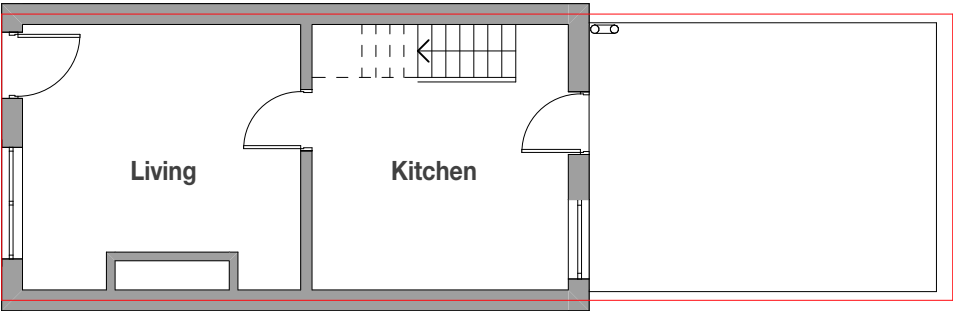
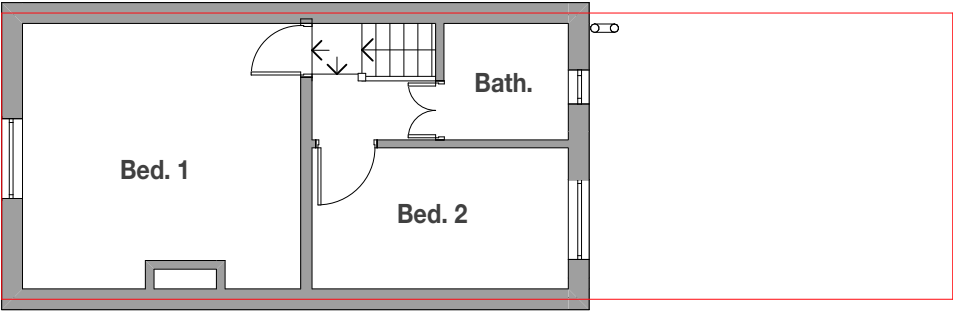




Existing - Ground Floor Plan



Existing - First Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	03.07.23

FOR PLANNING/
BUILDING CONTROL
APPROVAL



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Client
Antigoni Pisari & Antonios Kartsakis

Project Description
34 Thorn Grove, Withington

Project Number **TH0034**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

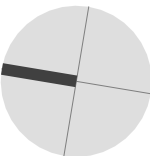
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[illegible]

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Antigoni Pisari & Antonios Kartsakis

Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

Plans - Proposed Plans

Drawing Number	Scale
----------------	-------

WD3 2 1:100 @ 1

WD3.2 1:100 @ A

Proposed Ground Floor Plan

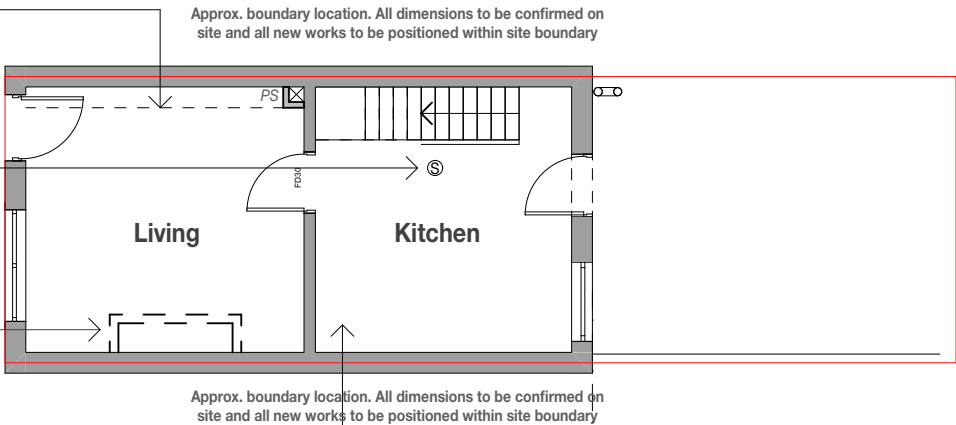


Bulkhead for plumbing above
shown dashed

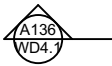
Provide interconnected and hard wired to mains smoke alarms at each landing level

