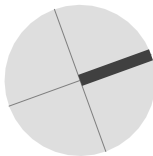




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[illegible]

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**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client

Joshua Silver & David Dawson

Project Description

12 Hardy Ave, Chorlton

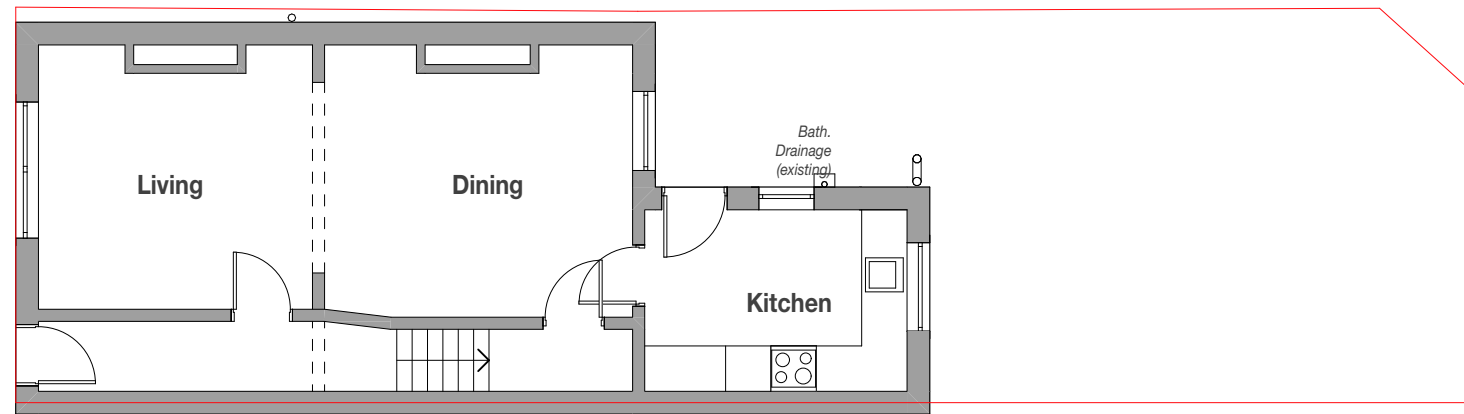
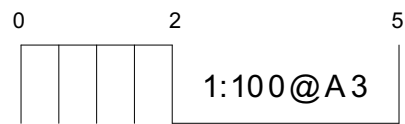
Project Number **HAR012**

Drawing Title

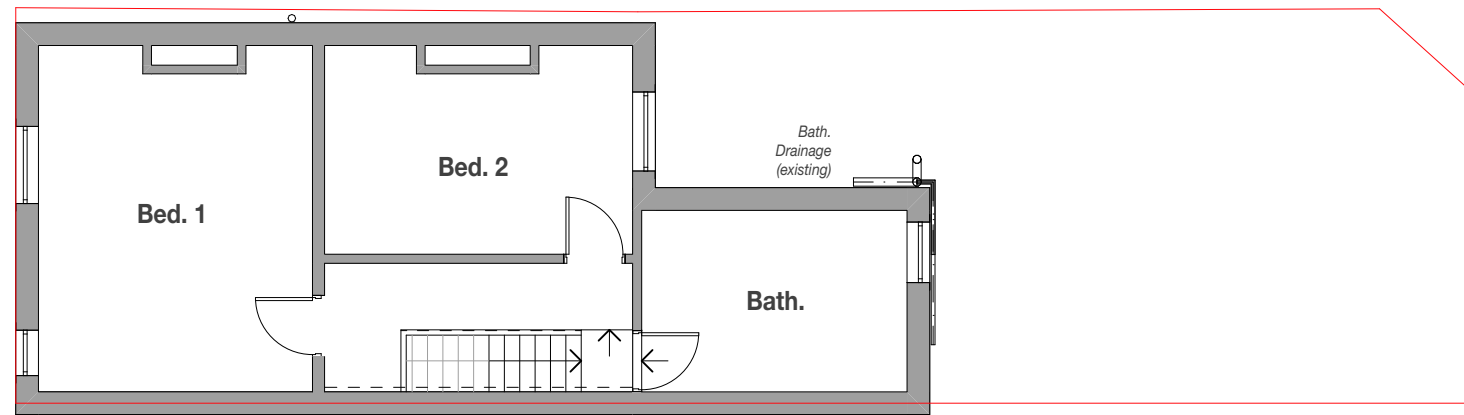
Site Plan - Proposed

Drawing Number	Scale
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WD2.2 1:200 @ A



