0 4 10

1:200@A3



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Issue/ Rev	Description	Date
#	Initial Issue	18.03.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

flocc

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Client

Scott McKenna

Project Description

33 Keppel Rd, Chorlton-cum-Hardy

Project Number **KEP033**

Drawing Title

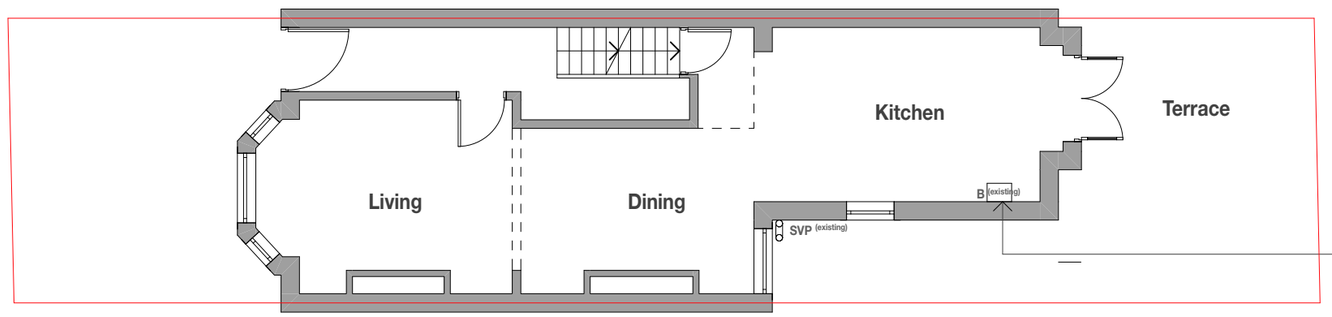
Site Plan - Proposed

Drawing Number **WD2.2**

Scale **1:200 @ A3**

0 2 5

1:100@A3

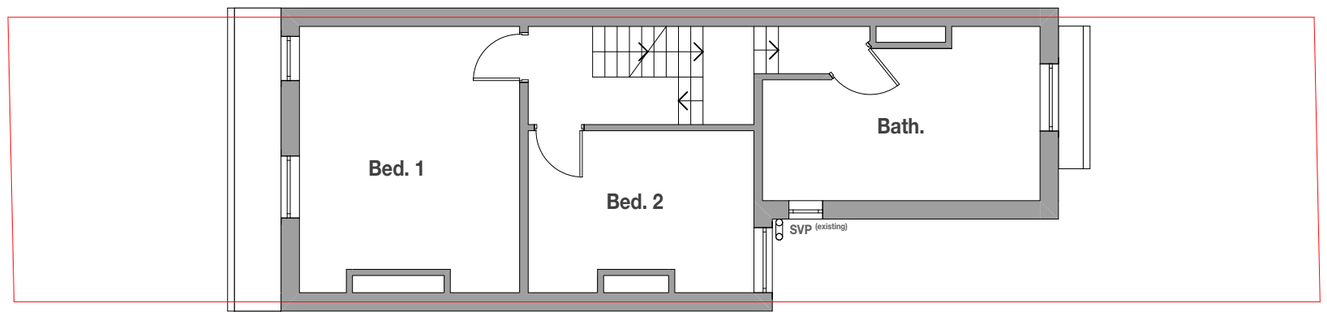


Legend

B (existing)	Boiler existing
SVP (existing)	Soil vent pipe existing
EM (existing)	Electricity meter existing
GM (existing)	Gas meter existing
DP (existing)	Downpipe existing

Existing boiler to be re-located to front wall of basement below. Confirm exact location with owner. A mains-wired interlinked Carbon Monoxide detector should be provided to boiler installations. The carbon monoxide alarm should be located in the same room as the appliance; on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance. Ensure boiler flue terminates min. 300mm away from any openable window in accordance with approved document part J

Existing - Ground Floor Plan



Existing - First Floor Plan

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Project Description

33 Keppel Rd, Chorlton-cum-Hardy

Project Number **KEP033**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3

New Area Added : 6.30 m²
Renovated Area : 21.65 m²

Extent of existing basement shown dark hatched.