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

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



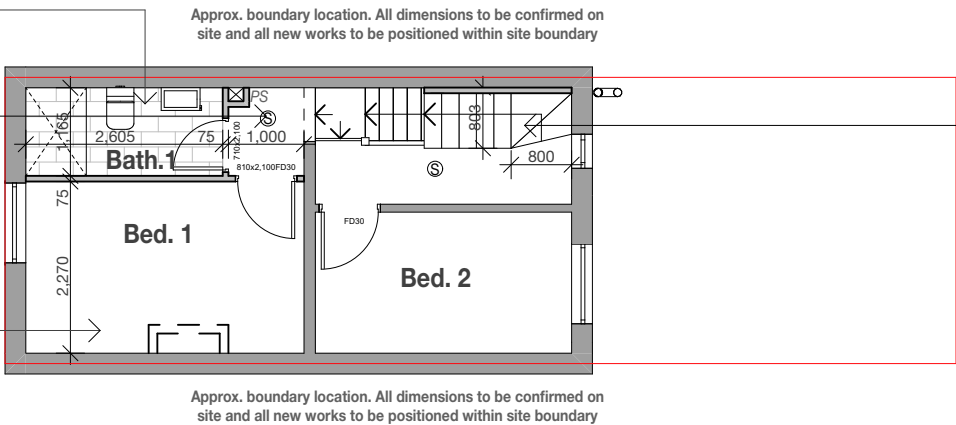
Proposed First Floor Plan



Provide 60l/s mechanical exhaust

Provide interconnected and hard wired to mains smoke alarms at each landing level

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



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°

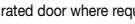
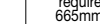
Maintain 2m head clearance.

Legend						
ref.	refrigerator	B	boiler	OP	overflow	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***
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	

Notes

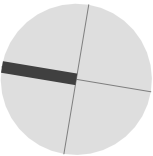
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****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  (w) x (h) FR sill height above FFL	Brickwork windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer  <665 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings
---	--

[illegible]

**FOR PLANNING/
BUILDING CONTROL
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Client

Antigoni Pisari & Antonios Kartsakis

Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

Plans - Proposed Plans

Drawing Number	Scale
----------------	-------

WD3 3 1:100 @ 1

WD3.3 1:100 @ A

Legend						Refer to General Notes For Details
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	

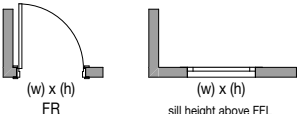
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Notes on setting out