Existing - Ground Floor Plan



Existing - First Floor Plan

NOTES

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Drawing Title

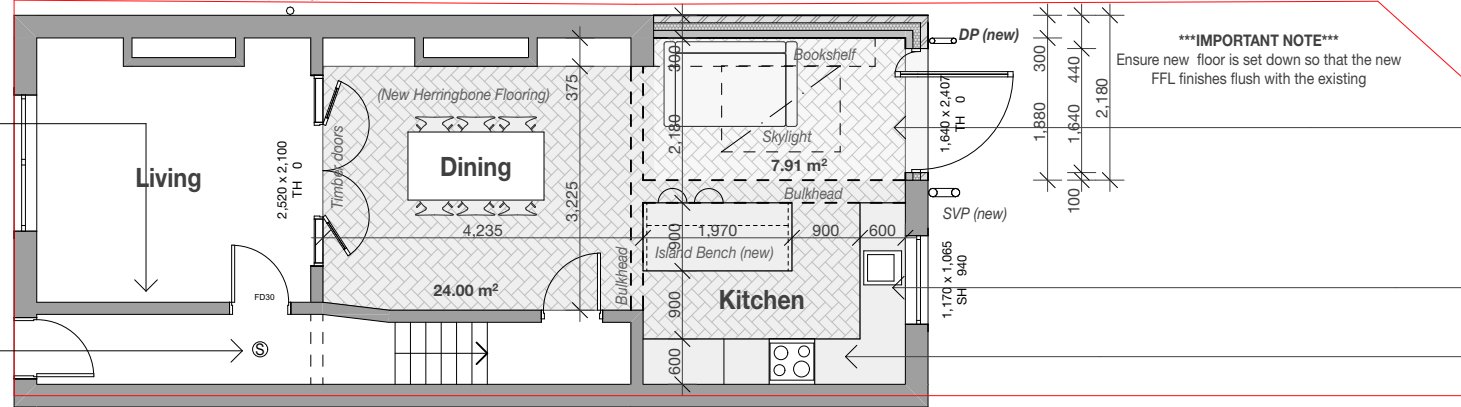
Plans - Existing

Drawing Number	Scale
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WD3.1 1:100 @ A

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

SVP (existing)



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

Provide rebate to structural flooring to allow door threshold to finish flush with internal FFL. Confirm required depth with window/door manufacturer and allow additional height to door, typical for all external opening doors

- Existing kitchen to be retained.

- Confirm floor finishes with owner.
- All products to have slip resistant finishes

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

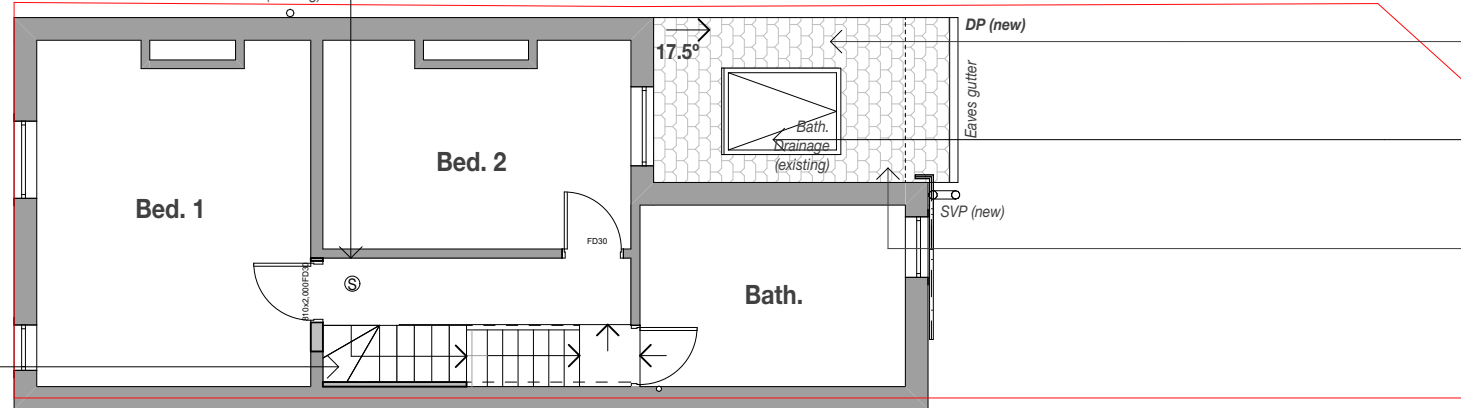
Provide interconnected and hard wired to mains smoke alarms at each landing level

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.

