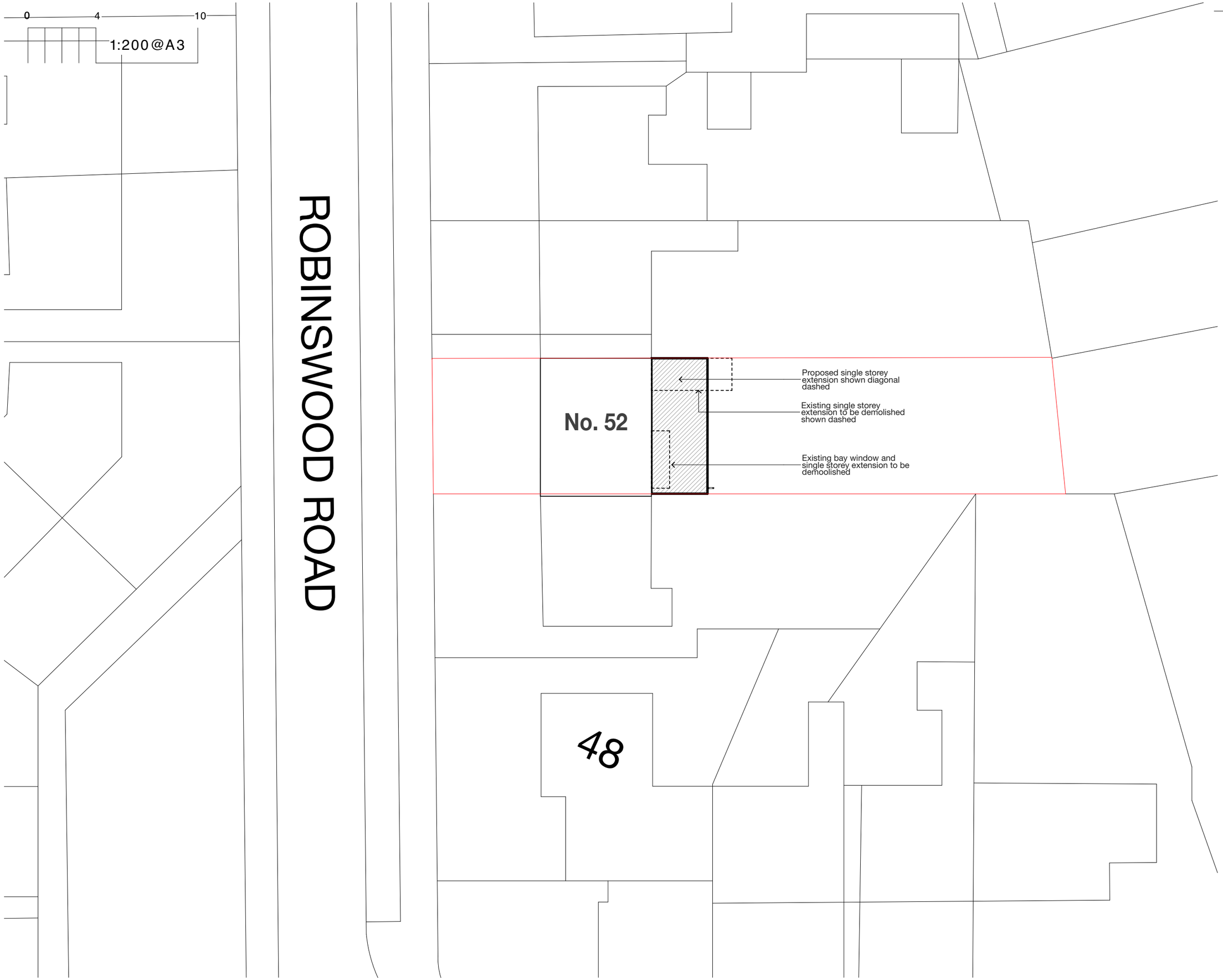


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Issue/ Rev	Description	Date
#	Initial Issue	17.04.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Anthony Fisher