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

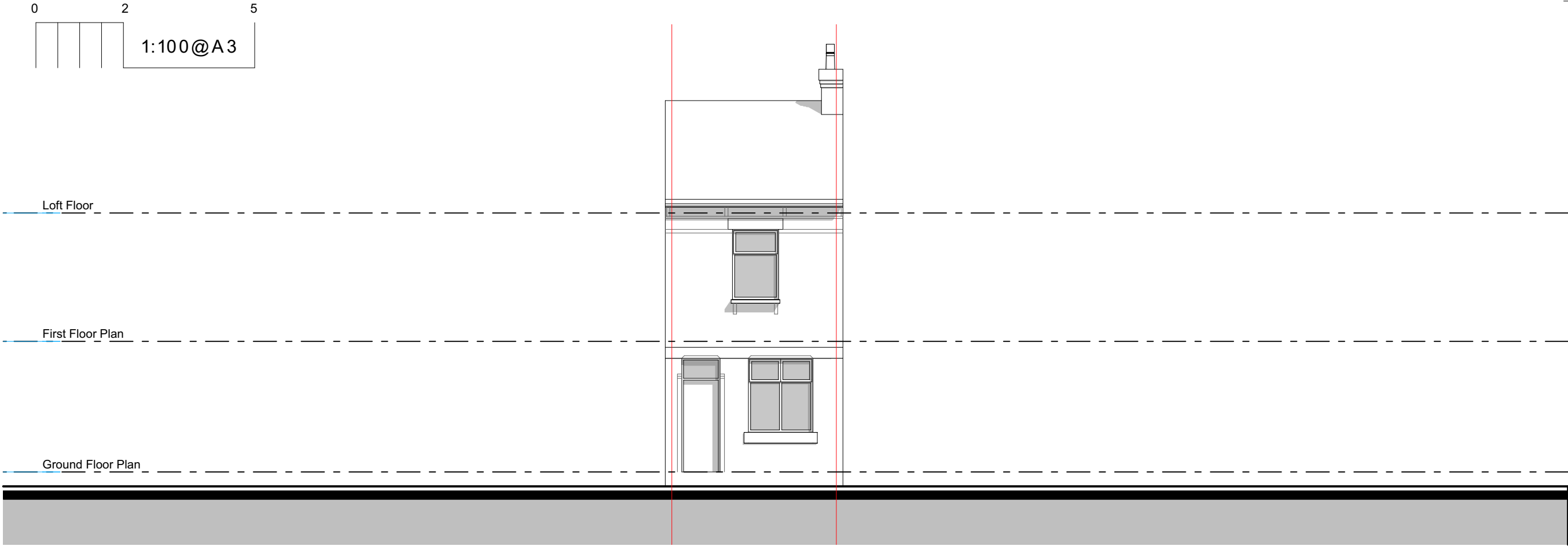


Brickwork

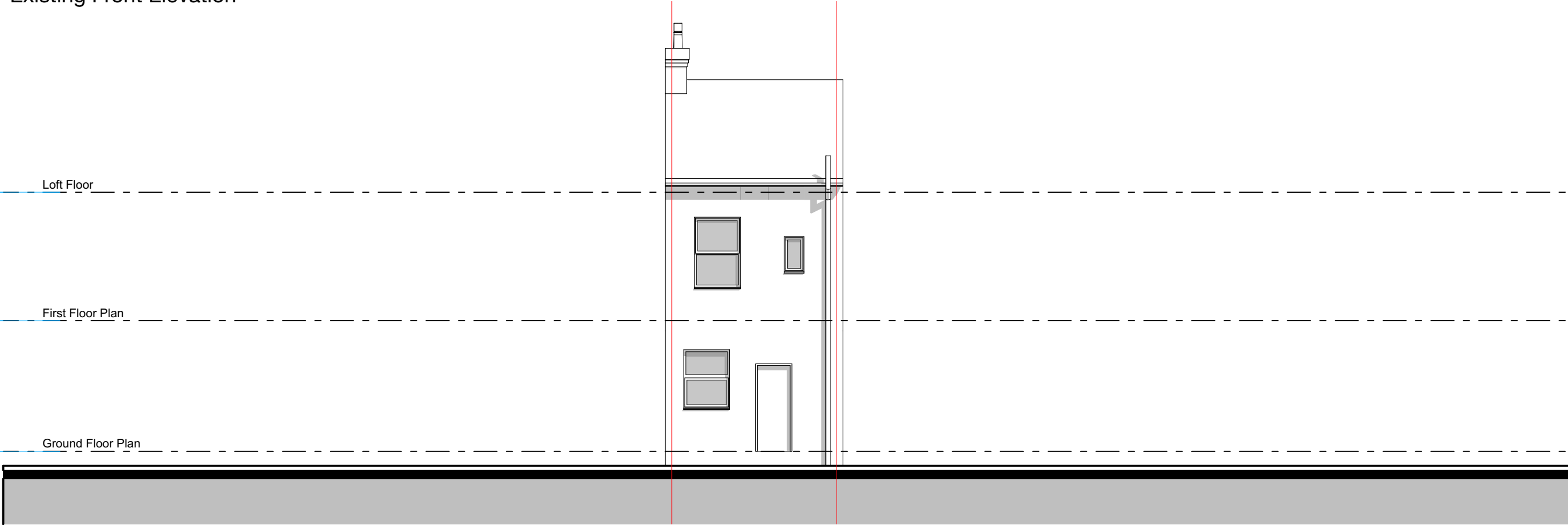
windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer



- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings



Existing Front Elevation



Existing Rear Elevation

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#	Initial Issue	03.07.23

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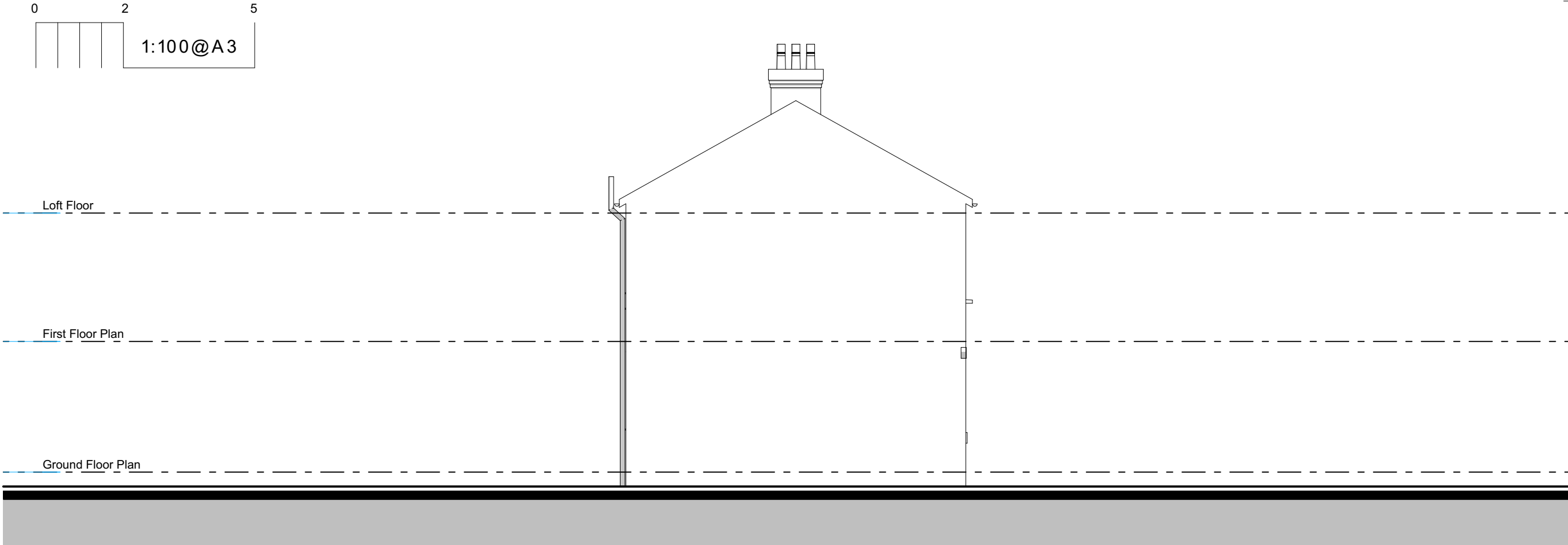
Project Description
34 Thorn Grove, Withington

Project Number TH0034
Drawing Title

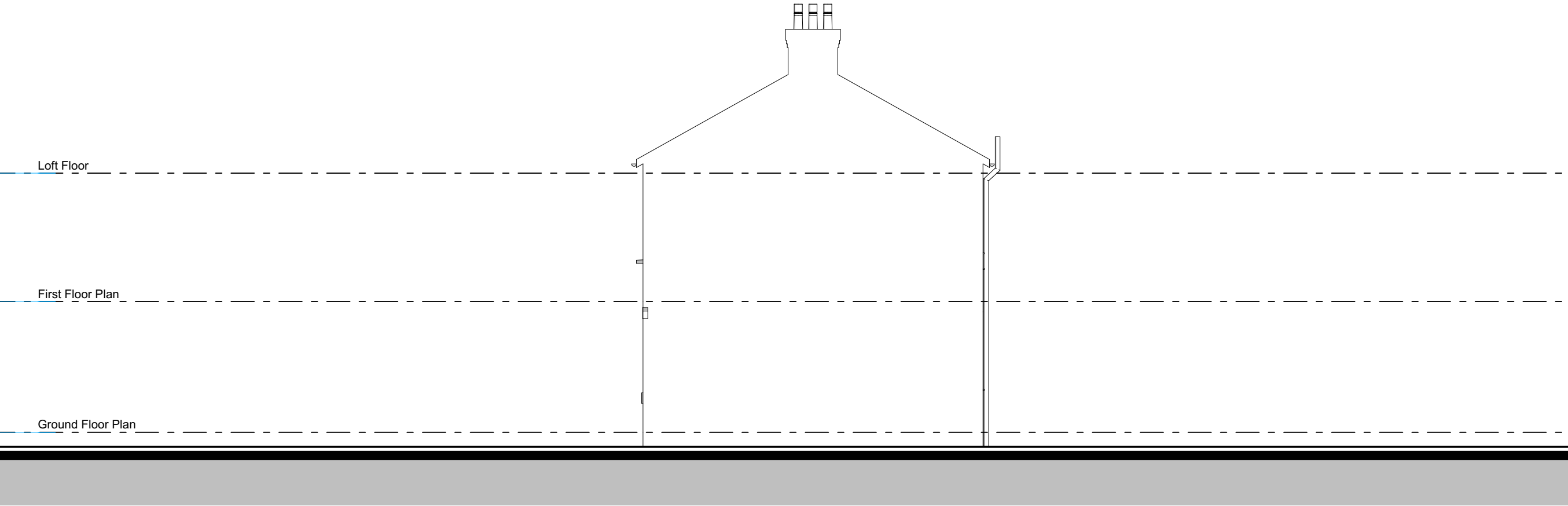
Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3