SVP (existing)



— Contractor to ensure new roof tiles are suitable for noted pitch

- 1142(w) x 1600 (l) velux roof window.
- Confirm blind and opening requirements with owner

- Connect new downpipe and gully into site drainage system

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

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[illegible]

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Project Description

12 Hardy Ave, Chorlton

Project Number **HAR012**

Drawing Title

Plans - Proposed Plans

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

Scale

WD3 2

1:10

WD3.2

1:100 @ A3

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	

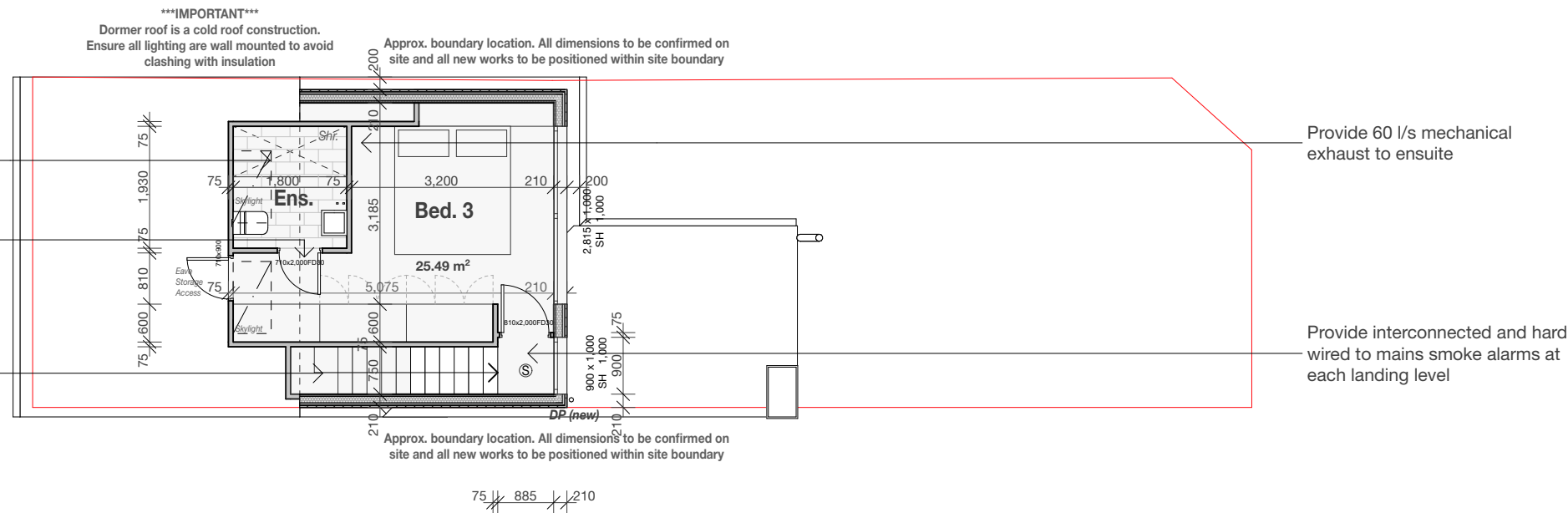
Notes

- 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	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required  (w) x (h) FR  (w) x (h) sill height above FFL	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

Provide handrail to new dormer stairs. Final details of handrail and staircase as developed by the specialist fabricator to be submitted for comment / approval to building control prior to fabrication. Ensure all balustrades to stair flights are min. 900mm above the pitch line of the stairs and 1100mm above the finished floor level on landings. Balustrades are to be designed to comply with BS6180 and be capable of resisting the forces set out in table 4 BS6399 to suit escape routes within the building.



