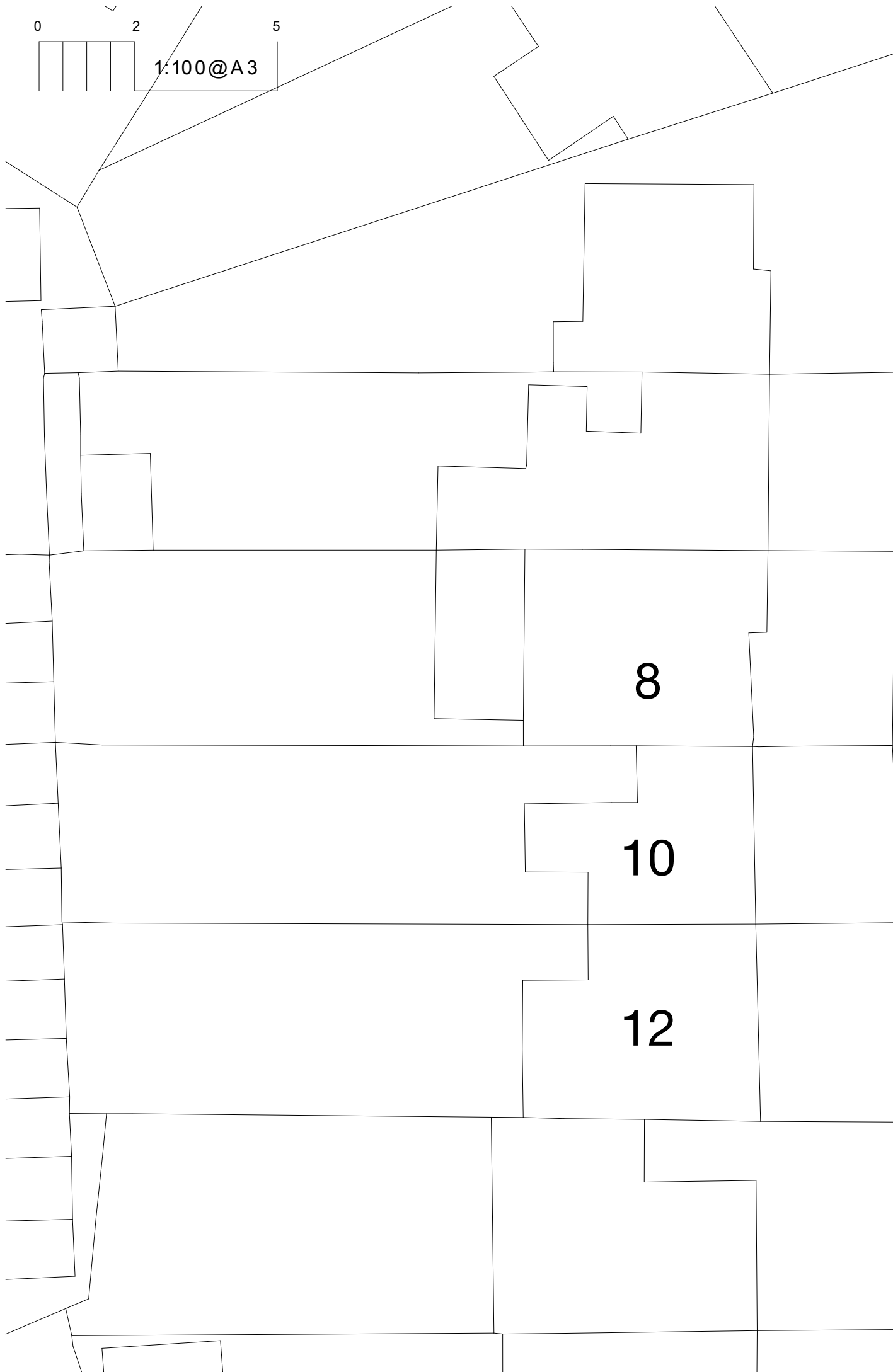