Existing Side Elevation



Existing Side Elevation

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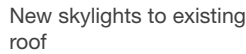
Project Description
34 Thorn Grove, Withington

Project Number TH0034
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



General Note:
All new materials shown hatched for clarity

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[illegible]

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— **(W2)** Wall tiles. Colour to match existing roof

Plumber to re-direct existing SVP to ensure the flue terminates above any window within a 3m radius or provide air admittance valve. Confirm exact approach with project building inspector

Legend						Refer to General Notes For Details
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	

Notes

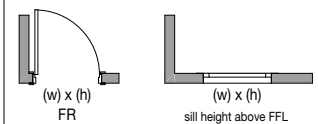
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- Confirm all finishes and materials with owner.

*****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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Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

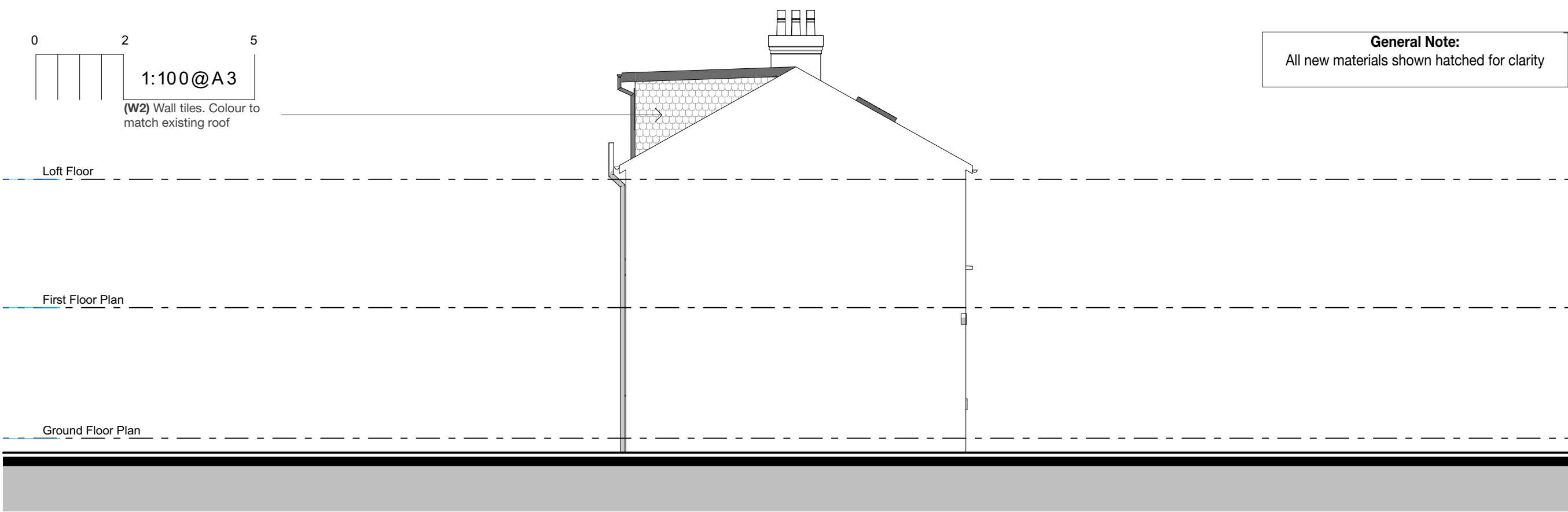
Elevations - Proposed

Drawing Number	Scale
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Scale

WD5.3

1:100 @ A3



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[illegible]

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Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
----------------	-------

WD5.4 1:100 @ A

1:100 @ A

Architectural elevation drawing of a house. The drawing shows a gabled roof with a chimney. Horizontal dashed lines indicate the levels of the Loft Floor, First Floor Plan, and Ground Floor Plan. A callout points to the roof tiles with the text "(W2) Wall tiles. Colour to match existing roof".

Legend						Refer to General Notes For Details
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	

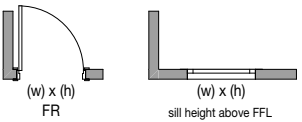
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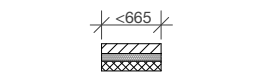
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windpost and restraint
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