Proposed Loft Floor Plan

NOTES
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[illegible]

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Client

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Project Number **HAR012**

Drawing Title

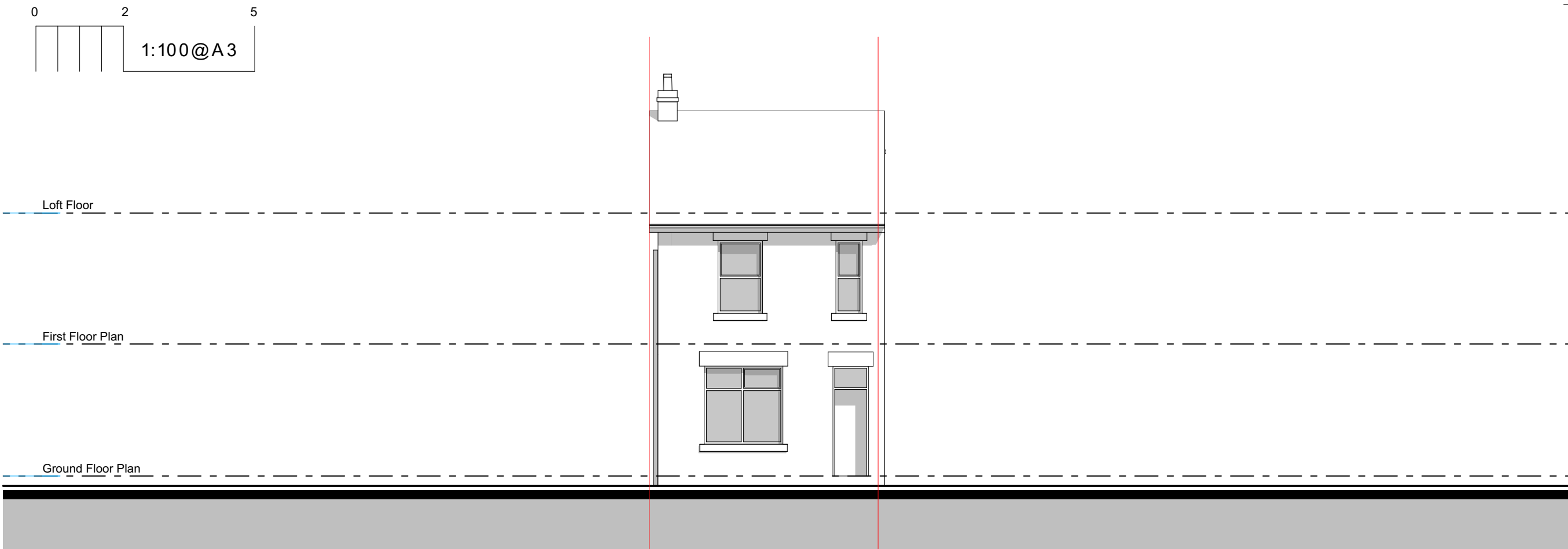
Plans - Proposed Plans

Drawing Number	Scale
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WD3.3 1:100 @ /

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 - 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
---	---