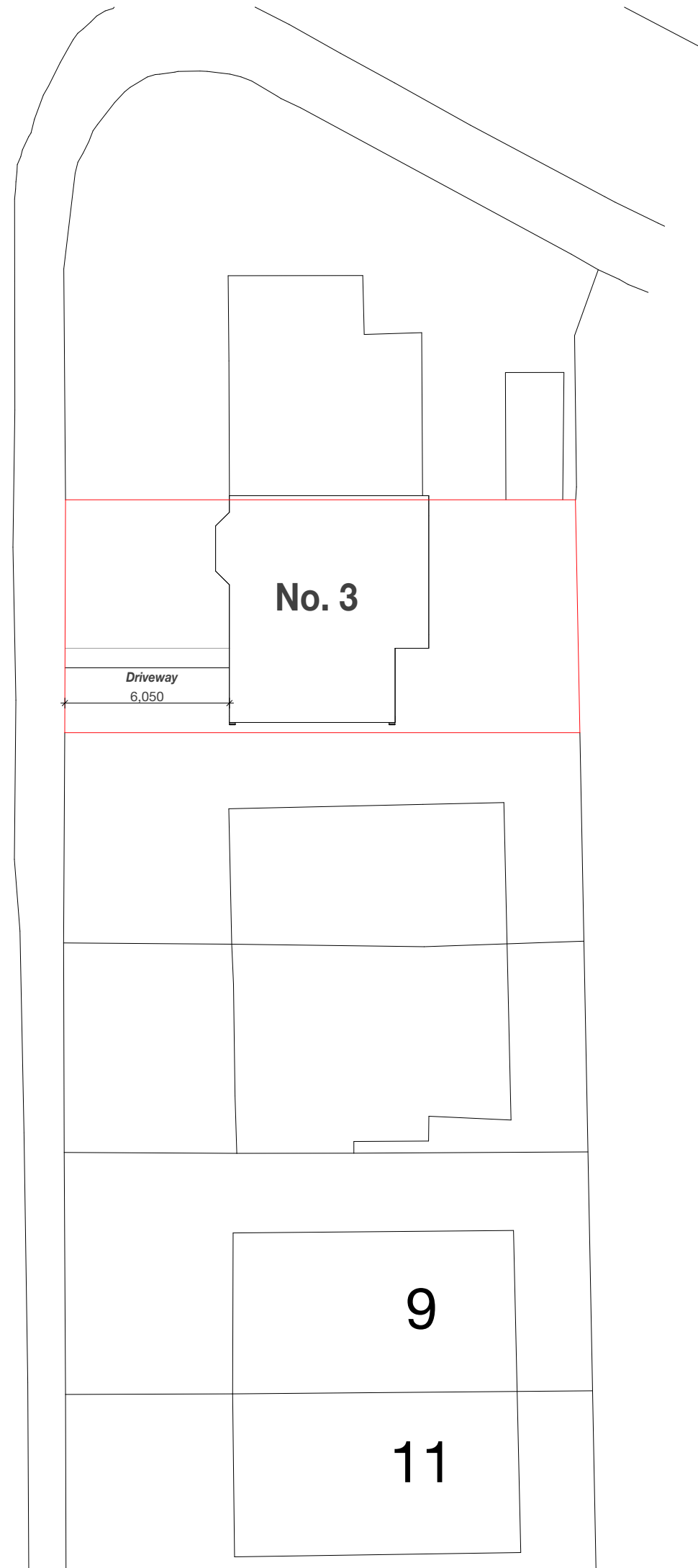