Project Description

52 Robinswood Rd, Wythenshawe

Project Number **ROB052**

Drawing Title

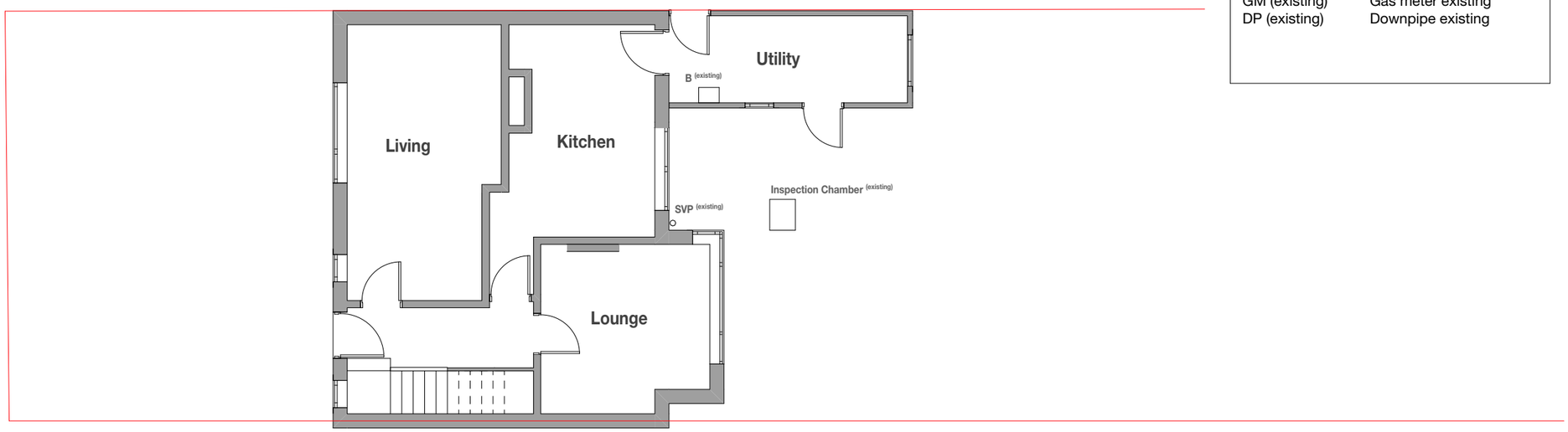
Site Plan - Proposed

Drawing Number **WD2.2**

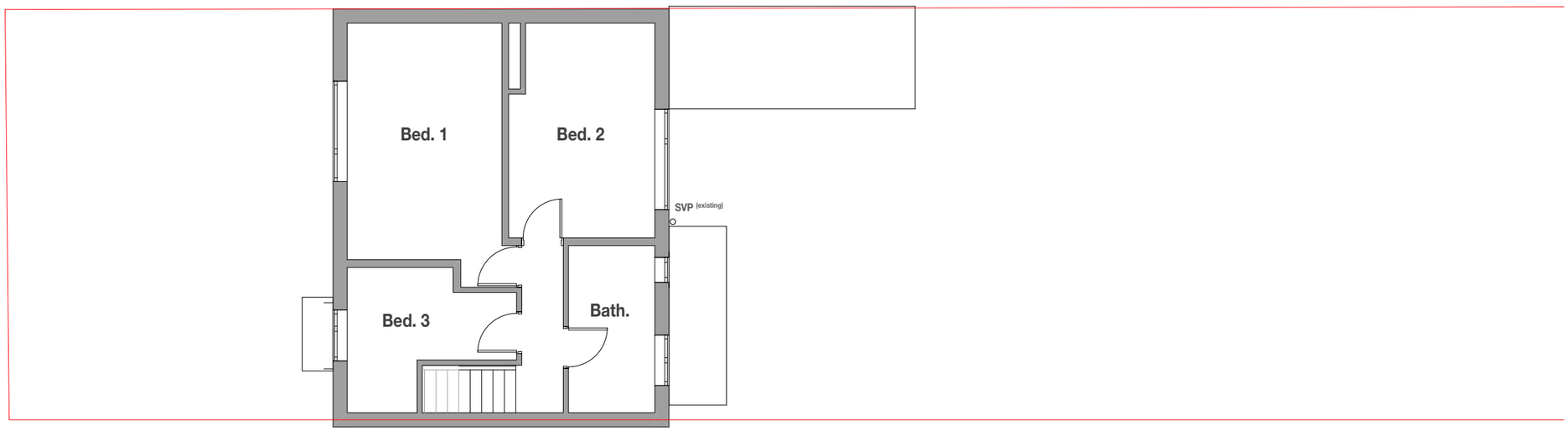
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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

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Anthony Fisher

Project Description

52 Robinswood Rd, Wythenshawe

Project Number **ROB052**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3

Duct new boiler externally and ensure flue terminates min. 300mm from any openable window in accordance with approved document part J

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

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.