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

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

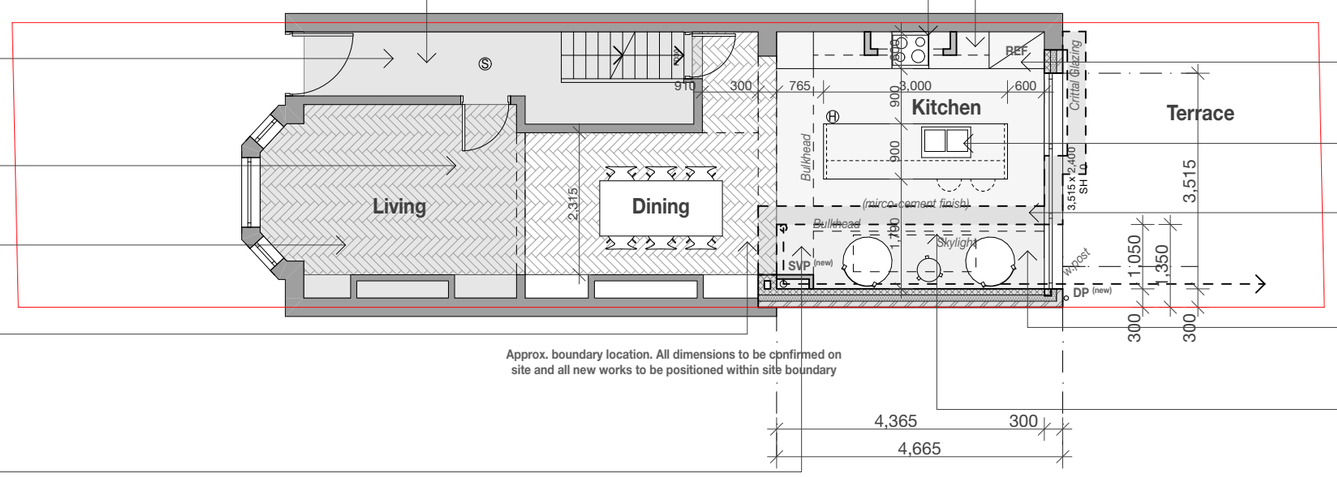
All gas work should be conducted by a registered Gas Safe Contractor. Certificates may be required on completion if applicable

Divert existing SVP to new SVP. Provide acoustic lagging/ insulation to all pipework and inspection openings as required.

Install micro-cement finish to new floor slab. Install in accordance with manufacturers details. Contractor to allow for removal of existing floor joists in kitchen area and new ground baring slab, with insulation under. Maintain ventilation using telescopic vents in brickwork. Refer to section for details

NOTE: BASEMENT BELOW

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



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

CONTRACTOR TO PROVIDE PROTECTIVE COVERING TO EXISTING PAVED TERRACE TO PREVENT DAMAGE DURING CONSTRUCTION

Feature fireplace. Confirm exact set-out requirements against kitchen fabricators drawings

Kitchen design and detail by others. Confirm exact requirements with owner prior to setting out

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

Provide mechanical exhaust to kitchen 30l/s over the hob or 60l/s to any utility, toilet, bathroom or elsewhere

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

All notifiable electrical works to comply with Part P of the Building Regulations and to be carried out and self-certified by a registered Competent Person.

