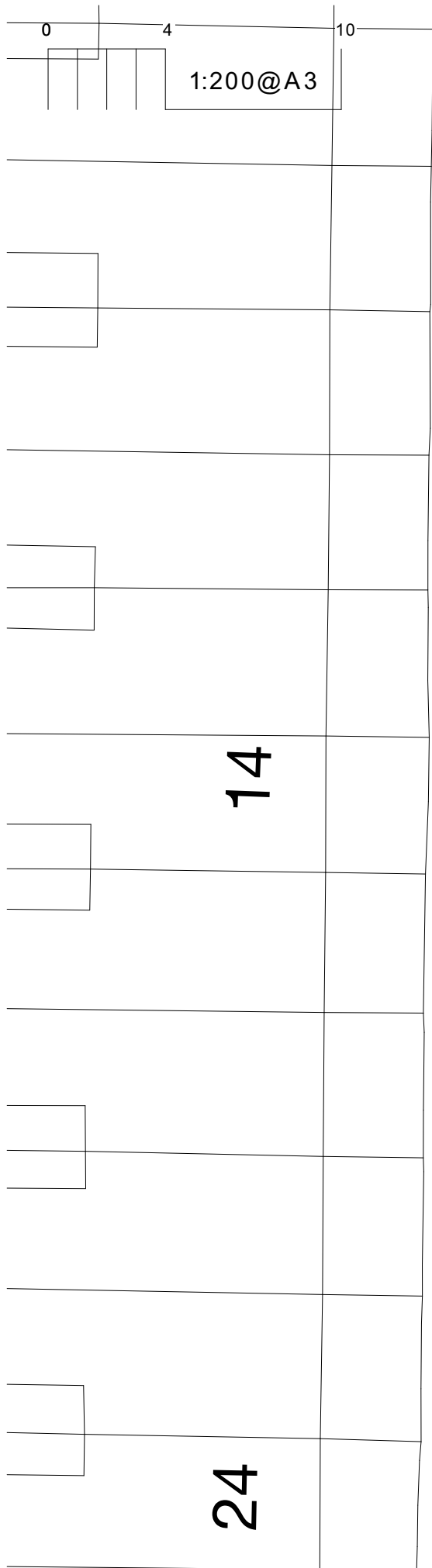
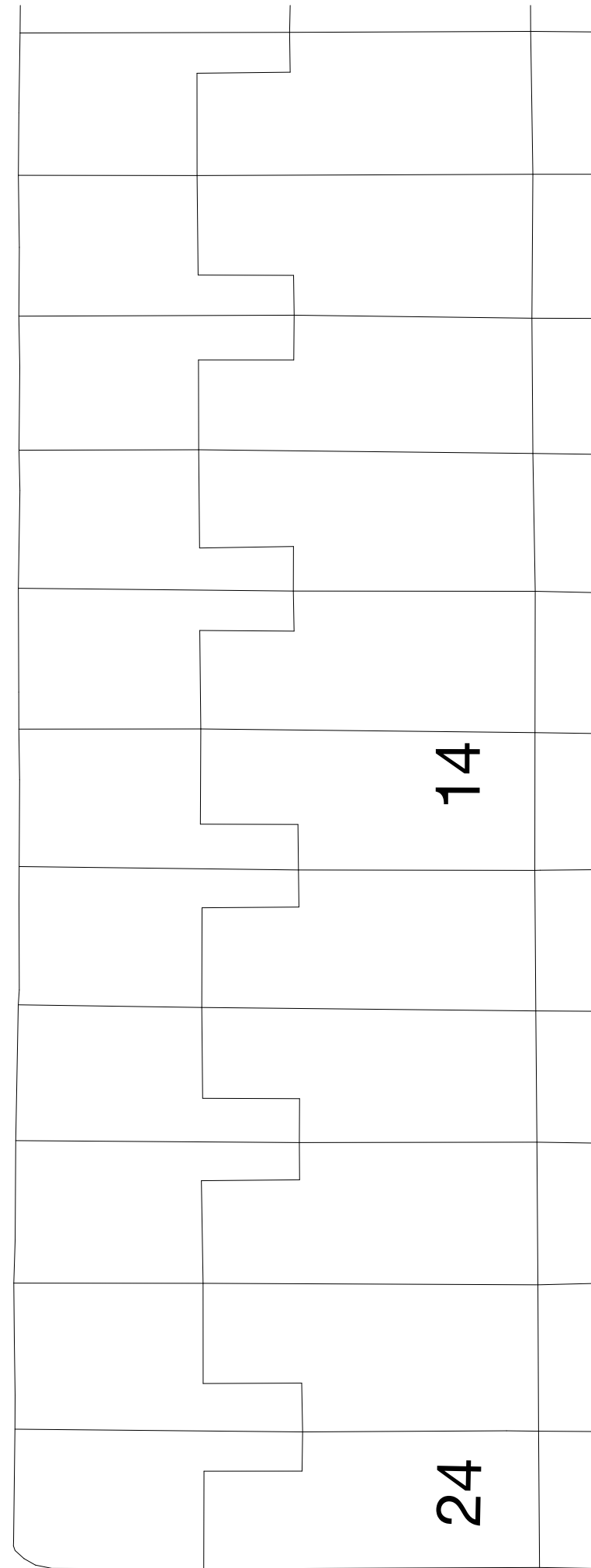