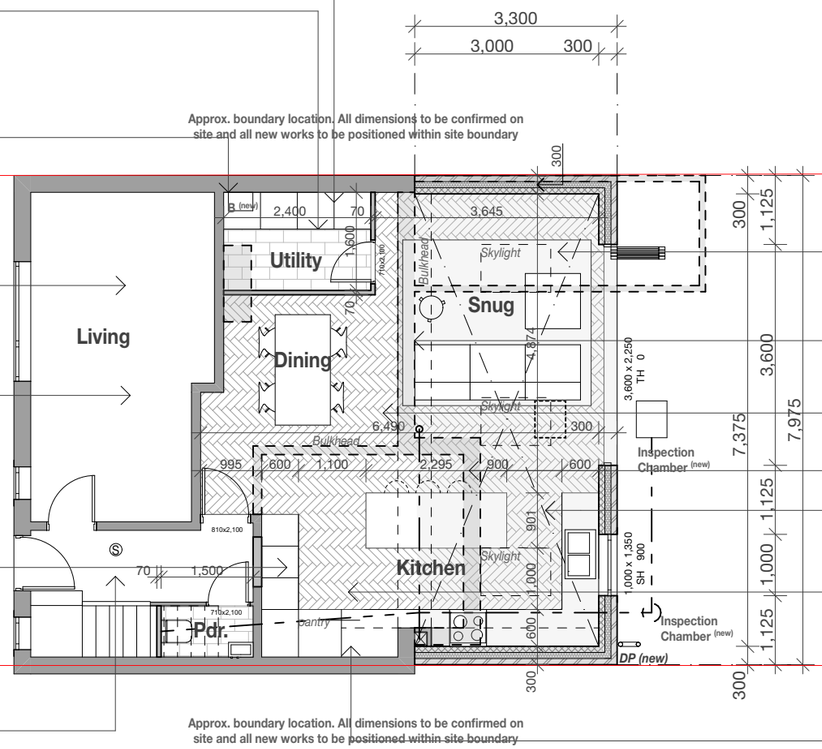
Confirm floor finishes with owner. All products to have slip resistant finishes

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.

New Area: 26.12 m²

Mechanical extraction should be provided to the utility and powder room with a minimum of 30 litres/ second. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.

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'.



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

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

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

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

Install feature lighting on bulkhead

Extent of vaulted ceiling shown dot dashed

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

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.

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

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

Notes

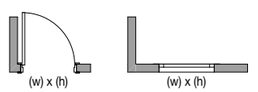
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****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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Client

Anthony Fisher

Project Description

52 Robinswood Rd, Wythenshawe

Project Number **ROB052**

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number **WD3.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3

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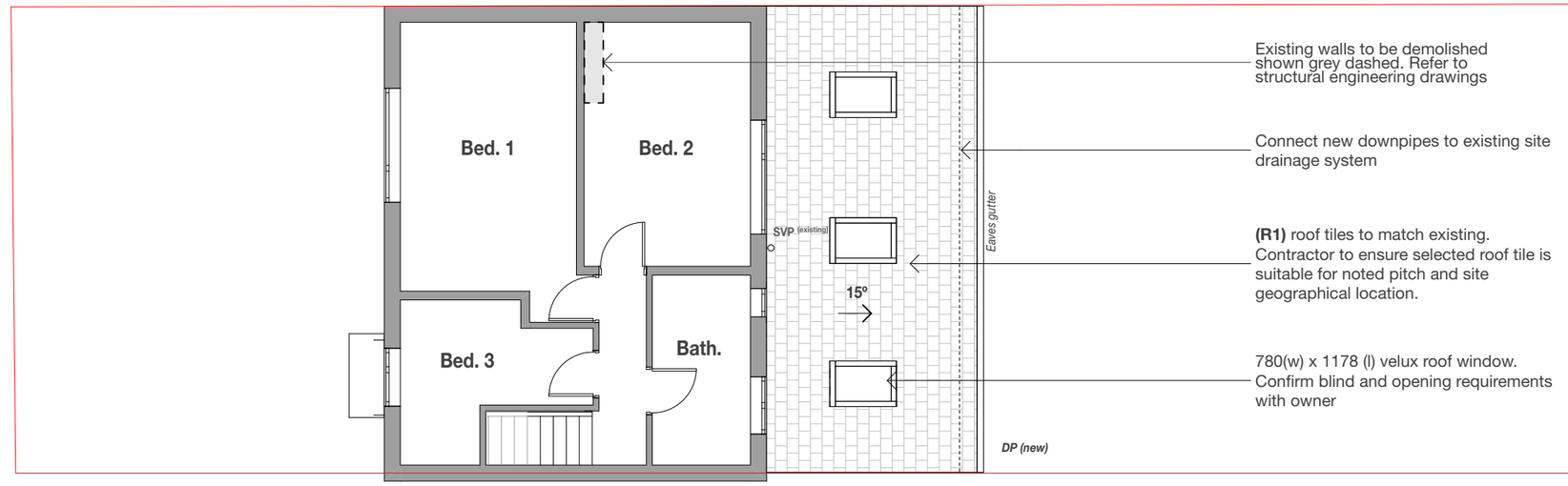
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FOR PLANNING/ BUILDING CONTROL APPROVAL

