

Scale Bars	TO BE USED ONLY AS GUIDANCE
1:50	mm
1:100	mm
1:200	mm
1:500	mm
1:1000	mm

NOTES

- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to agreed dimensions only.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files: -
12000-AEW-XX-XX-MS-A-0001

CDM 2015

Client notified of duties: **Date**
Principal Designer: **Name/Company**
Unless noted below, all known hazards have been highlighted on the drawing.

KEY

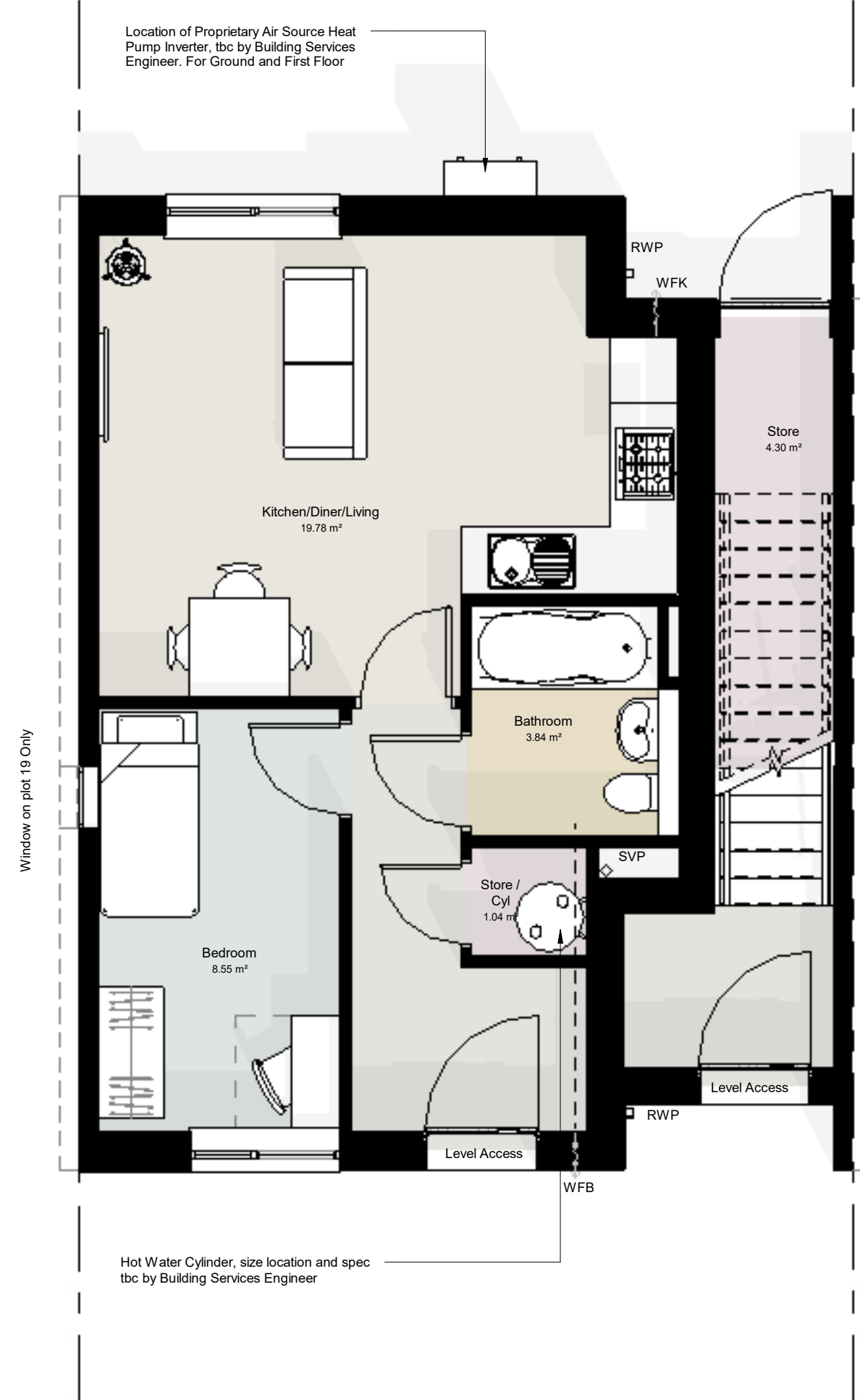
- RWP Rain water
- RWD Rain water
- SVP Soil Vent pipe
- AAV Air Admittance Valve
- WFB Wall mounted bathroom extract fan
- CFB Cavity Fie
- WFK Wall mounted kitchen extract fan
- BF Boiler
- EXL Low Energy External light fitting with RFL sensor (min efficacy of 40 lumens per circuit watt) to comply with SBC
- L Glazing with laminated glass outer
- T Glazing with toughened inner
- E Egress windows to comply with building Regulations
- OB Glazing with Obscure
- G Gas
- E Electricity Meter
- RL Roof Light
- AH Access Hatch