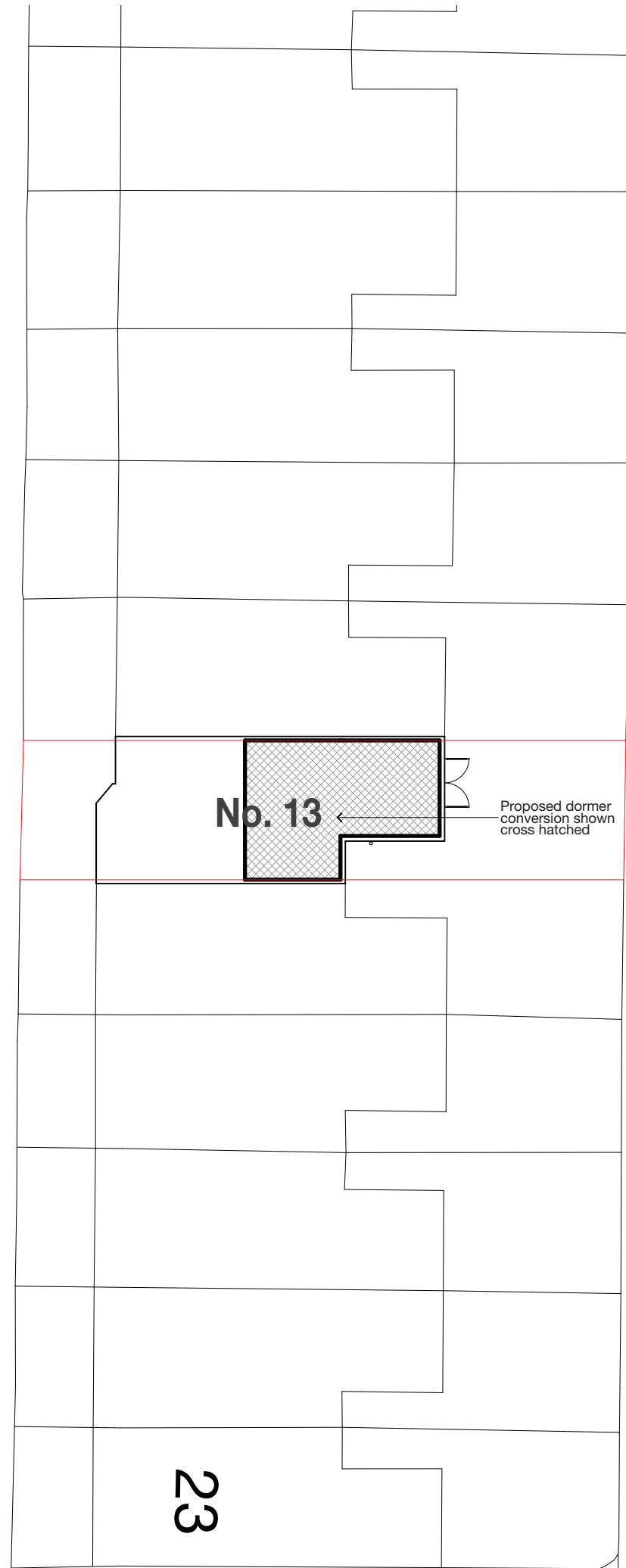




