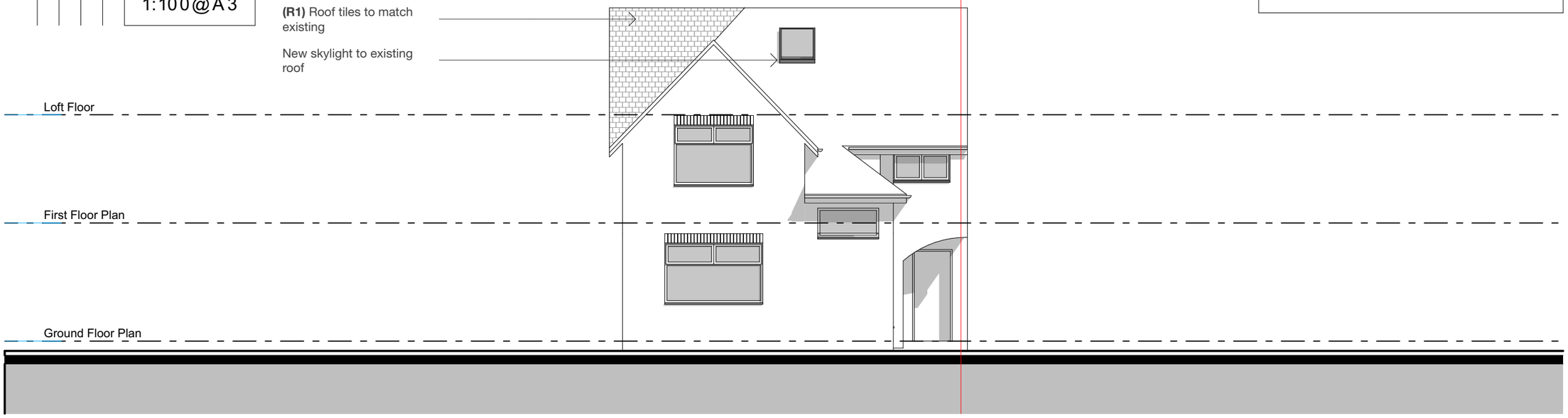
Elevations - Existing

Drawing Number **WD5.2**

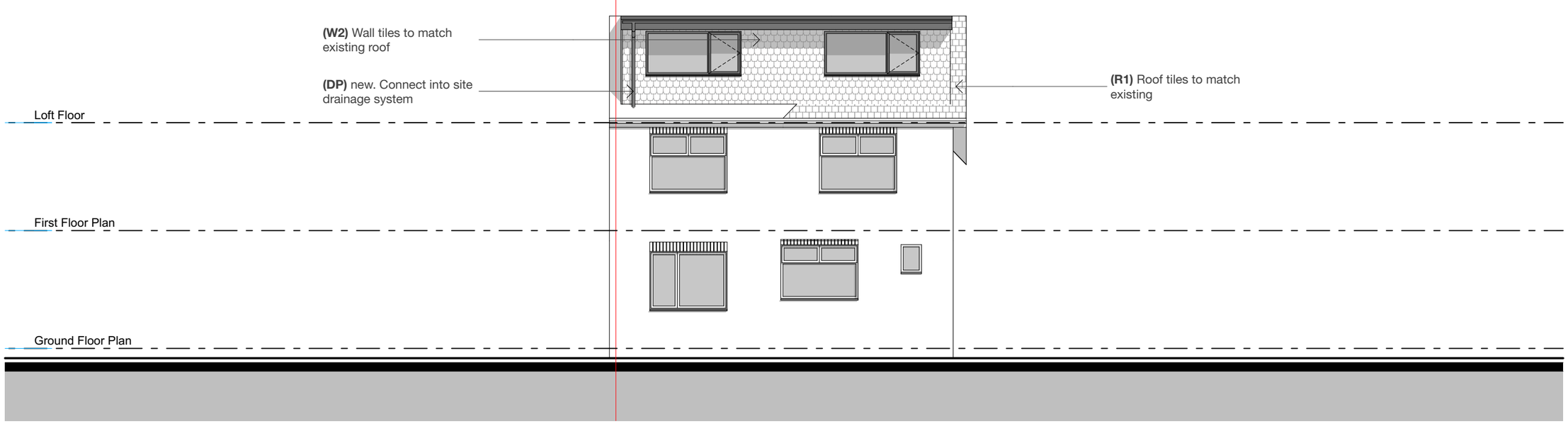
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed Front Elevation



Proposed Rear Elevation

Legend

ref.	refrigerator	B	boiler	OP	overflow
wo.	wall oven	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	FG	floor gully
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
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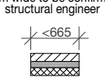
All opening sizes are to structural openings