Install feature lighting on bulkhead

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

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
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

Refer to General Notes For Details

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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*****

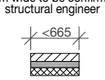
Notes on setting out

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 **KEP033**

Drawing Title

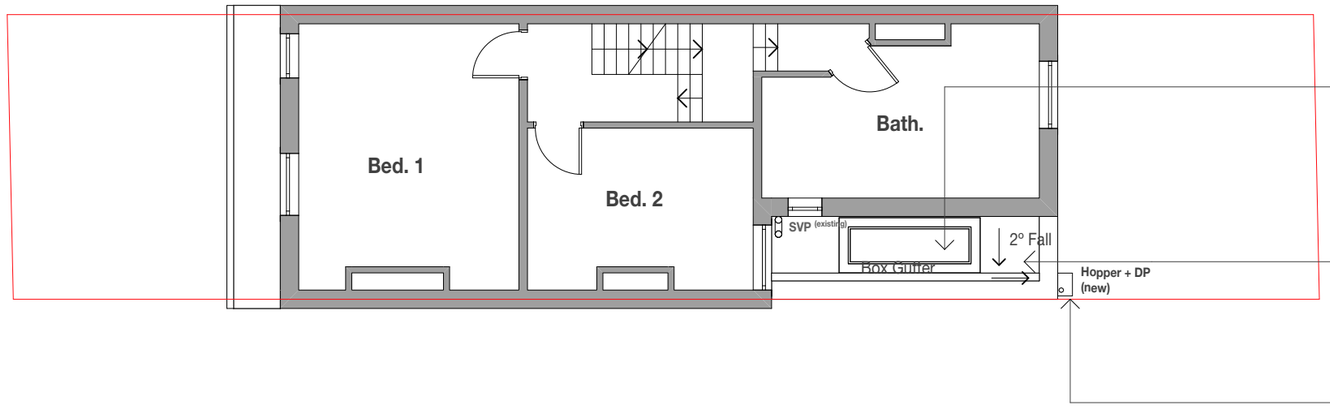
Plans - Proposed Ground Floor

Drawing Number **WD3.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3



2000 (L) x 600 (W) Velux flat roof window. Install in accordance with manufacturer's instructions. Rooflight to be set to achieve sufficient fall to prevent ponding on glazing.

(R2) 'Cure-it' GRP flat roof system installed in accordance with manufacturers recommendations. Confirm all required fillets, laps, sealants and details with manufacturers/approved installer prior to set-out. Ensure selected roof membrane achieves AA, AB or AC fire rating

Connect all new downpipes to existing site drainage system

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
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pdr.	powder room	DP	downpipe	EM	electricity meter

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Notes

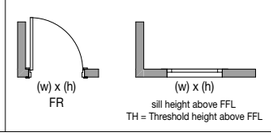
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Notes on setting out

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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