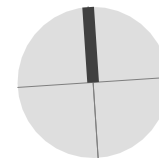
TLOCK AVENUE



NOTES

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[illegible]

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**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client

Camilla Duncan

Project Description

13 Matlock Ave, Manchester

Project Number **MAT013**

Drawing Title

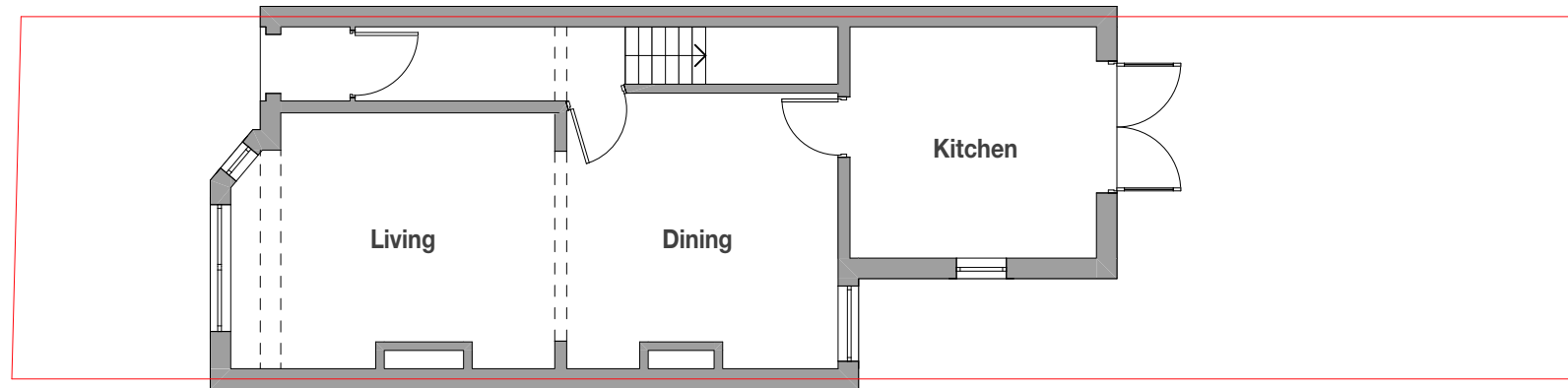
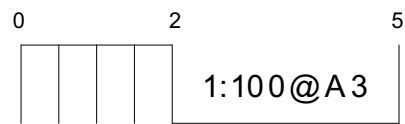
Site Plan - Proposed