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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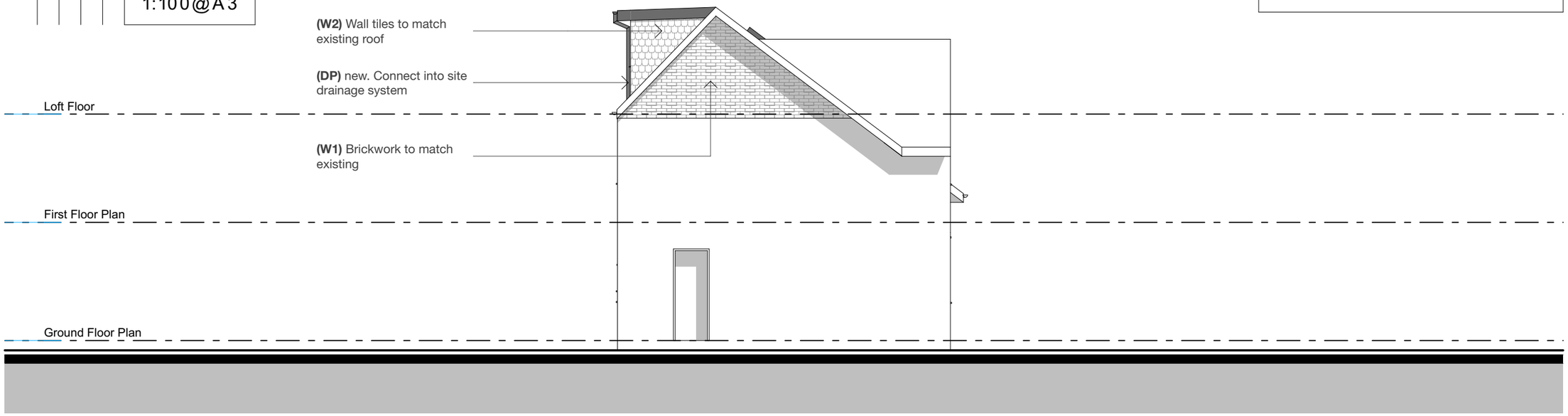
Elevations - Proposed

Drawing Number **WD5.3**

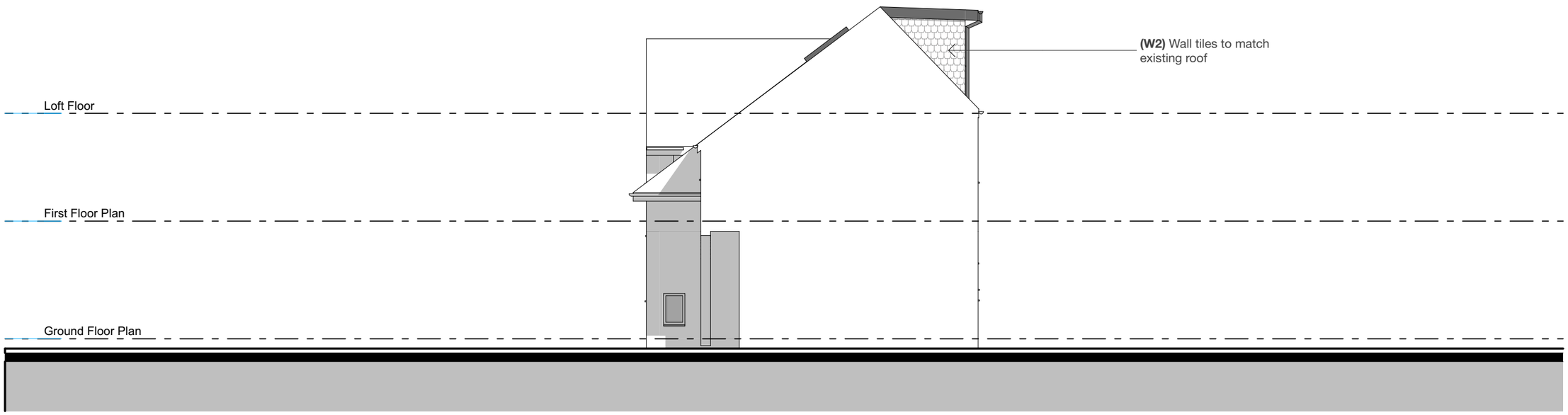
Scale **1:100 @ A3**

0 2 5

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Proposed Side Elevation



Proposed Side Elevation

Legend

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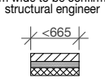
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Project Description

36 Walker Road, Manchester

Project Number **WAL036**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**