33 Keppel Rd, Chorlton-cum-Hardy

Project Number **KEP033**

Drawing Title

Plans - Proposed First Floor

Drawing Number **WD3.3**

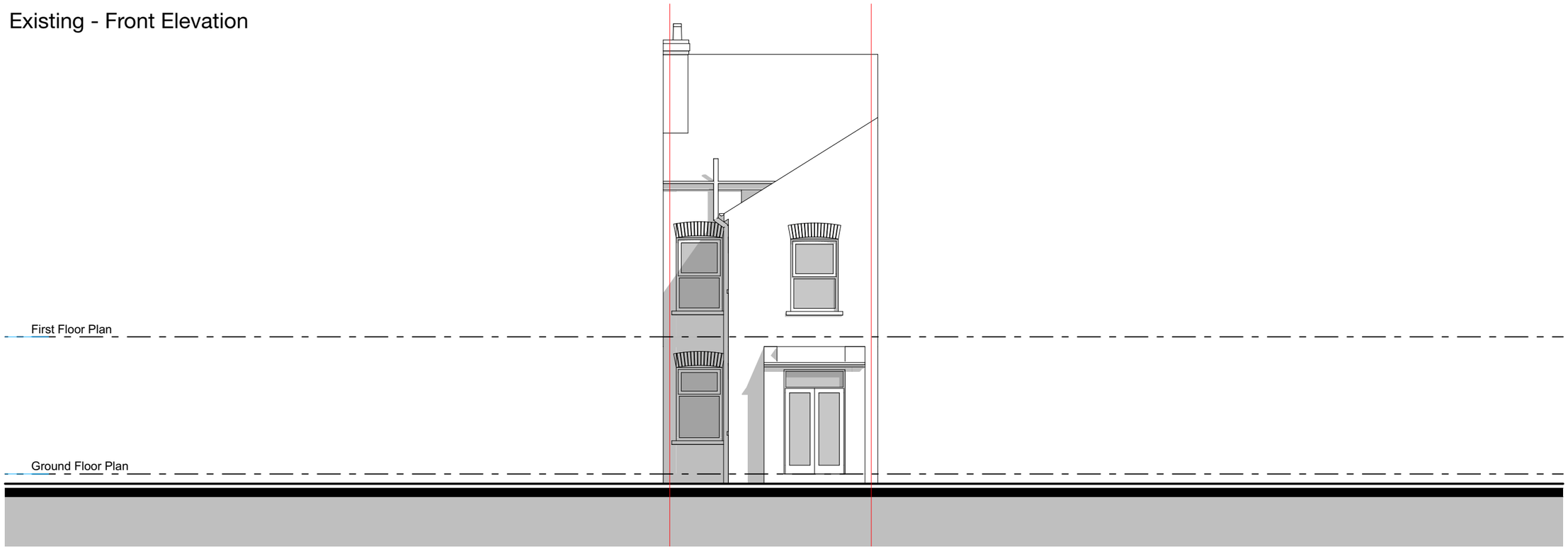
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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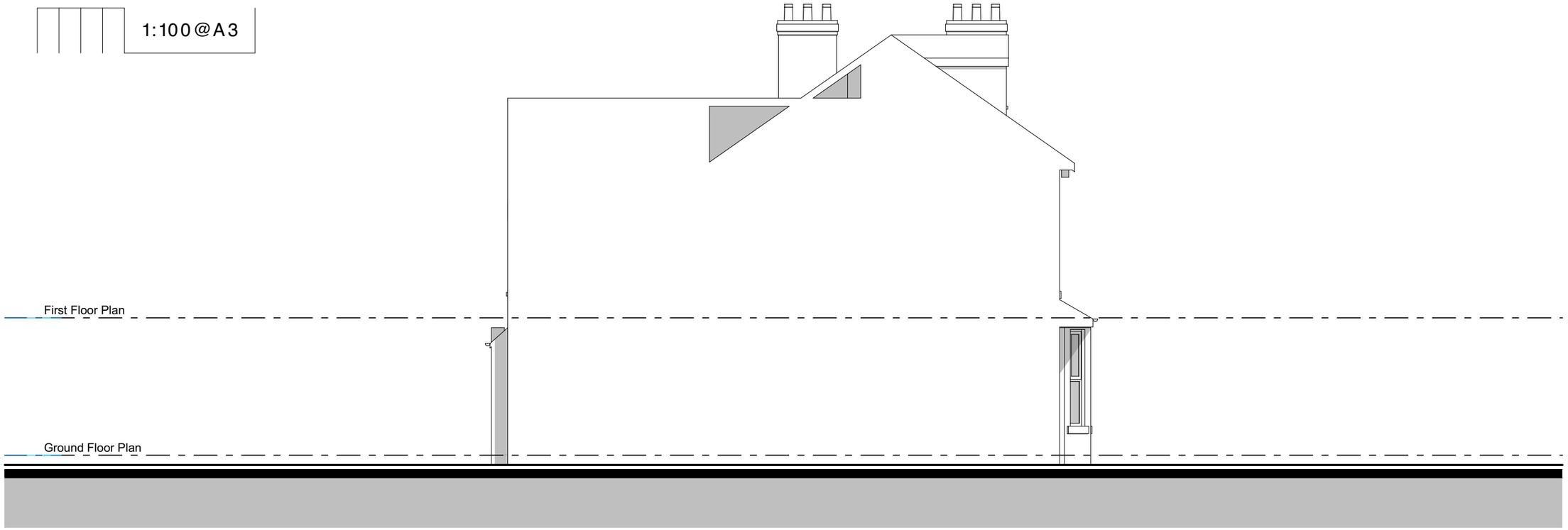
Elevations - Existing