Drawing Number

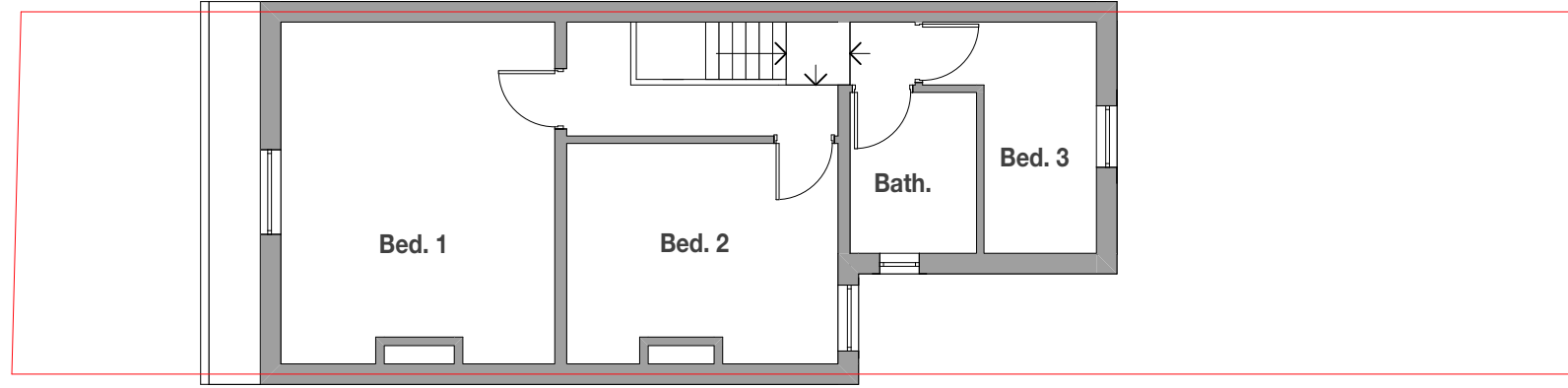
Scale

WD2.2

1:200 @ A3



Existing - Ground Floor Plan

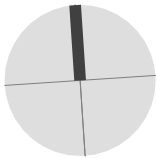


Existing - First Floor Plan

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[illegible]

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Project Number **MAT013**

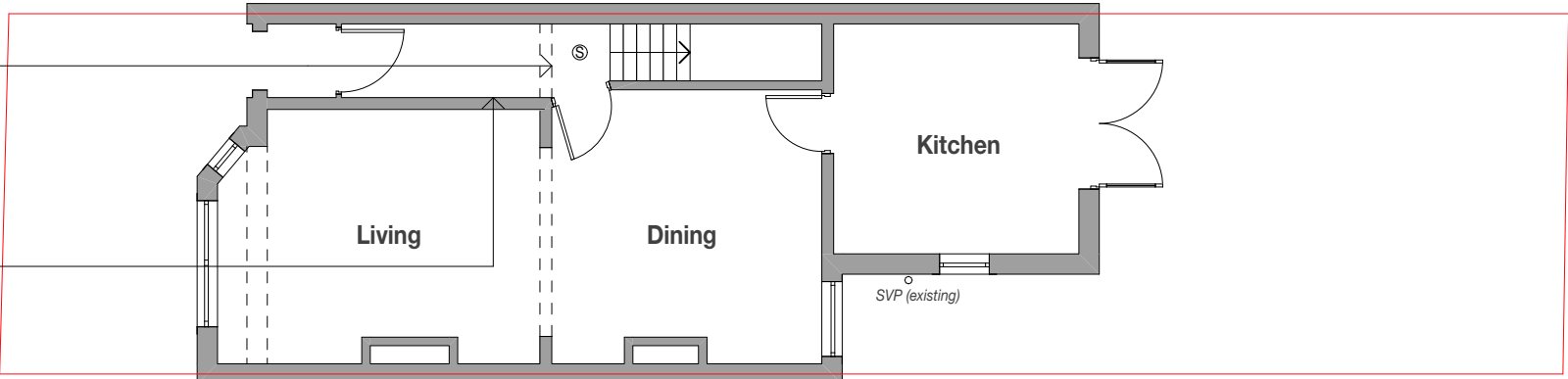
Drawing Title

Plans - Existing

Drawing Number	Scale
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WD3.1 1:100 @ A

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



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Project Description

13 Matlock Ave, Manchester

Project Number	MAT013
Drawing Title	Plans - Proposed Ground Floor Plan
Drawing Number	Scale

