0 4 10

1:200@A3



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Issue/ Rev	Description	Date
#	Initial Issue	05.06.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Alex & Yuliia Reyner

Project Description

12 Mosswood Park, Manchester

Project Number **MOSS012**

Drawing Title

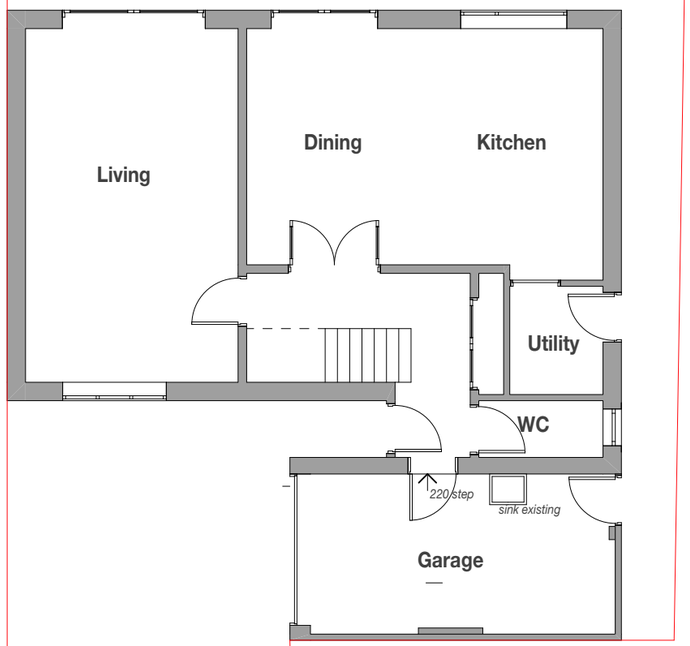
Site Plan - Proposed

Drawing Number **WD2.2**

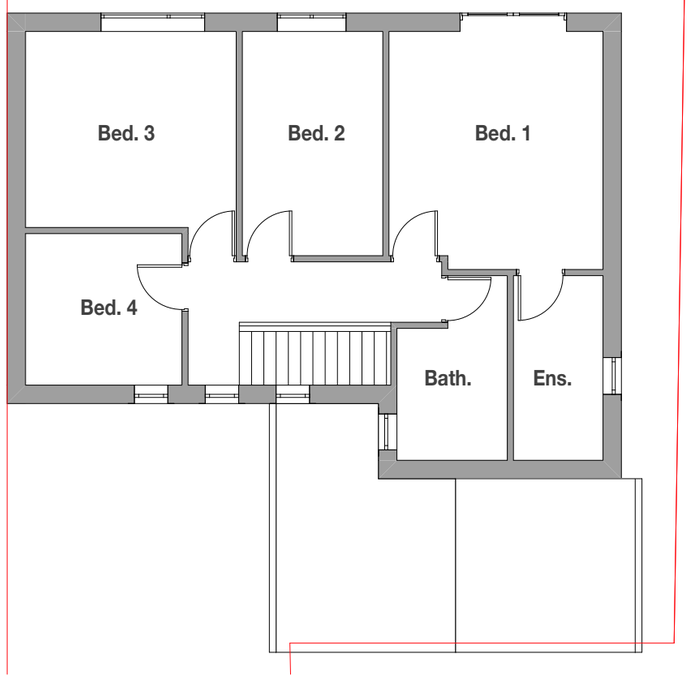
Scale **1:200 @ A3**

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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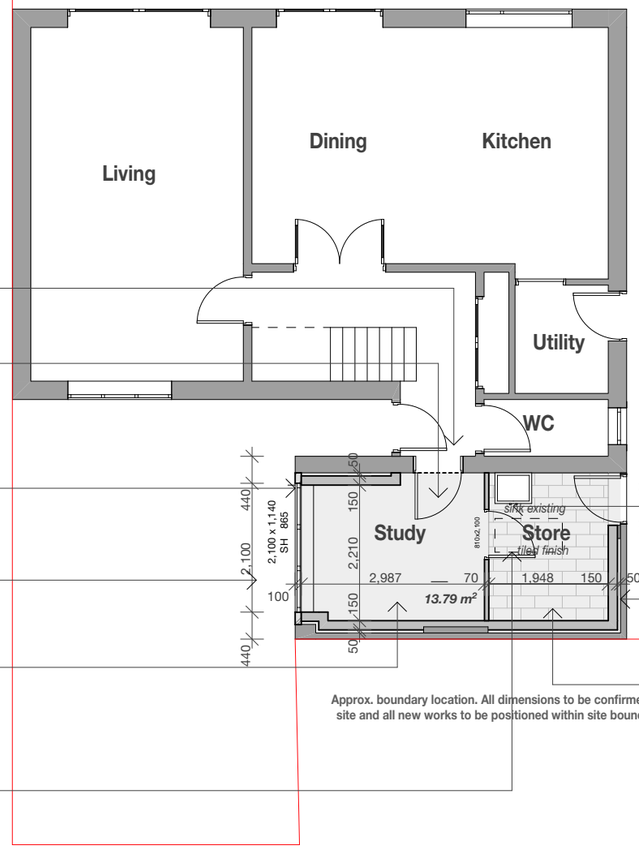
Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3



Door to be retained. Ensure protective covering is provided during construction

Install mineral wool over existing roof trusses above. Sheet existing trusses with 12.5mm thick plasterboard

Subject to further site investigation, Install new strip footing under existing garage opening as required - shown dashed. Refer to section for details

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

Install new suspended timber floor. Ensure new finished floor level is flush with existing. Refer to section for detail