Drawing Number **WD5.1**

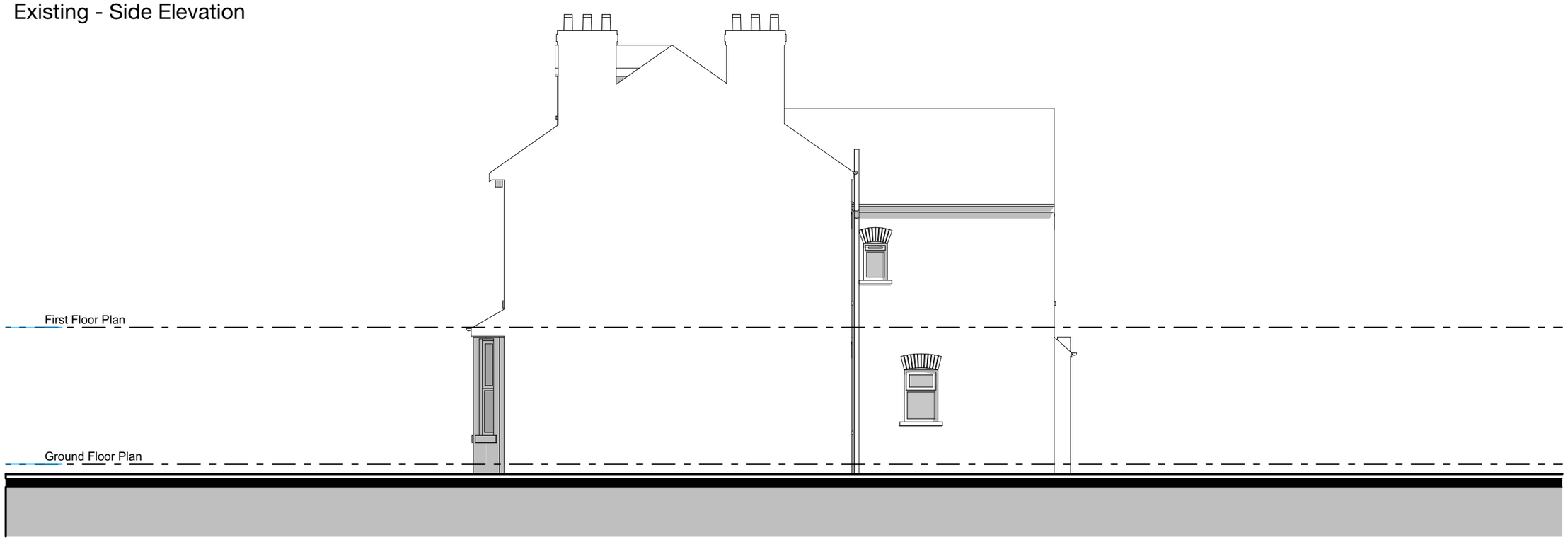
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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Project Description