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	

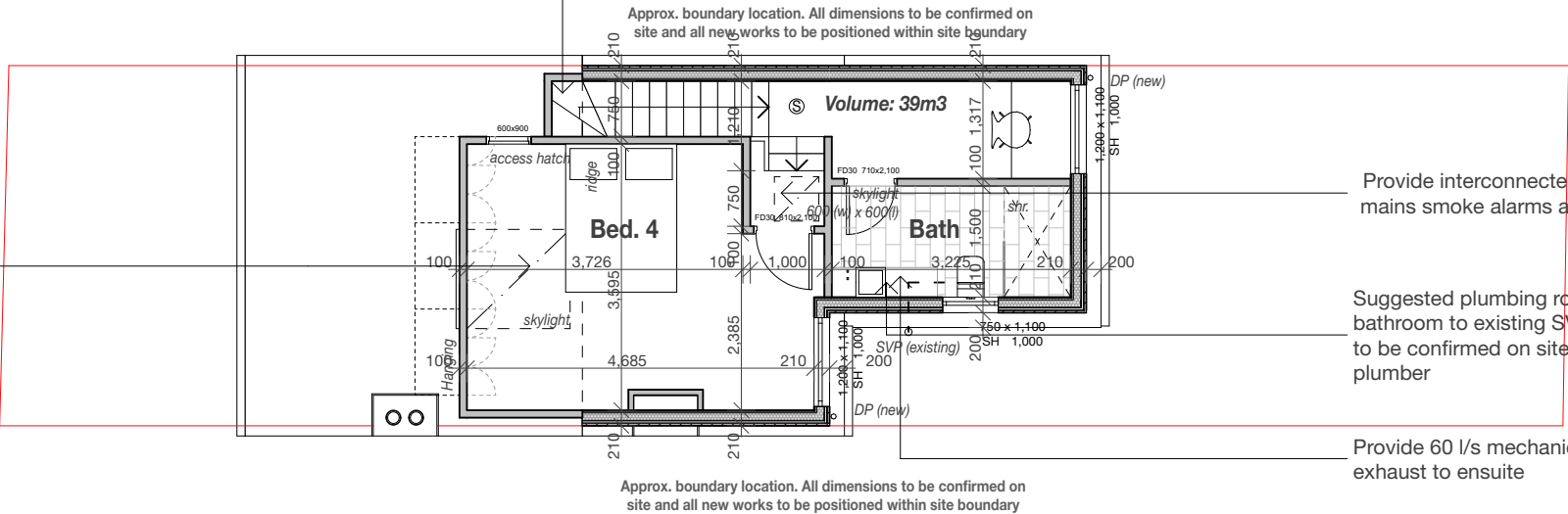
Notes - Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings - All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash locations 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 ***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
---	--

1:100 @ A3

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.

*****IMPORTANT*****
Dormer roof is a cold roof construction. Ensure all lighting are wall mounted to avoid clashing with insulation

1340 (w) x 1600 (l) velux roof window.
Confirm blind and opening requirements
with owner



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

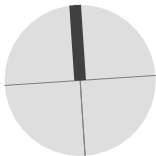
Suggested plumbing route from proposed bathroom to existing SVP. Exact approach to be confirmed on site with contractor/plumber

Provide 60 l/s mechanical exhaust to ensuite

NOTES

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[illegible]

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Project Description

13 Matlock Ave, Manchester

Project Number **MAT013**

Drawing Title

Plans - Proposed Loft Level

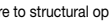
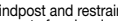
Drawing Number

