

26 Sandbach Ave, Manchester

alterations and additions to an existing residence

Schedule of Documentation

(A) Written Specification:
general notes & basic specification

(B) Drawings:
drawing no. drawing title

- WD2.1 Location Plan
- WD2.2 Site Plan - Proposed
- WD3.1 Plans - Existing
- WD3.2 Plans - Proposed Ground Floor
- WD3.3 Plans - Proposed First Floor
- WD4.1 Section A - A
- WD5.1 Elevations - Existing
- WD5.2 Elevations - Existing
- WD5.3 Elevations - Proposed



Client:

Showgatul & Sadika Chowdhury

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.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

[illegible]

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**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client

Showgatul & Sadika Chowdhury

Project Description

26 Sandbach Ave, Manchester

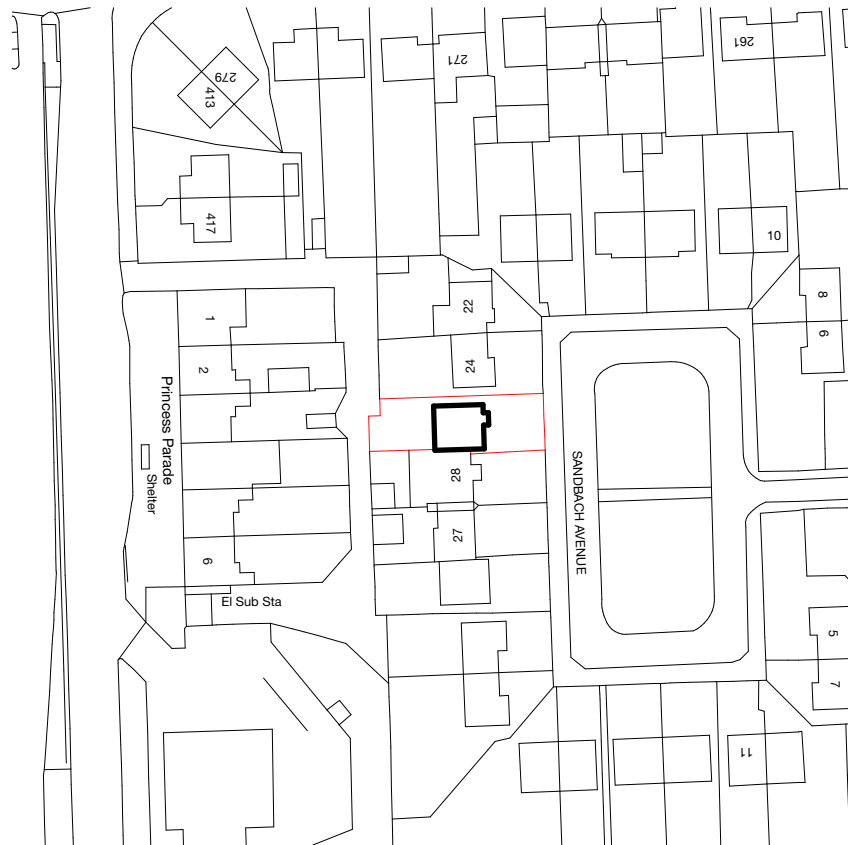
Project Number **SAN026**

Drawing Title

Location Plan

Drawing Number	Scale
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WD2.1 1:1250 @ A3



The site plan shows a residential property at 28 Sandbach Avenue. The property is bounded by Sandbach Avenue to the north and a red line to the south. The plan includes the following features:

- Proposed single storey extension:** A rectangular area on the right side of the property, shaded with diagonal lines, with an arrow pointing to it from the label.
- Proposed new front porch:** A small rectangular area on the left side of the property, shaded with diagonal lines, with an arrow pointing to it from the label.
- Existing structures:** A large rectangular building footprint on the left, a smaller rectangular building footprint on the right, and a small rectangular structure on the far right.
- Neighboring properties:** Properties 27 and 28 are located to the north, and properties 24 and 22 are located to the south.