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

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

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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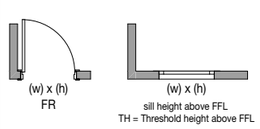
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Notes on setting out

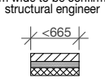
All opening sizes are to structural openings

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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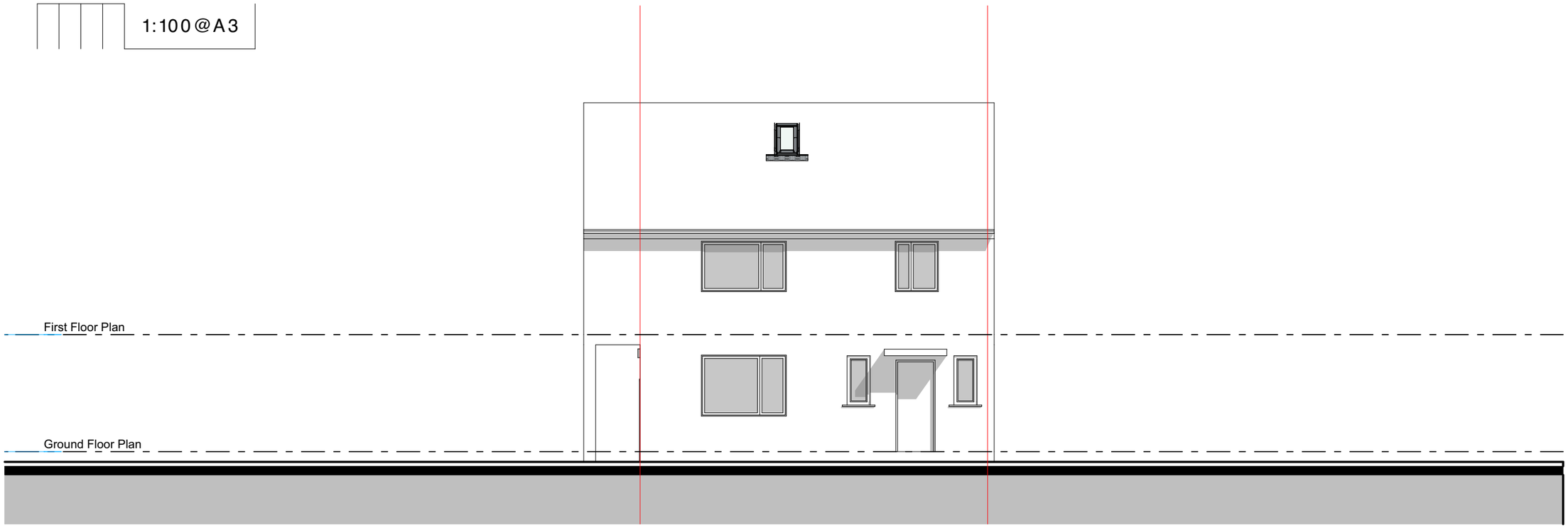
Plans - Proposed First Floor Plan