Area Schedule (GIA) Ground Floor Apartment	
Level	Area

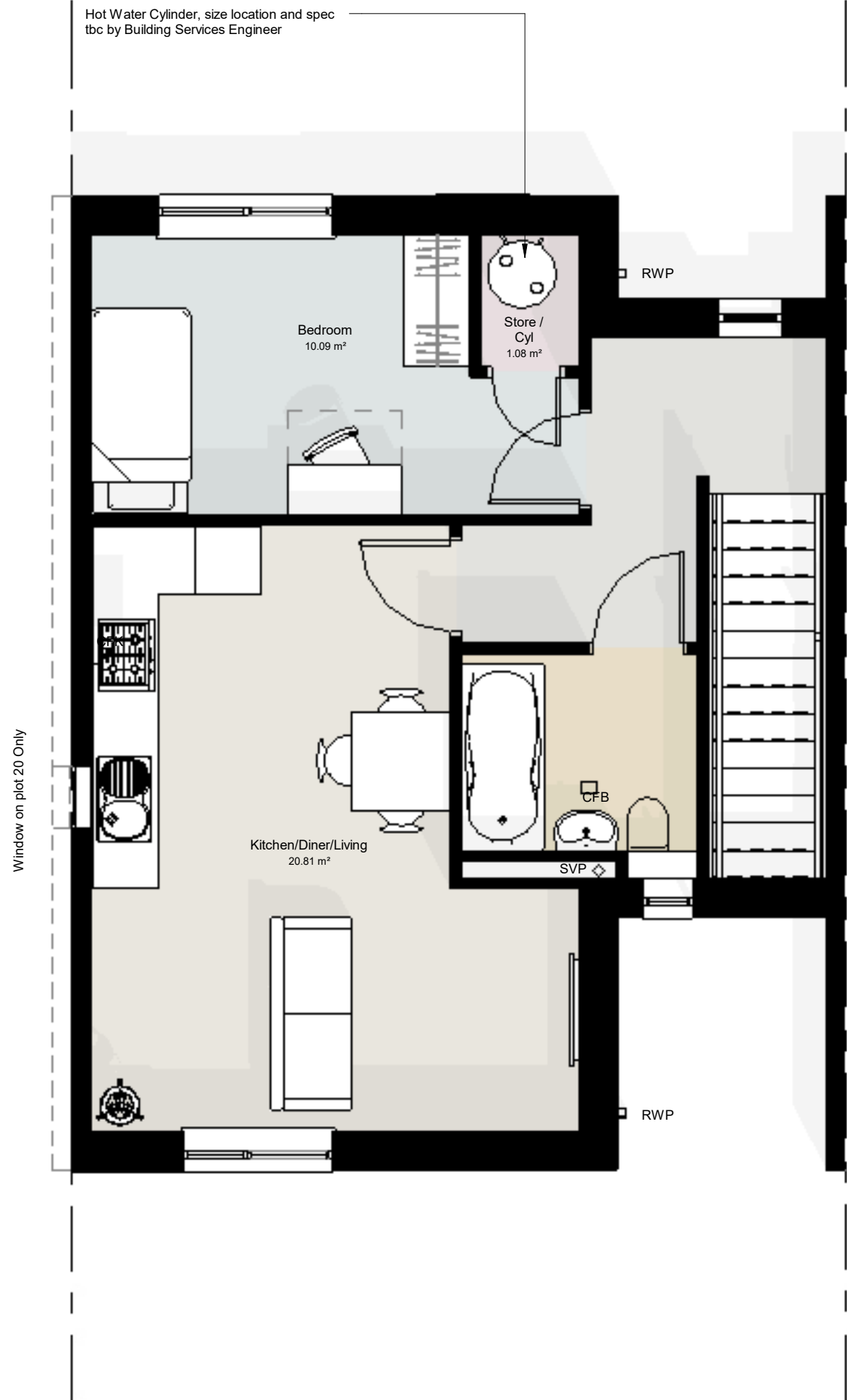
Ground Floor Apartment	
Ground Floor Apartment	40.7 m ²
First Floor Apartment	40.7 m ²