Install new access hatch with drop down ladder between existing roof trusses.

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 new timber studwork to garage wall and acoustic mineral wool insulation between studwork

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

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

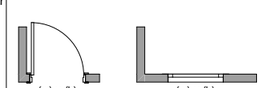
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- All new windows and doors sizes indicated are for quotation purposes, to structural opening sizes and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows 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

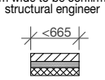
All opening sizes are to structural openings

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

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Alex & Yuliia Reyner

Project Description

12 Mosswood Park, Manchester

Project Number **MOSS012**

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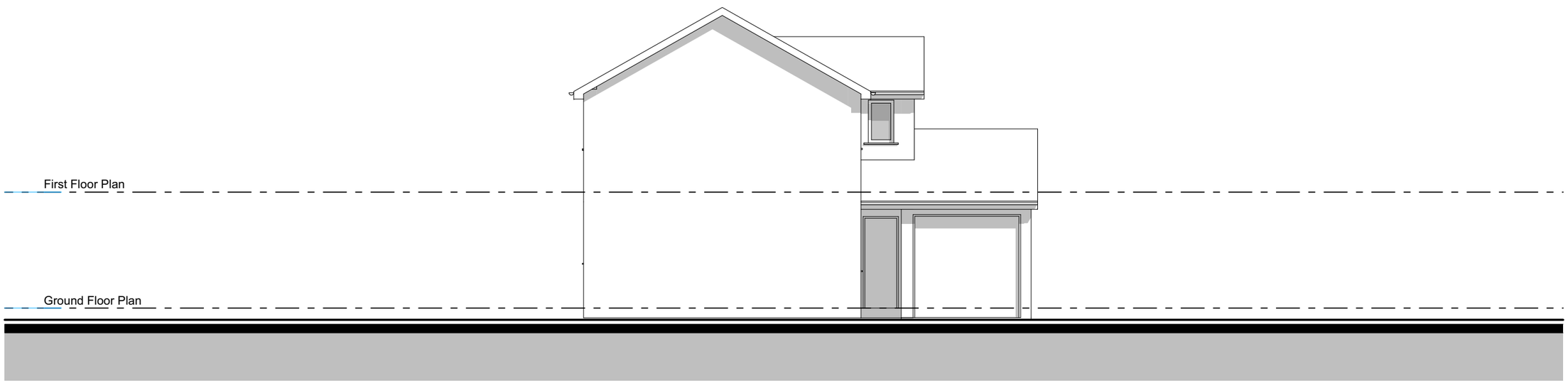
Plans - Proposed Ground Floor Plan