Drawing Number **WD3.3**

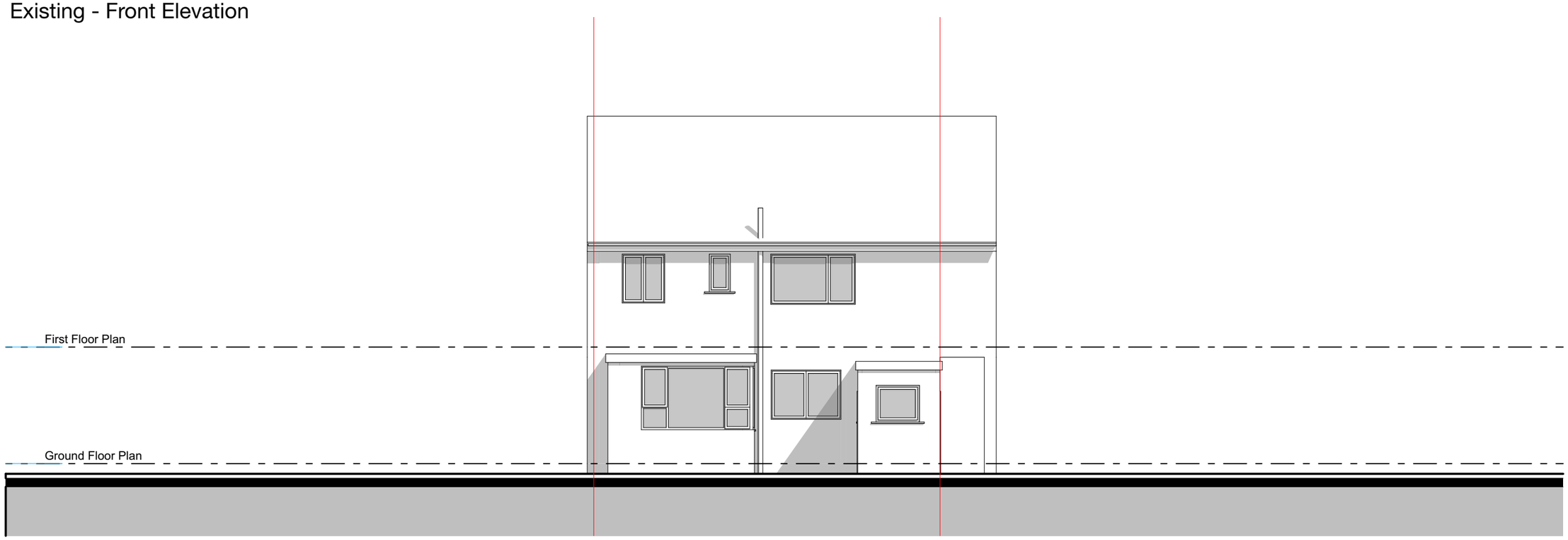
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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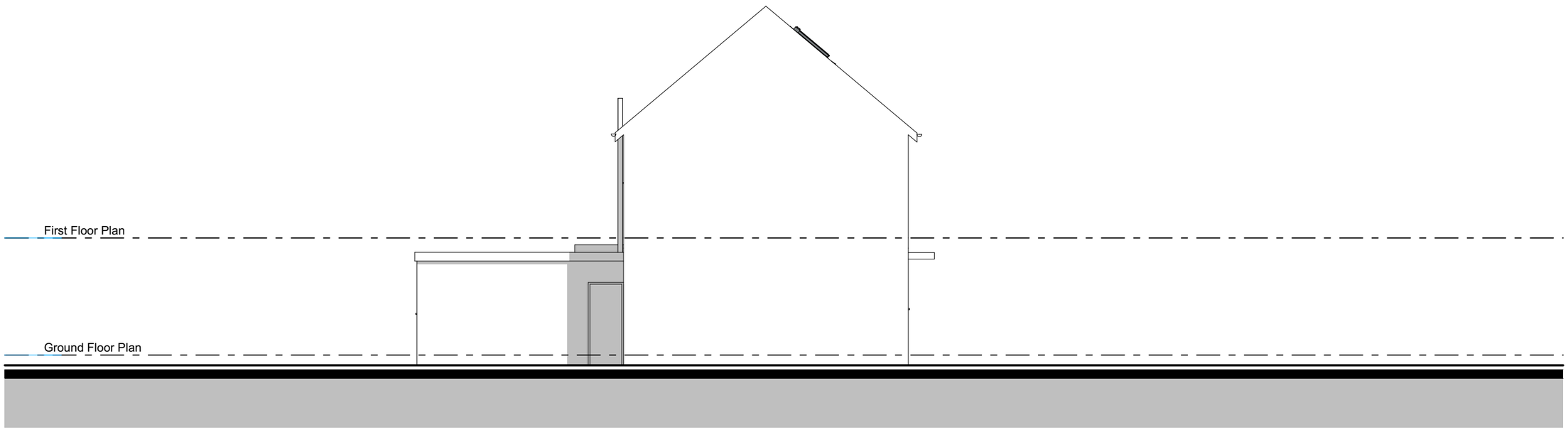
Elevations - Existing