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Project Number **KEP033**

Drawing Title

Elevations - Existing

Drawing Number **WD5.2**

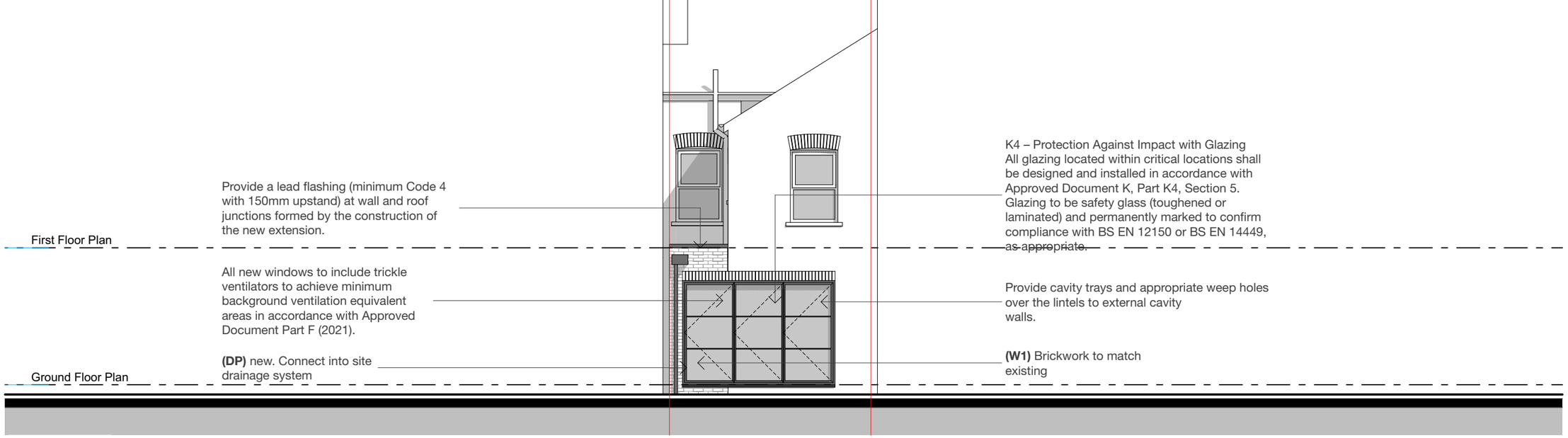
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Front Elevation



Proposed - Rear Elevation

General Note:
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Project Number **KEP033**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.3**

Scale **1:100 @ A3**

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
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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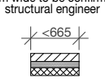
Notes on setting out

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FR = Fire rated door where required



Brickwork

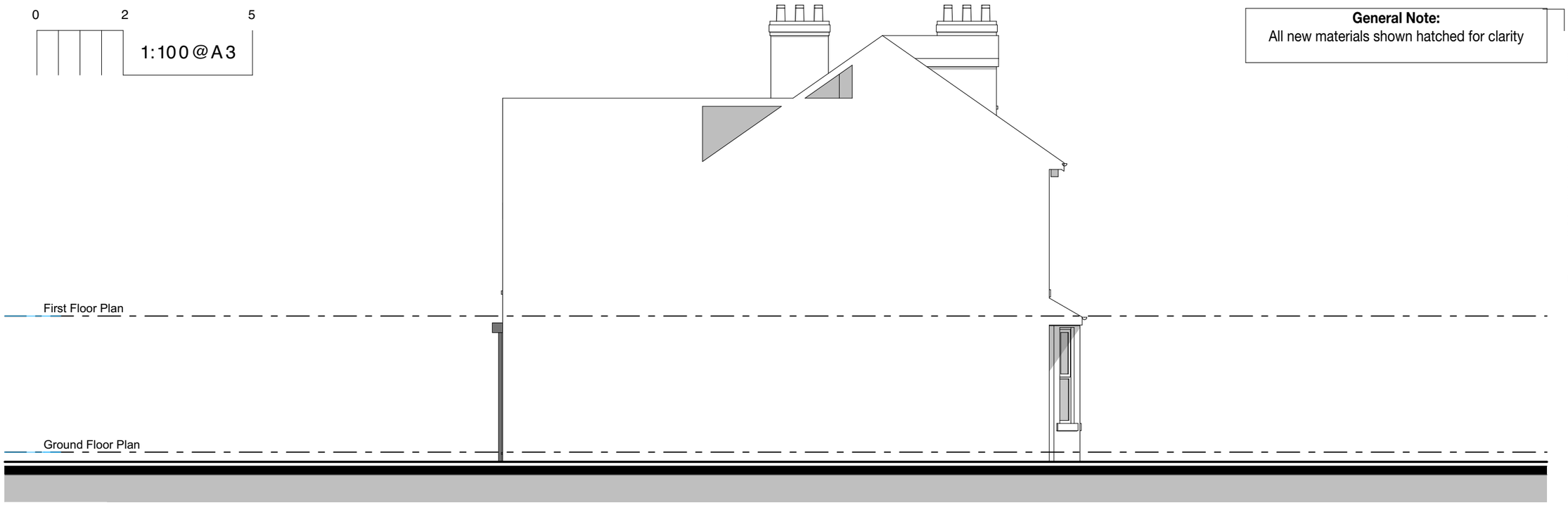
windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