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[illegible]

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Project Number **SAN026**

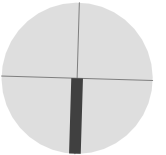
Drawing Title

Site Plan - Proposed

Drawing Number	Scale
WD2.2	1:200 @ A

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Project Description

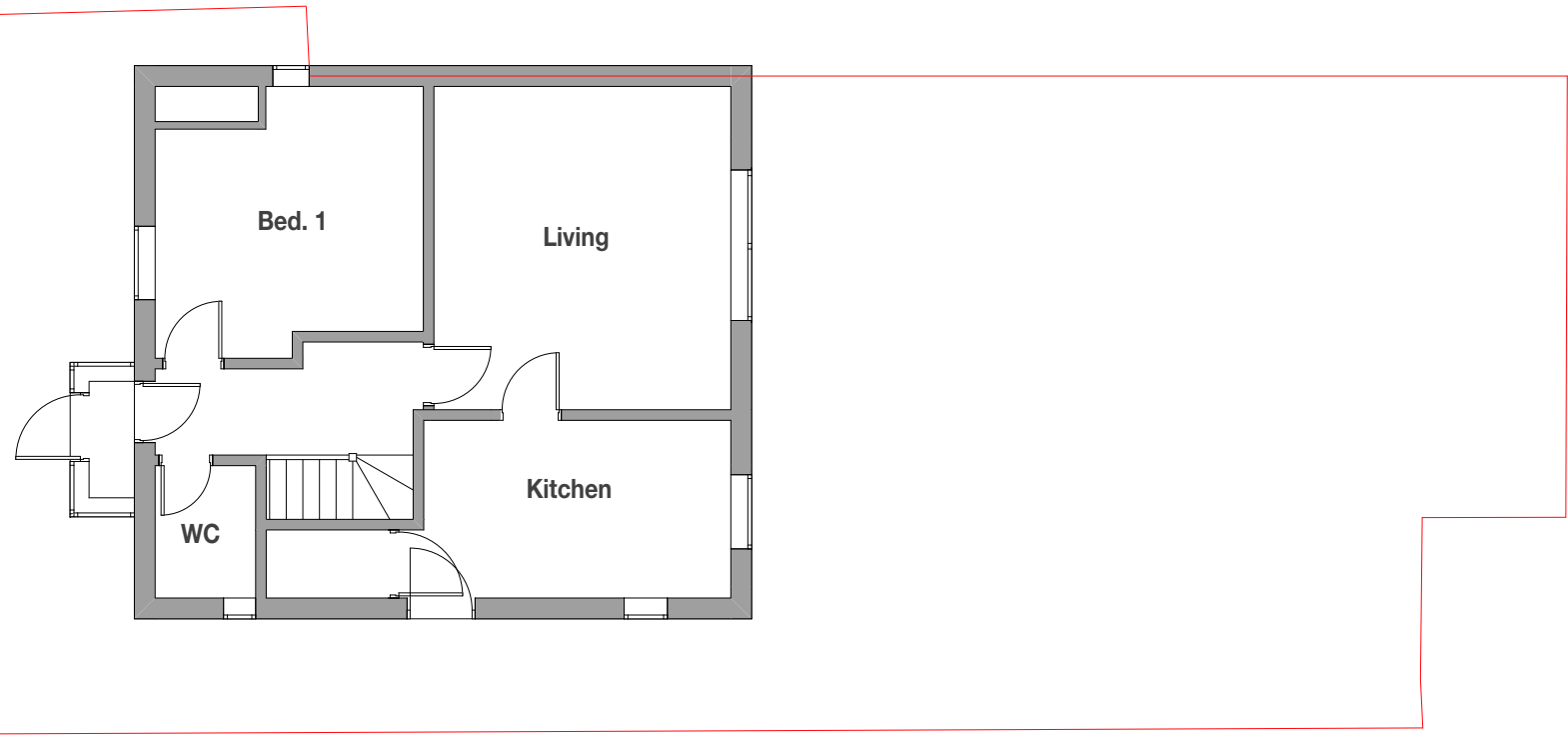
26 Sandbach Ave, Manchester

Project Number **SAN026**

Drawing Title

Plans - Existing

Drawing Number	Scale
WD3.1	1:100 @ A

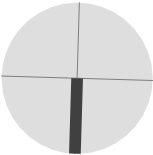
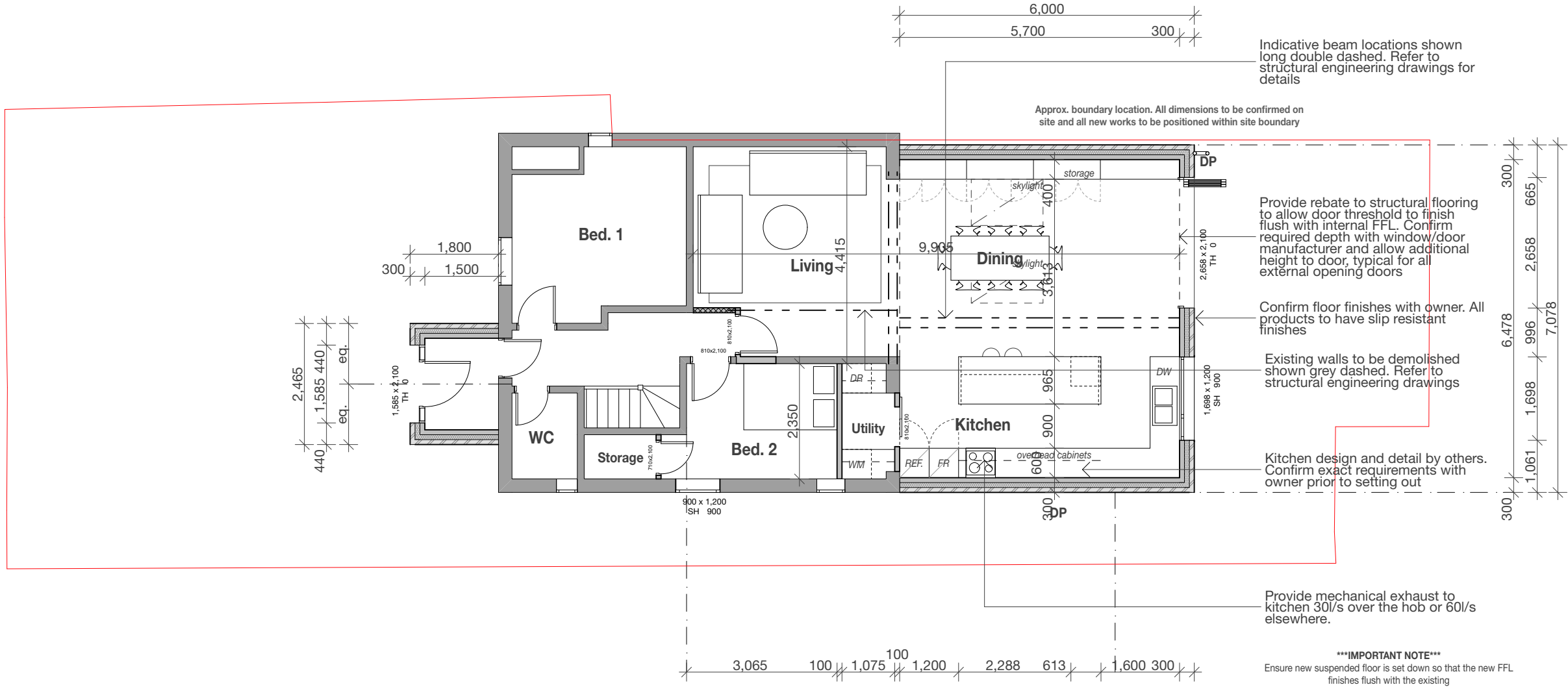


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Issue/ Rev	Description	Date
#	Initial Issue	27.10.21
A	Double storey extension removed from drawings	18.07.22



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Project Description

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Project Number SAN026

Drawing Title

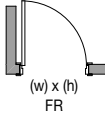
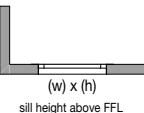
Plans - Proposed Ground Floor

Drawing Number Scale

WD3.2 1:100 @ A3

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wo.	wall oven	W1	wall type 1	HOP	hopper	***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***
dw	dishwasher	W2	wall type 2	FG	floor gully	
shr.	shower	R1	roof type 1			
st	store	PS	plumbing stack			
wir	walk in wardrobe	R1	roof type 1			
pdr.	powder room	DP	downpipe			