Area Schedule (GIA) First Floor Apartment	
Level	Area

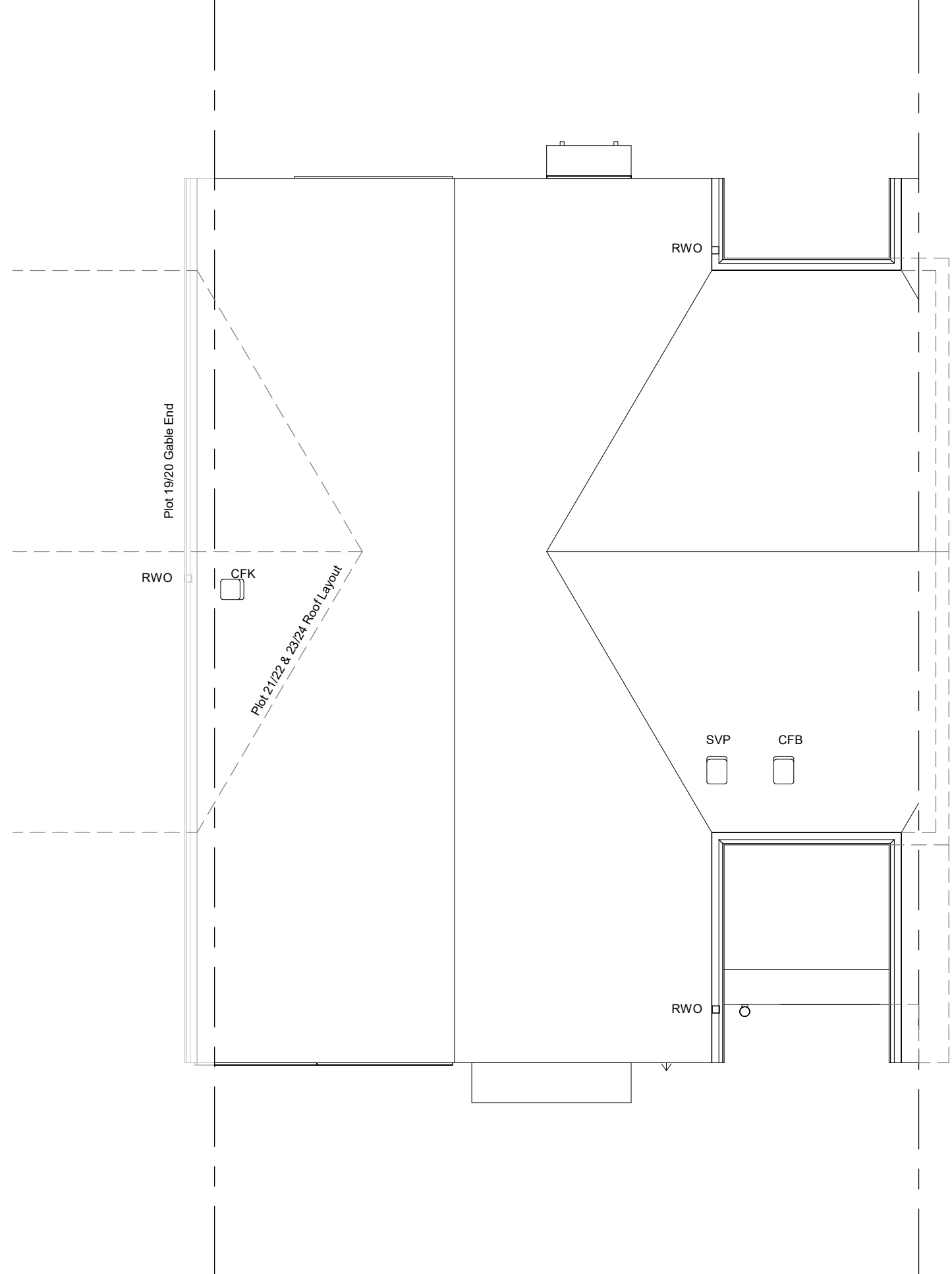
First Floor Apartment	
First Floor Apartment	50.8 m ²
First Floor Apartment	50.8 m ²



Ground Floor
Scale @ 1 : 50



First Floor
Scale @ 1 : 50



Roof Plan
Scale @ 1 : 50



Front Elevation
Scale @ 1 : 50



Rear Elevation
Scale @ 1 : 50



Side Elevation 1
Scale @ 1 : 50



Side Elevation 2
Scale @ 1 : 50

PI3 15.06.23	Issued for Planning	BA	GS
PI2 06.06.23	Revised following oversteering and passthrough review	KJ	DS
PI1 26.11.21	Initial Issue	DAL	BR
Rev	Date	Description	Drawn By
Status	Purpose of Issue	Checked By	
S2	For Information		
drawing stage	Concept Design		
client	Mosscaire St. Vincent's		
project	Parkmount Road, Harpurhey		
drawing title	House Type 3 - 1B1P		
date	26/11/21	drawn	DAL
scale @ A0	1 : 50	checked	BR