LYNMOUTH GROVE



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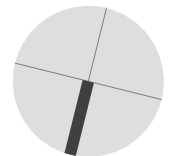
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[illegible]

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Project Description

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Project Number **LYN003**

Drawing Title

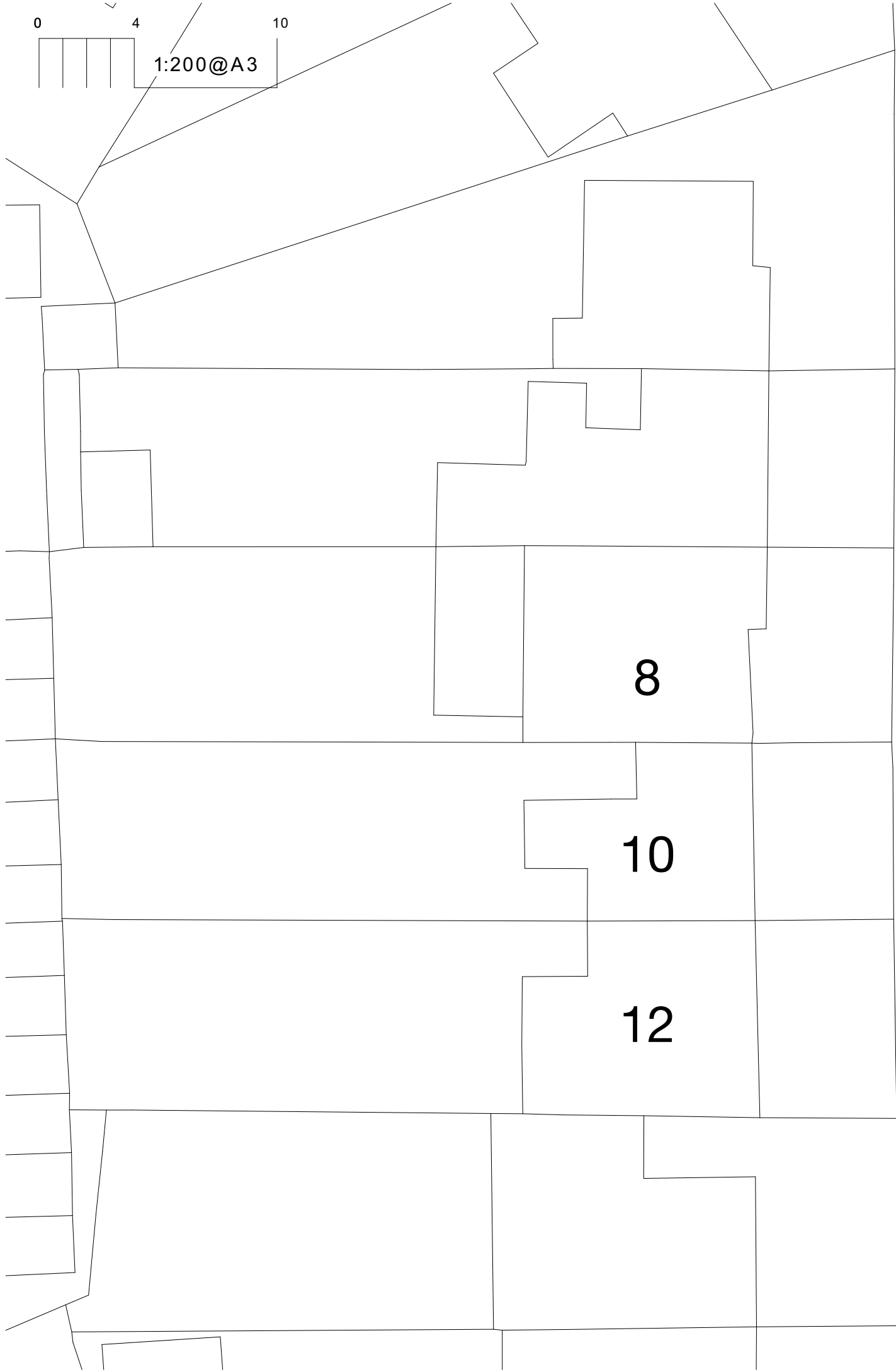
Site Plan - Existing

Drawing Number	Scale
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Scale

WD2.1A 1:200 @ A3

1:200 @ A3