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

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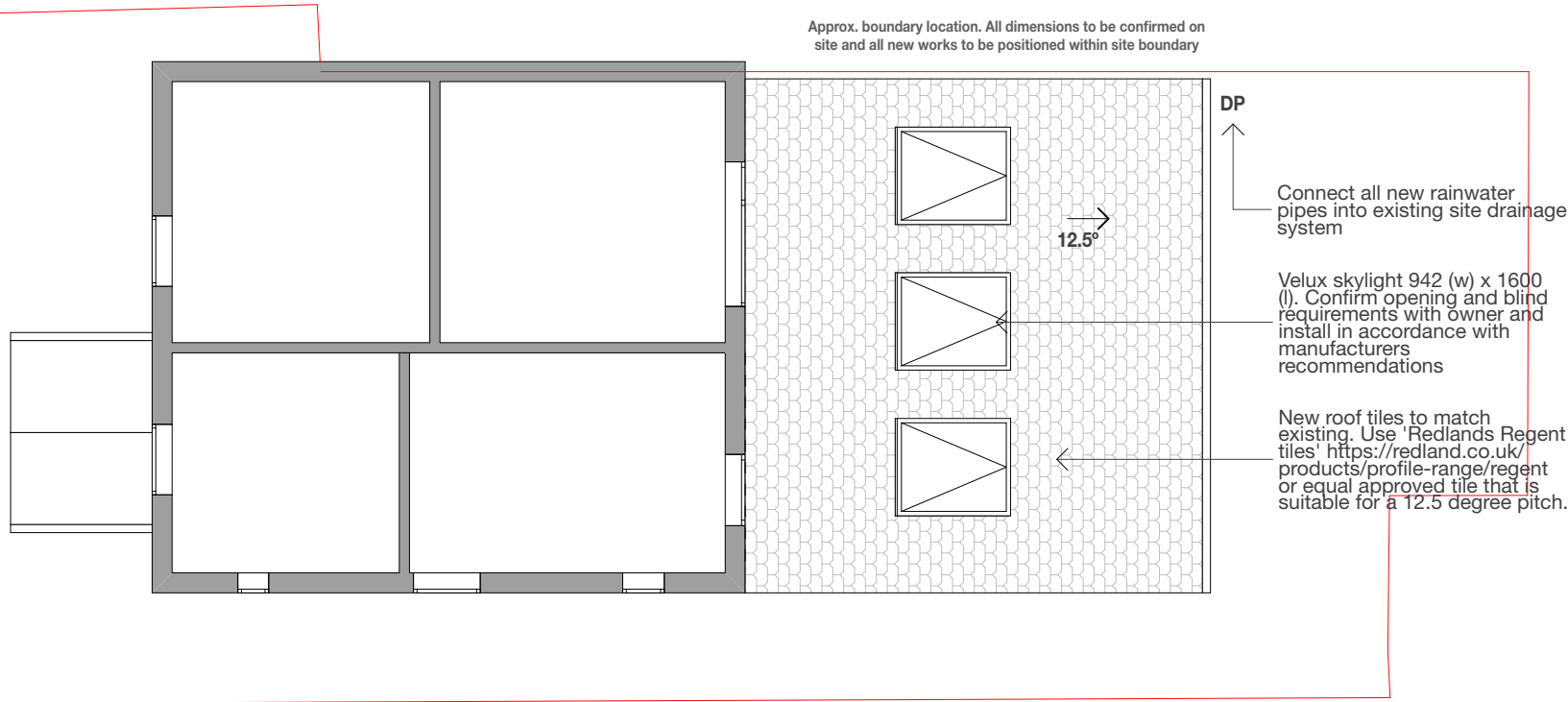
[illegible]

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26 Sandbach Ave, Manchester

Plans - Proposed First Floor

WD3.3 1:100 @ A



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			
st	store	PS	plumbing stack			
wir	walk in wardrobe	R1	roof type 1			
pdr.	powder room	DP	downpipe			

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[illegible]

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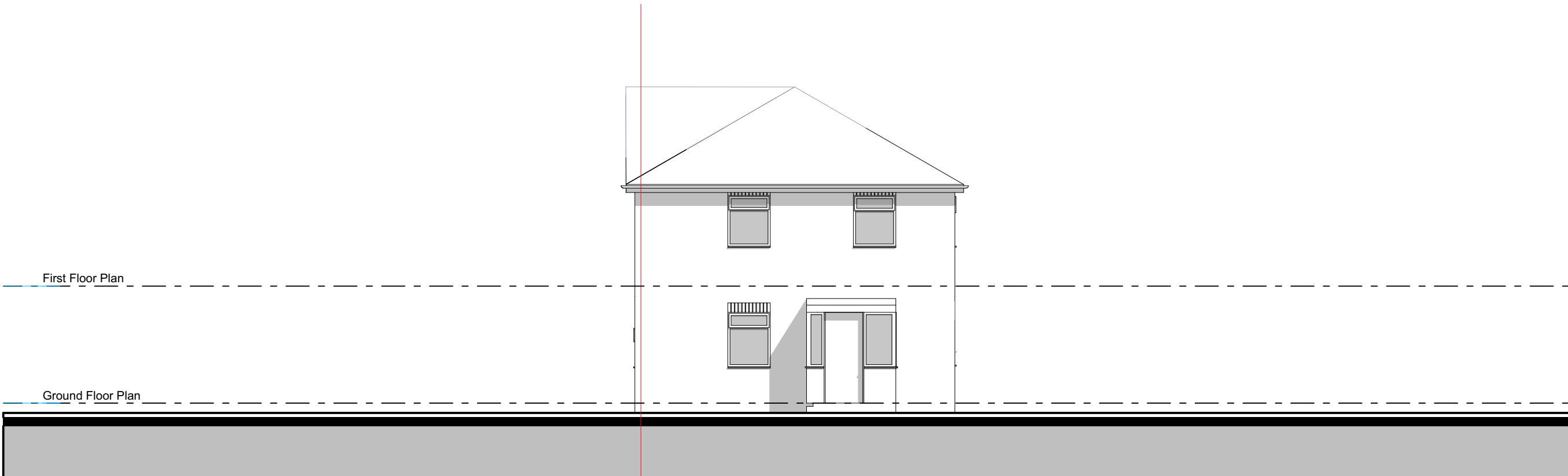
26 Sandbach Ave, Manchester