Drawing Number **WD5.1**

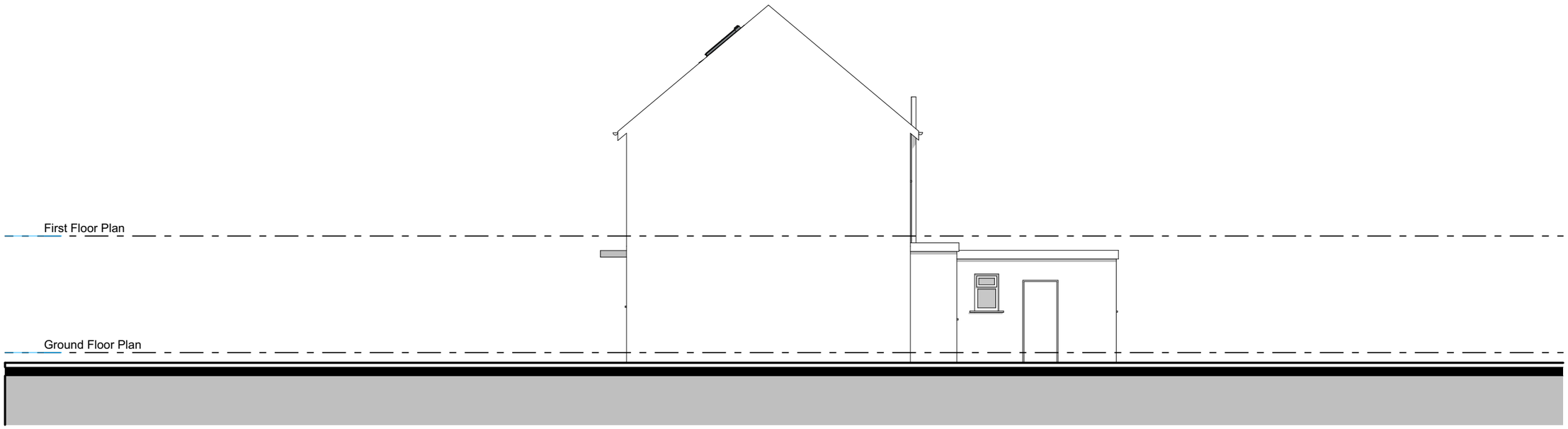
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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Drawing Title