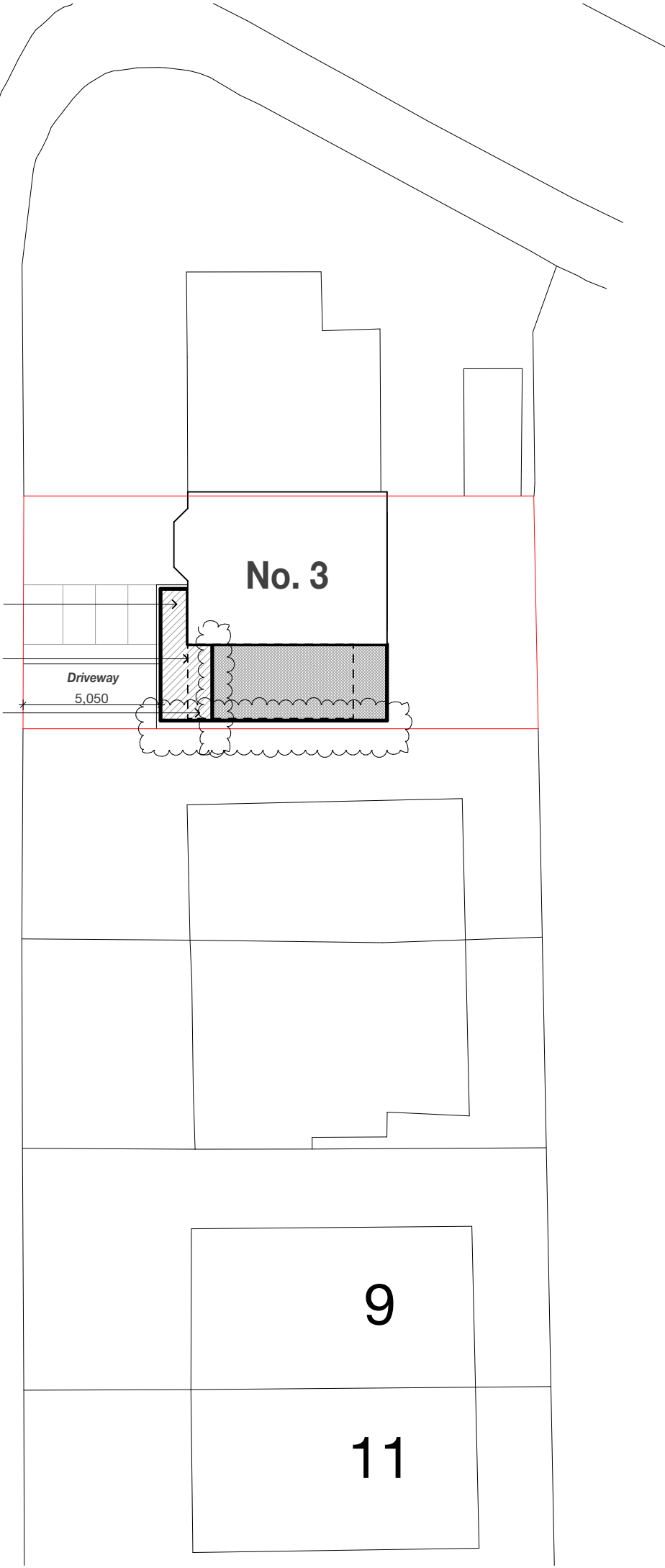


Proposed single storey extension shown diagonal hatched

Extent of existing garage to be demolished shown dashed

Proposed double storey extension shown cross hatched

LYNMOUTH GROVE



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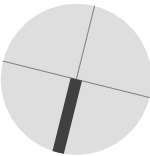
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Issue/ Rev	Description	Date
#	Initial Issue	15.08.23
A	Changes as clouded	01.09.23
B	See clouded changes	18.10.23
C	See clouded changes	28.10.23