Drawing Number **WD3.2**

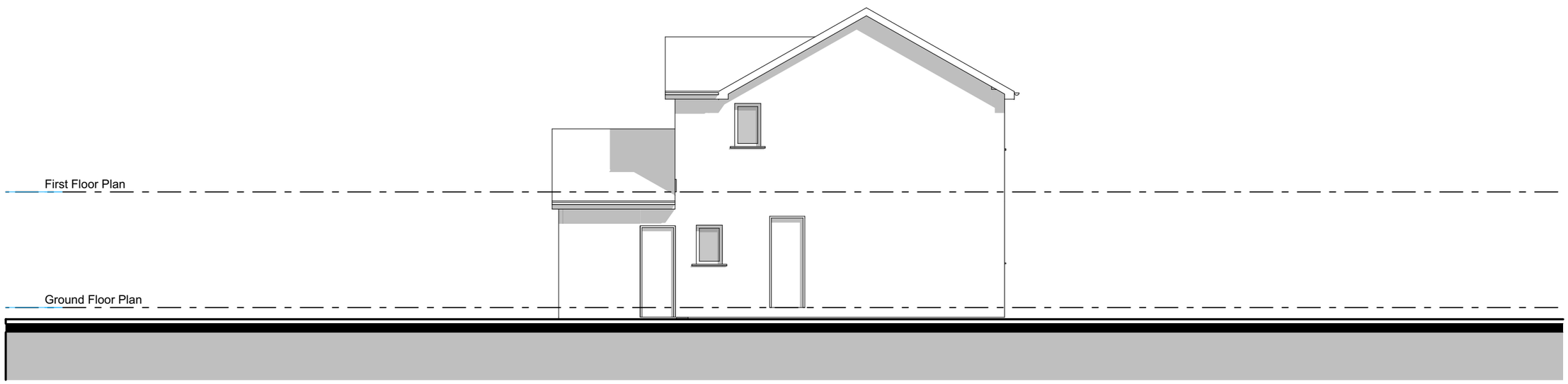
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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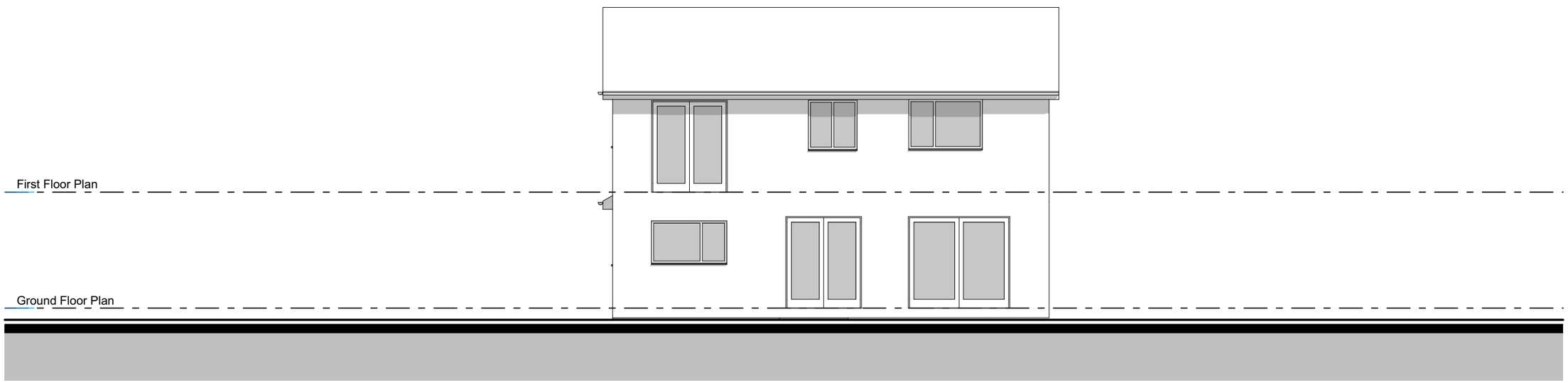
Elevations - Existing