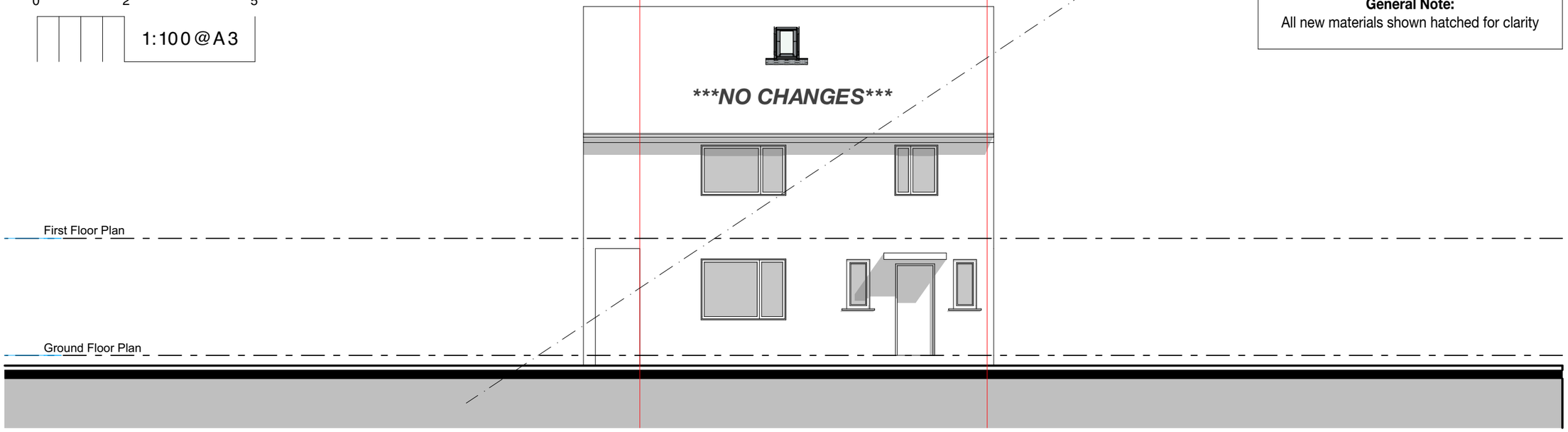
Elevations - Existing

Drawing Number **WD5.2**

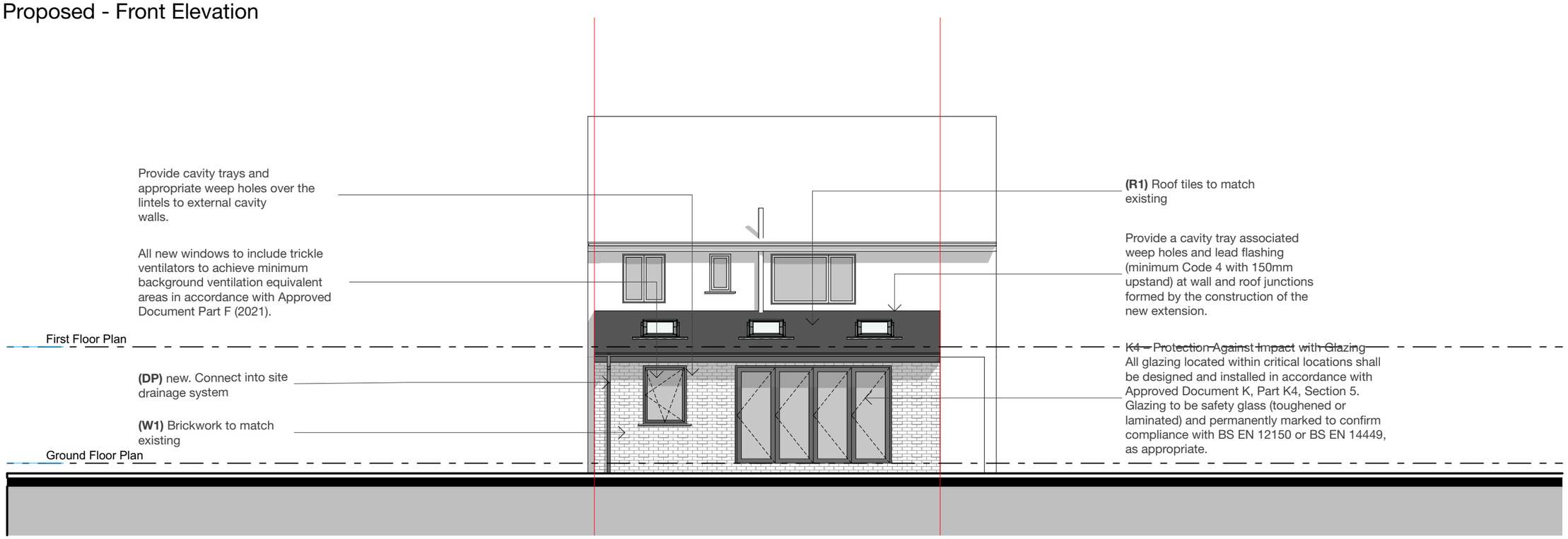
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Front Elevation



Proposed - Rear Elevation

General Note:
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Anthony Fisher

Project Description

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Project Number **ROB052**

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
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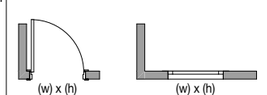
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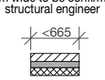
Notes on setting out

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FR = Fire rated door where required