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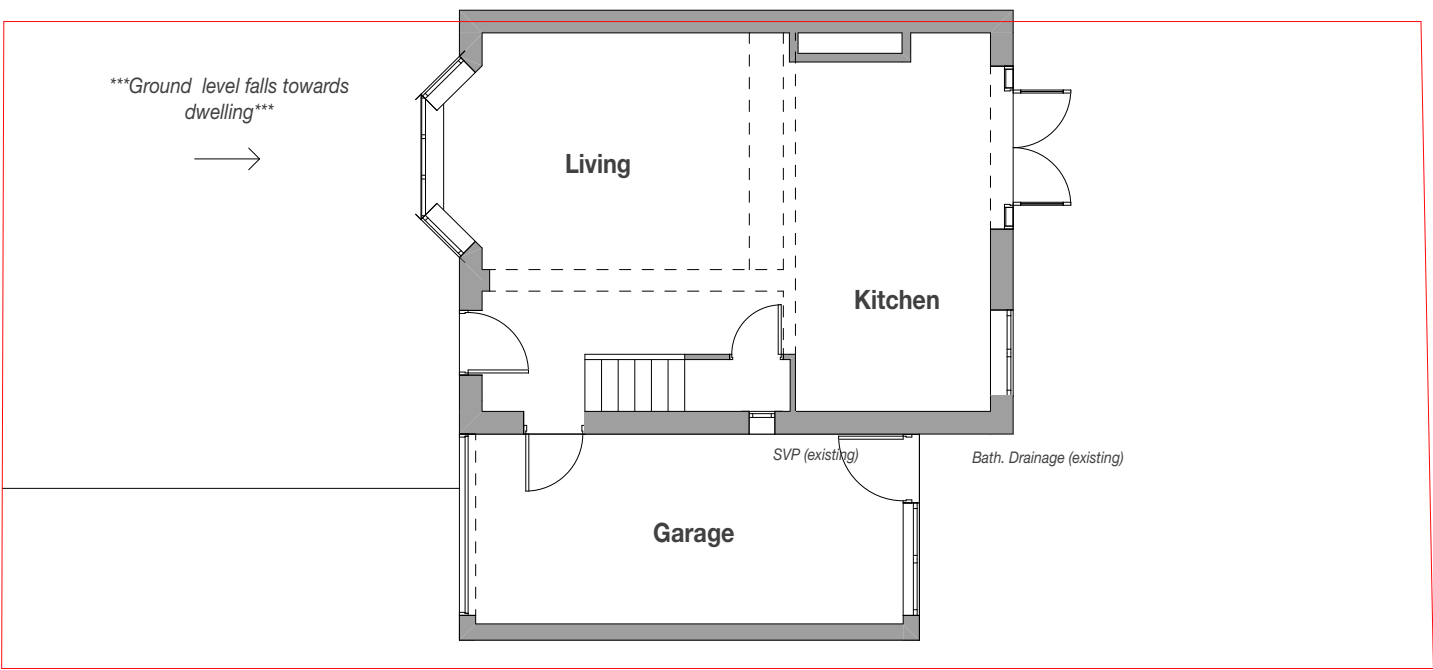
Project Description
3 Lynmouth Grove, Prestwich