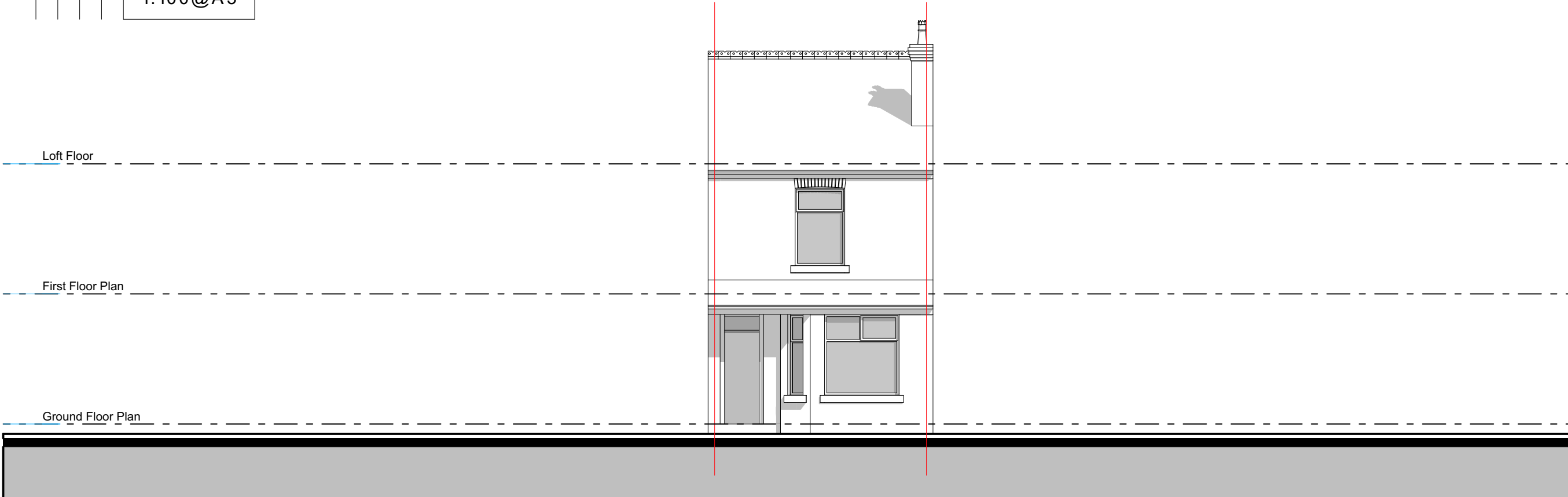
Scale

WD3.4

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	

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---	---



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[illegible]

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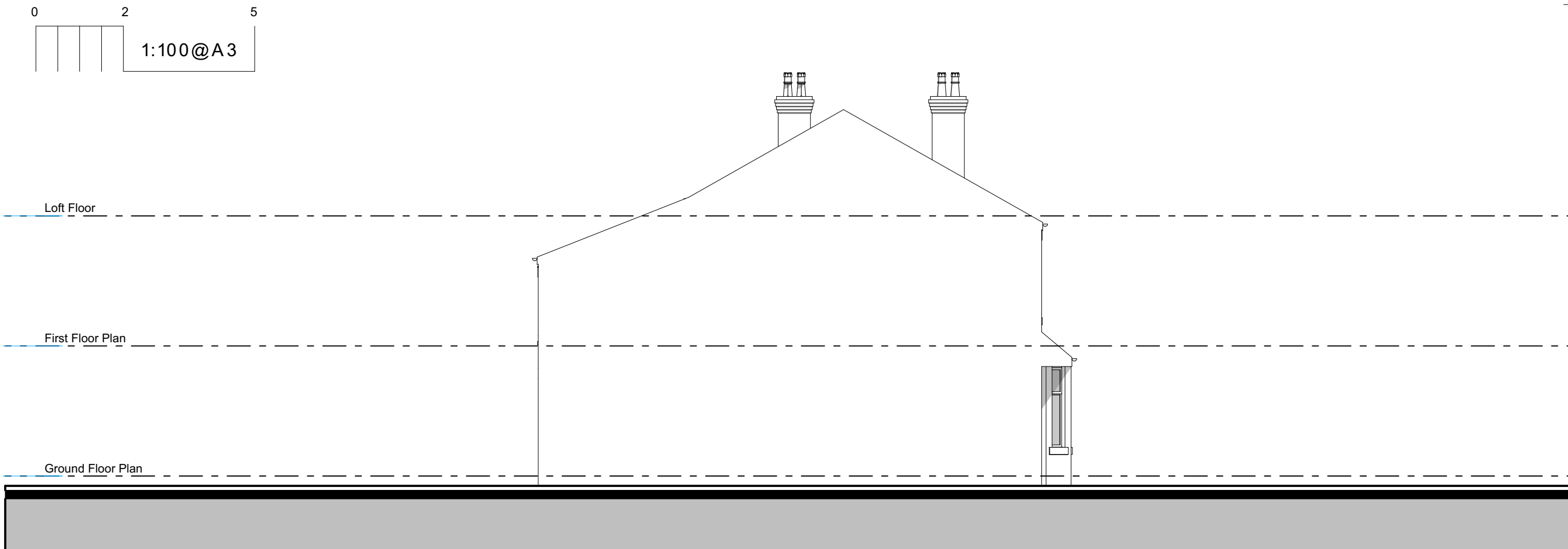
Project Number **MAT013**

Drawing Title

Elevations - Existing

Drawing Number	Scale
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WD5.1 1:100 @ A



Existing Side Elevation

Loft Floor

First Floor Plan

Ground Floor Plan

Existing Side Elevation

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[illegible]