Elevations - Existing

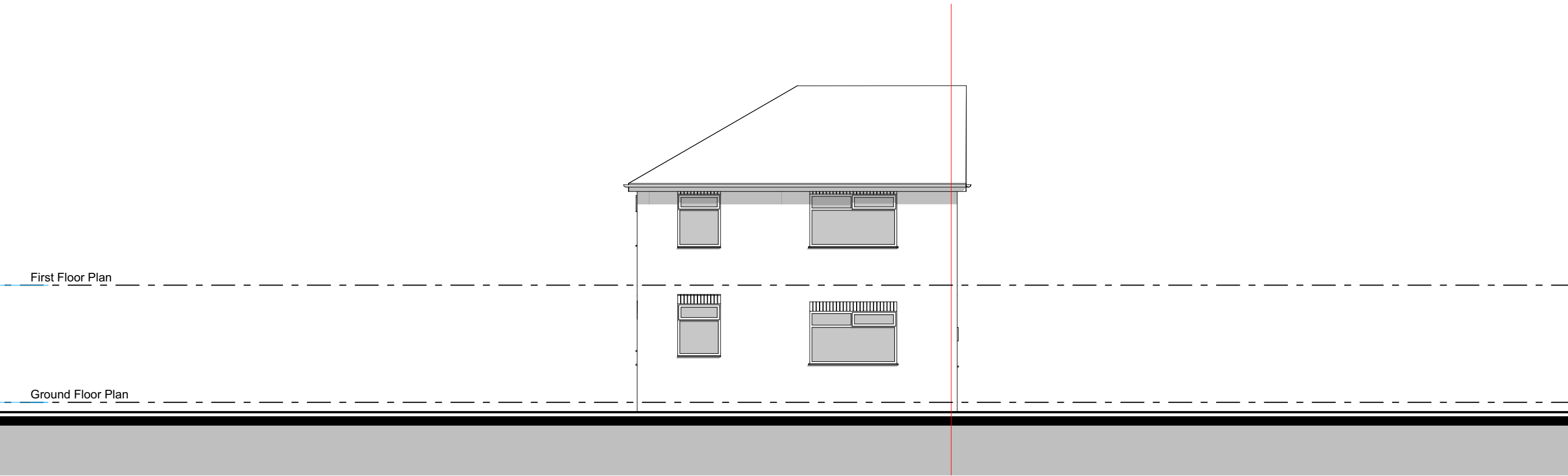
WD5.1 1:100 @ /

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[illegible]

Existing East Elevation



Existing West Elevation

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26 Sandbach Ave, Manchester

Project Number **SAN026**

Drawing Title

Elevations - Existing

Drawing Number	Scale
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WD5.2 1:100 @ A

All new materials shown hatched for clarity

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.

[illegible]

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Drawing Title

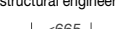
Elevations - Proposed

Drawing Number	Scale
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WD5 3 1:100 ©

WD5.3 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			
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First Floor Plan

Ground Floor Plan

(W1) Brickwork to match existing

Proposed East Elevation

First Floor Plan

Ground Floor Plan

Extent of existing windows shown dashed. Ensure new window sills terminate a min. 75mm above the ridge and no greater than 1100mm above FFL with a clear opening of 400x 400 mm for emergency escape to habitable rooms

(R1) New roof tiles to match existing. Use 'Redlands Regent' tiles <https://redland.co.uk/products/profile-range/regent> or equal approved tile that is suitable for a 12.5 degree pitch.

DP

(W1) Brickwork to match existing

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
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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

(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

Provide DPC min. 150mm above natural ground level

Provide weep holes at 900mm centers above all openings

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Project Number **SAN026**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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Scale

WD5.4

1:100 @ A3