Brickwork

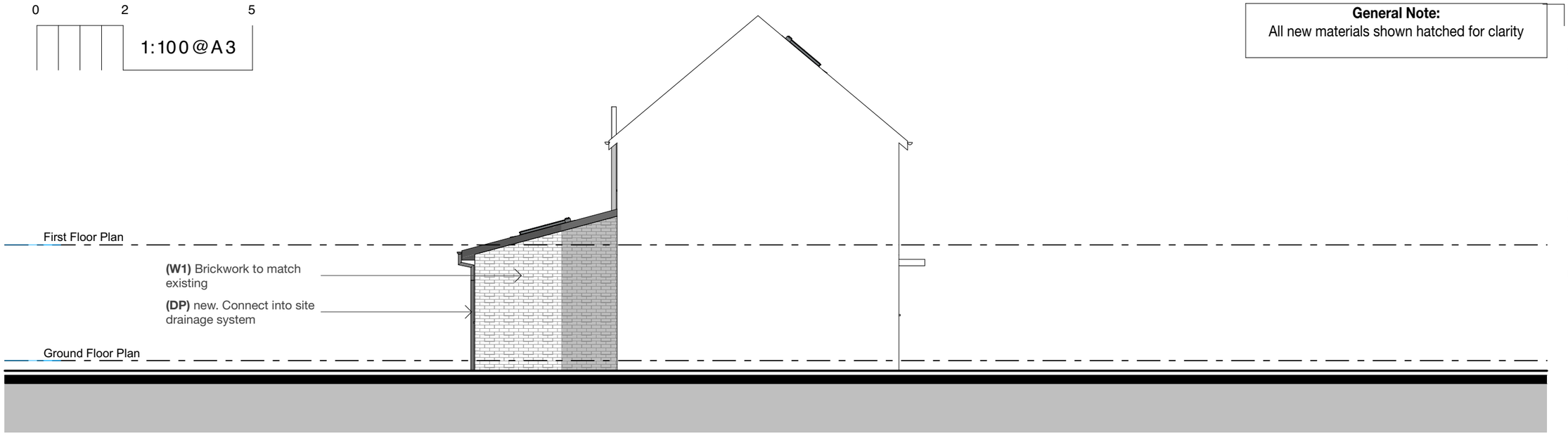
windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



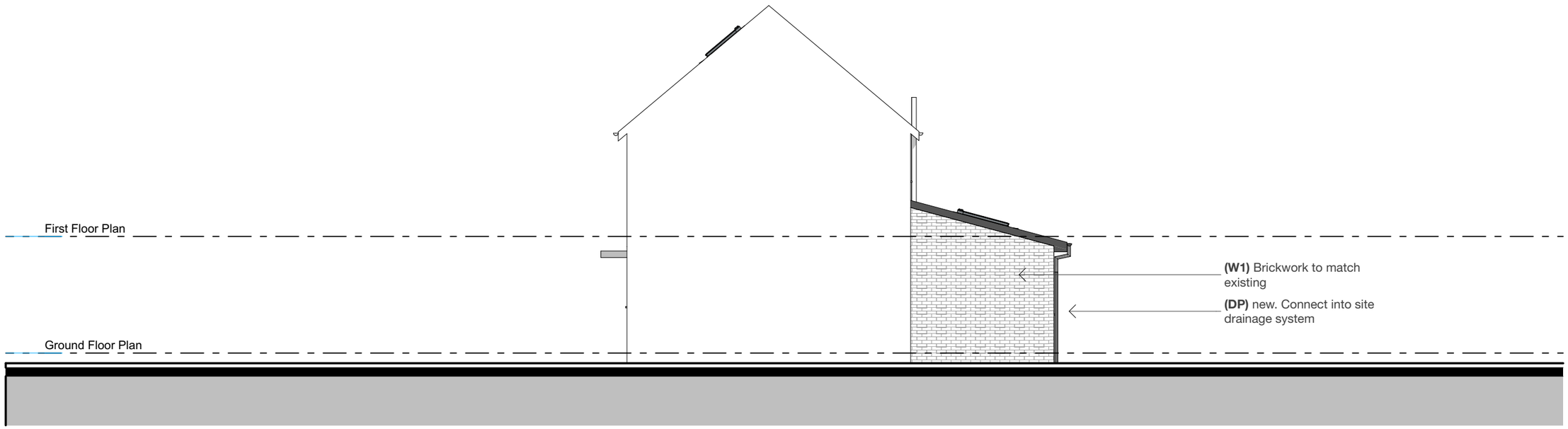
- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

0 2 5

1:100@A3



Proposed - Side Elevation



Proposed - Side Elevation

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
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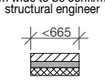
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Brickwork

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General Note:
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Client

Anthony Fisher

Project Description

52 Robinswood Rd, Wythenshawe

Project Number **ROB052**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**