Drawing Number **WD5.1**

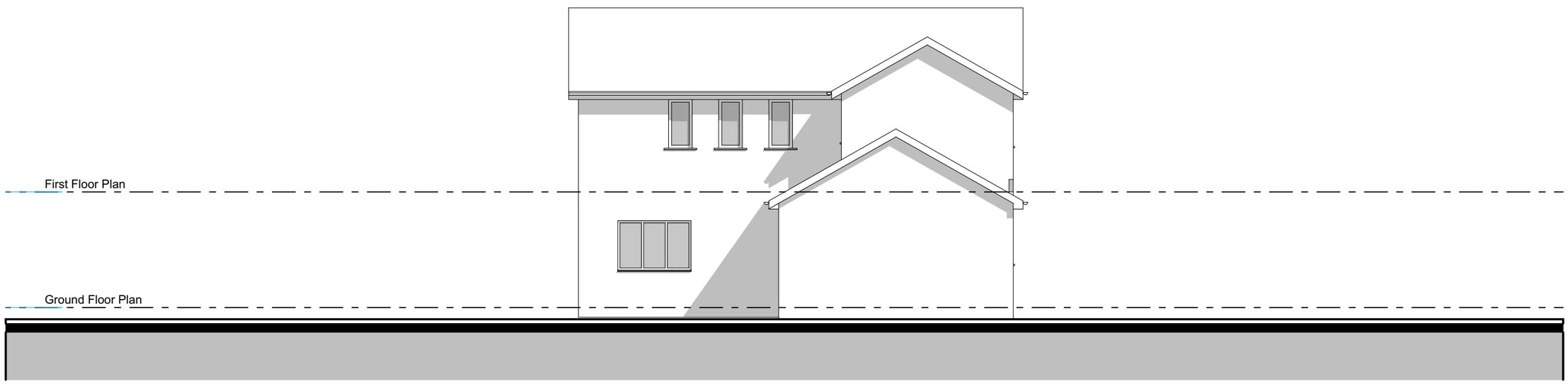
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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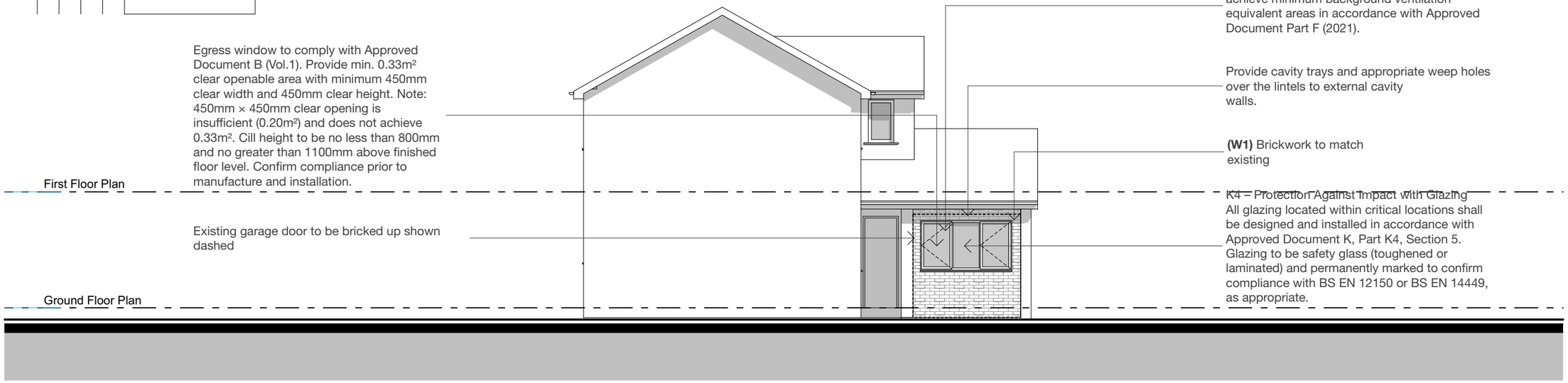
Elevations - Existing