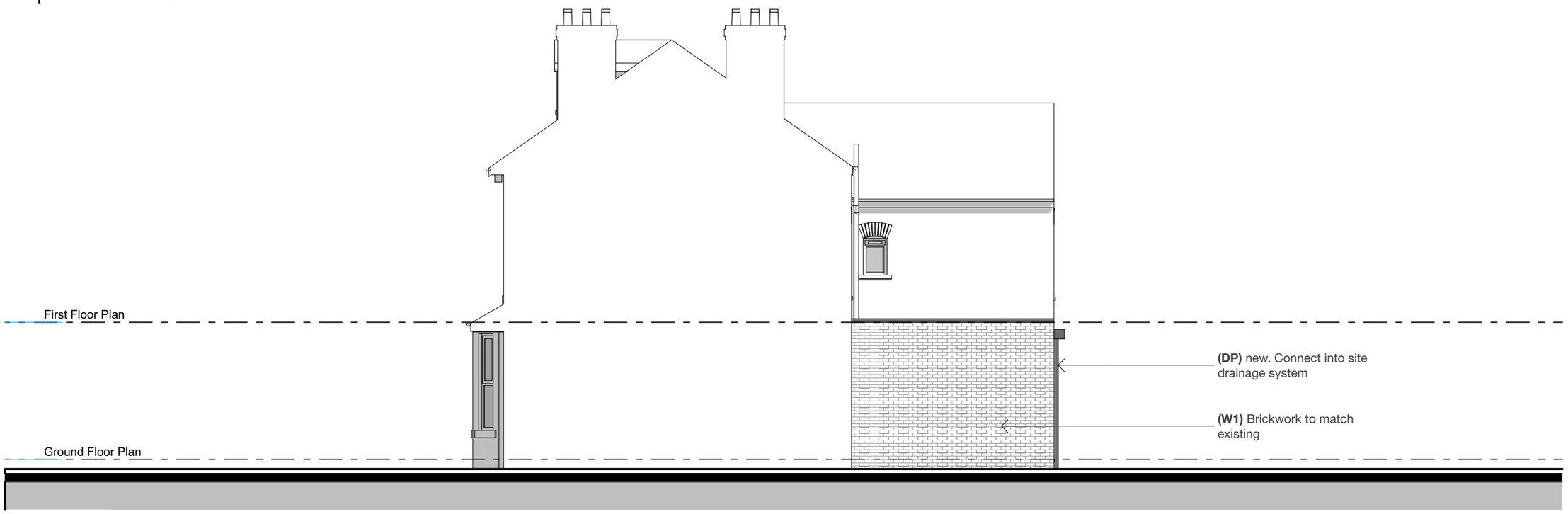
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- Provide weep holes at 900mm centers above all openings

0 2 5

1:100@A3



Proposed - Side Elevation



Proposed - Side Elevation

Legend

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wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
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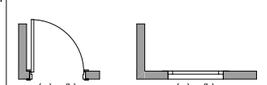
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Notes on setting out

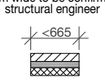
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Brickwork

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Project Number **KEP033**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**