Existing Front Elevation

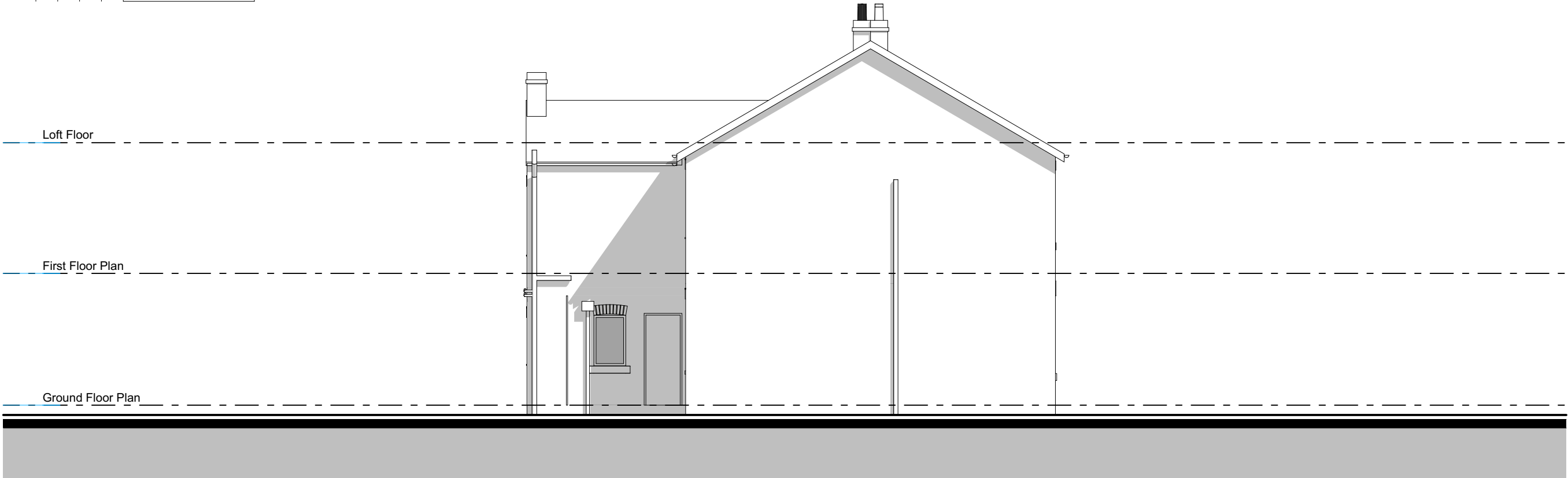
Loft Floor

First Floor Plan

Ground Floor Plan

[illegible]

WD5.1 1:100 @ A



The diagram illustrates a cross-section of a house. The roof is shown with a chimney on the left side. The house is divided into three horizontal sections by dashed lines: the top section is labeled 'Loft Floor', the middle section is labeled 'First Floor Plan', and the bottom section is labeled 'Ground Floor Plan'. The ground floor is shaded in grey. The first floor is a rectangular area. The loft floor is the area above the first floor, extending to the roofline. The dashed lines represent the boundaries between these levels.

NOTES

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[illegible]

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Client

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Project Number **HAR012**

Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 **1:100 @ A3**



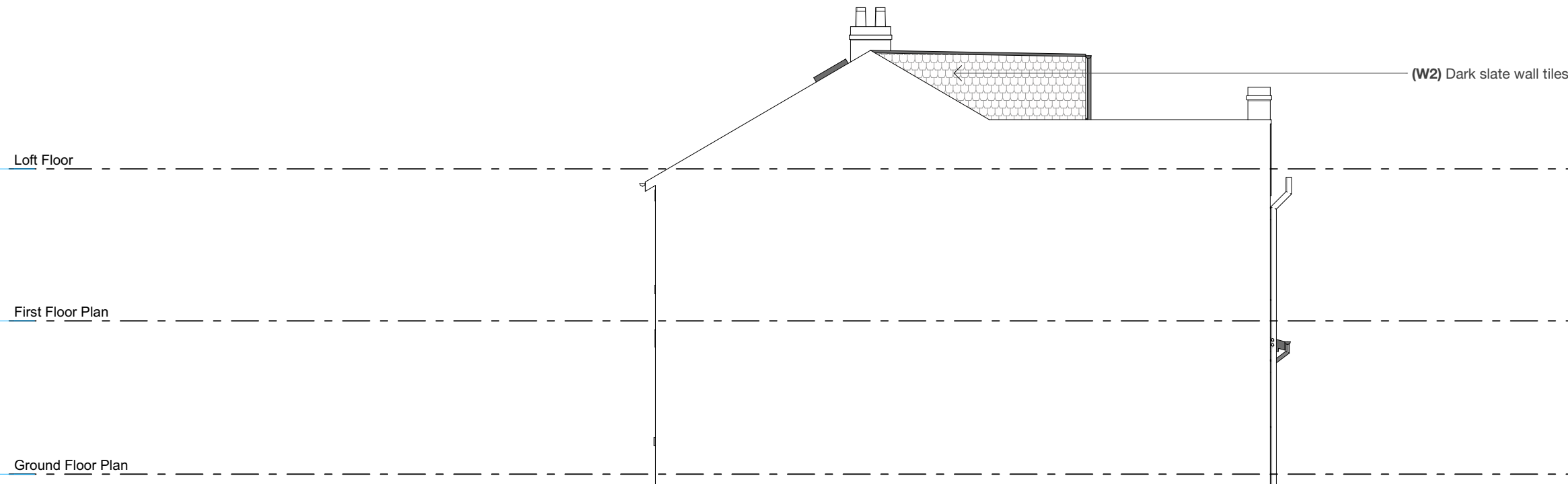
General Note:
All new materials shown hatched for clarity

NOTES
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[illegible]

Proposed Side Elevation



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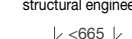
Elevations - Proposed

Drawing Number	Scale
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WD5.4 1:100 @

1:100 @ A3

Proposed Side Elevation

Legend						Notes	Notes on setting out	Brickwork	
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***	***All opening sizes are to structural openings*** FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer	
wo.	dish oven	W1	wall type 1	HOP	hopper		- 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***		
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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				