Drawing Number **WD5.2**

Scale **1:100 @ A3**

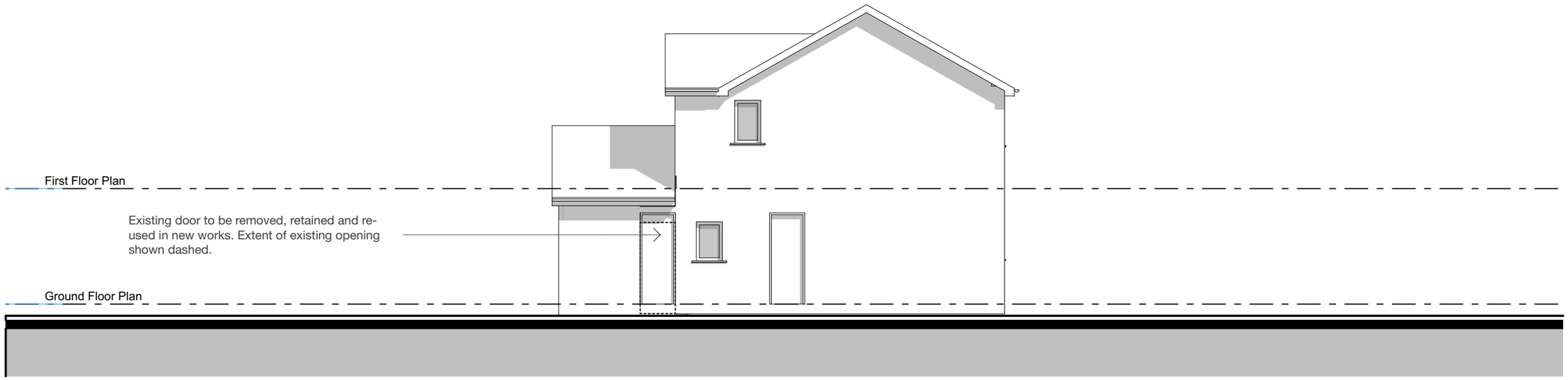
0 2 5

1:100@A3



Proposed - Front Elevation

General Note:
All new materials shown hatched for clarity



Proposed - Rear Elevation

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
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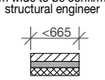
Notes on setting out

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
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Client
Alex & Yuliia Reyner