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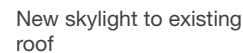
Project Number **MAT013**

Drawing Title

Elevations - Existing

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

WD5.2 1:100 @ A



General Note:
All new materials shown hatched for clarity

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[illegible]

Proposed Front Elevation



Proposed Rear Elevation

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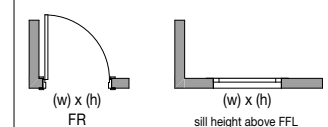
- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**

- 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



	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

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Project Number **MAT013**

Drawing Title

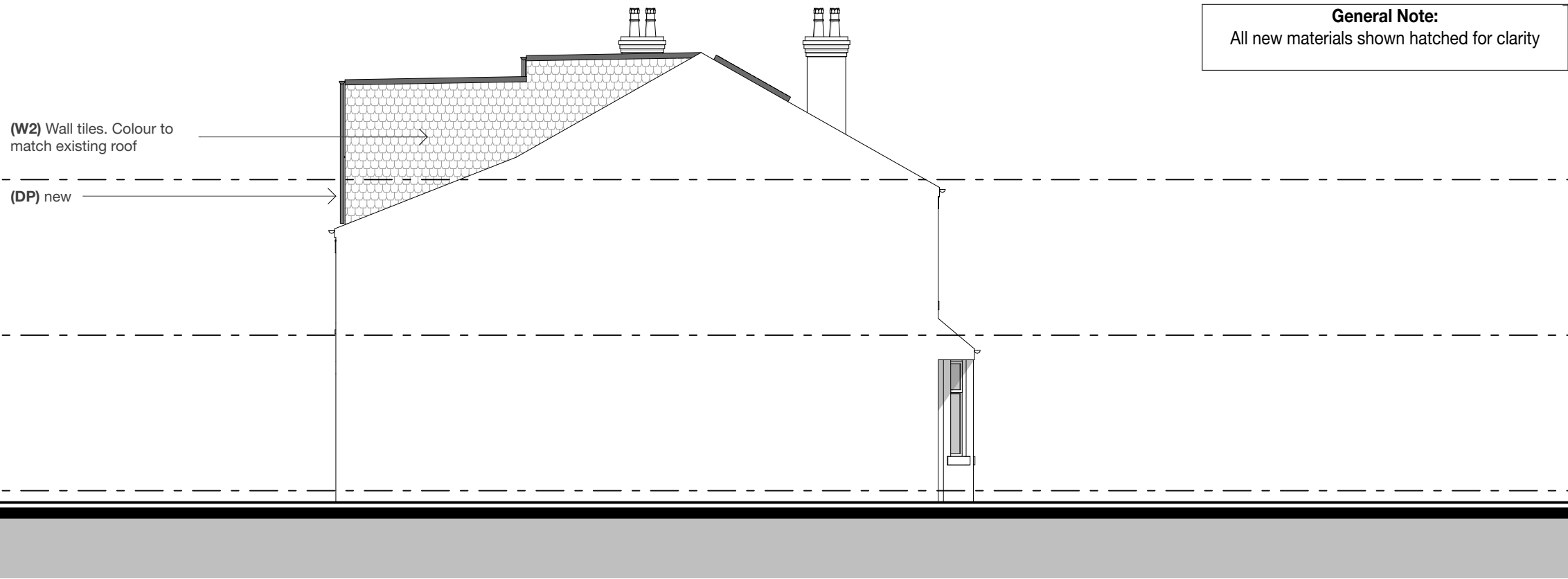
Elevations - Proposed

Drawing Number	Scale
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Scale

WD5.3

1:100 @ A3



Architectural elevation drawing of a building facade. The drawing shows a gabled roof with two chimneys. The main body of the building is white. The roof is shown with a pattern of wall tiles. A small window is visible on the right side of the facade. The drawing is annotated with the following text:

- Loft Floor
- First Floor Plan
- Ground Floor Plan
- Opaque glazing
- (W2) Wall tiles. Colour to match existing roof
- (DP) new

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	
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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 (w) x (h) 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
---	---

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[illegible]

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Project Number **MAT013**

Drawing Title

Elevations - Proposed

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

WD5.4 1:100 @ A3