Project Description
12 Mosswood Park, Manchester

Project Number **MOSS012**

Drawing Title
Elevations - Proposed

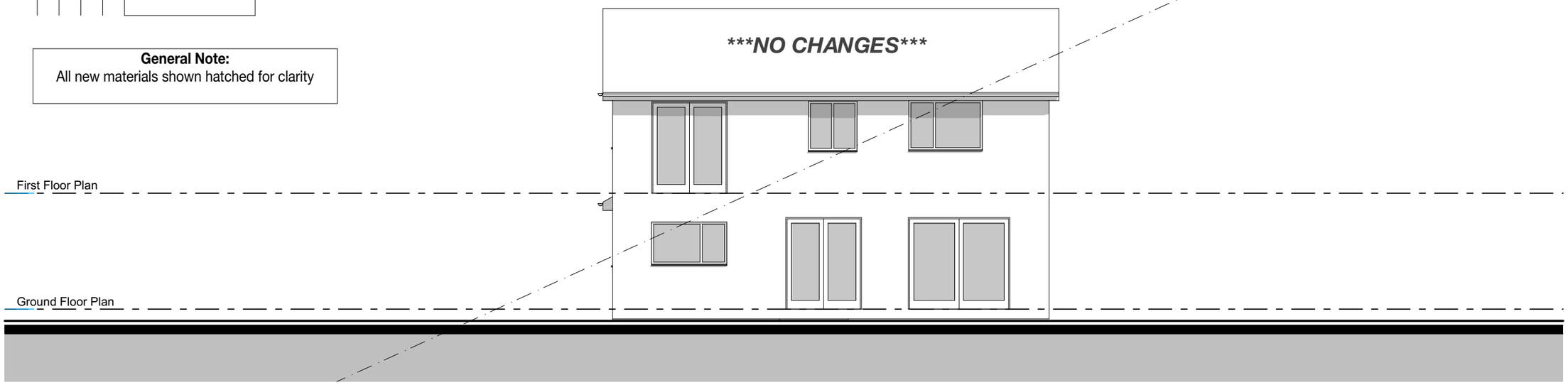
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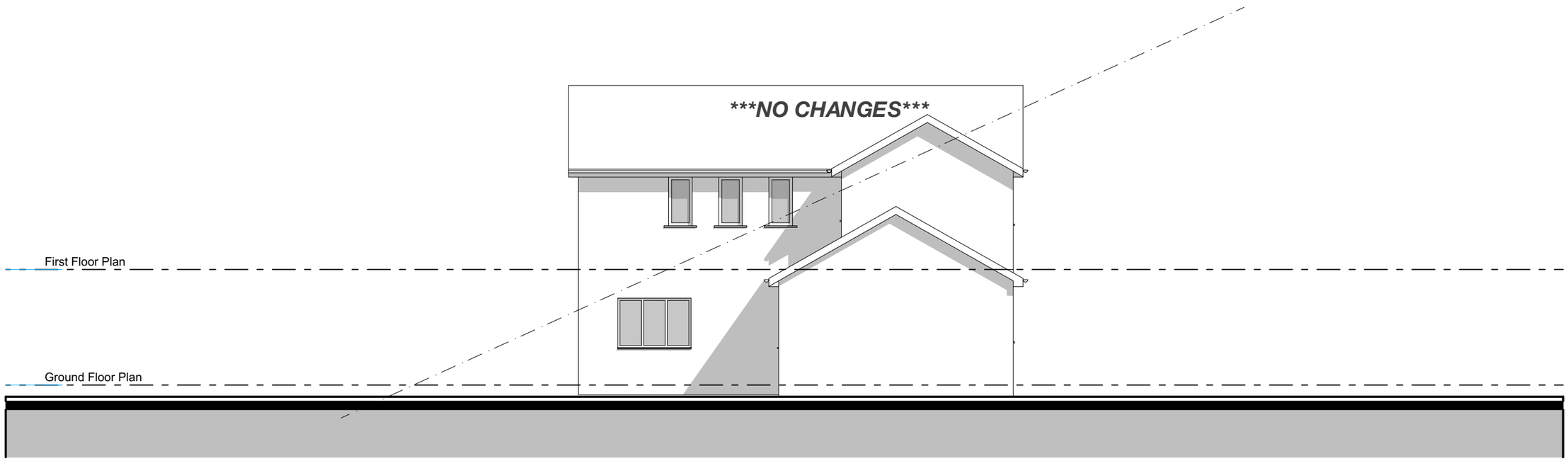
0 2 5

1:100@A3

General Note:
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Proposed - Side Elevation



Proposed - Side Elevation

Legend

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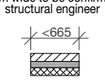
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Project Description

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Project Number **MOSS012**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**