Project Number **LYN003**

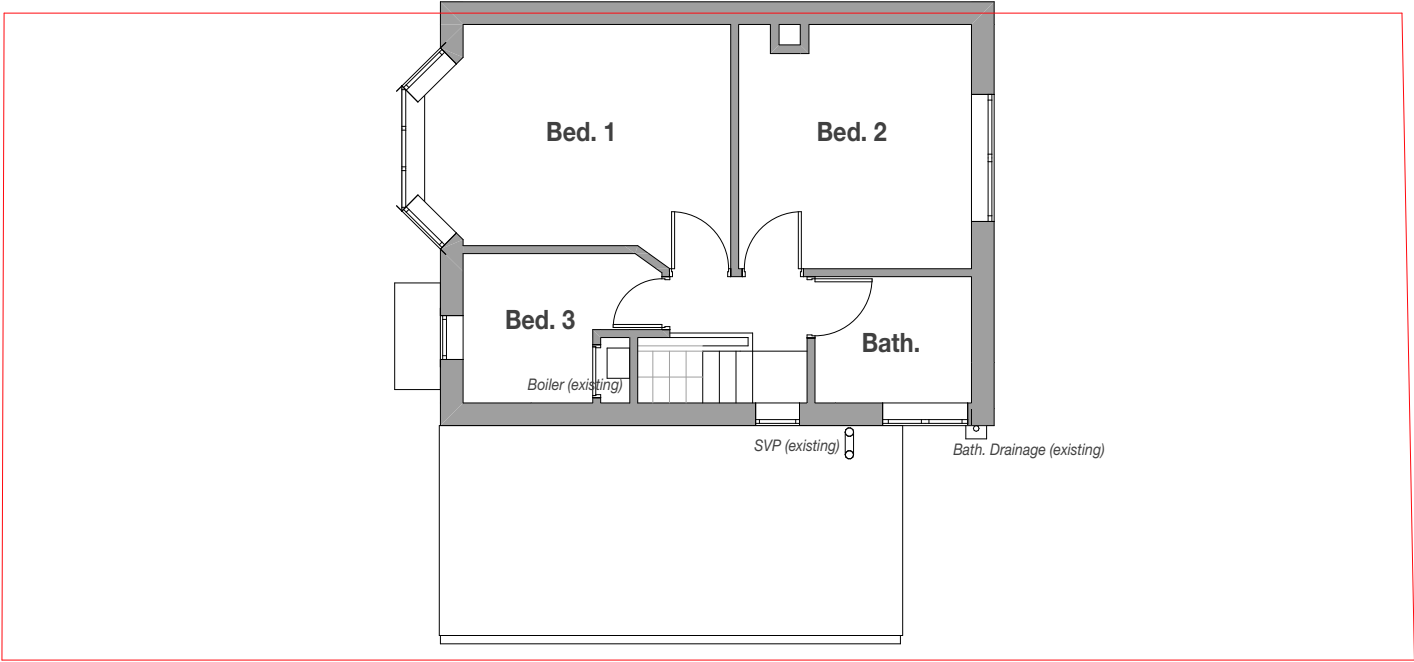
Drawing Title
Site Plan - Proposed

Drawing Number Scale

WD2.2 1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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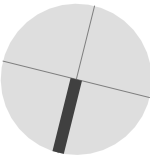
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Issue/ Rev	Description	Date
#	Initial Issue	15.08.23

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Project Number LYN003
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

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Issue/ Rev	Description	Date
#	Initial Issue	15.08.23
A	See clouded changes	28.10.23

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

Indicative layout and steps to existing street.

Provide Aco drainage to new wall line as required

Provide rebate to structural flooring to allow door threshold to finish flush with internal FFL. Confirm required depth with window/door manufacturer and allow additional height to door, typical for all external opening doors

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

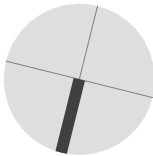
Kitchen design and detail by others. Confirm exact requirements with owner prior to setting out

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

Provide mechanical exhaust to kitchen 30l/s over the hob or 60l/s elsewhere.

Conceal plumbing to upstairs bathroom in bulkhead. Exact route to be confirmed by contractor and site plumber

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Project Number LYN003

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number

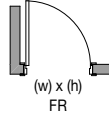
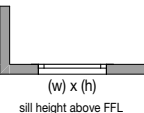
Scale

WD3.2

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	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
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 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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#	Initial Issue	15.08.23
A	See clouded changes	18.10.23
B	See clouded changes	28.10.23

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Project Number **LYN003**

Drawing Title

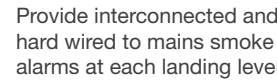
Plans - Proposed First Floor Plan

Drawing Number	Scale
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Scale

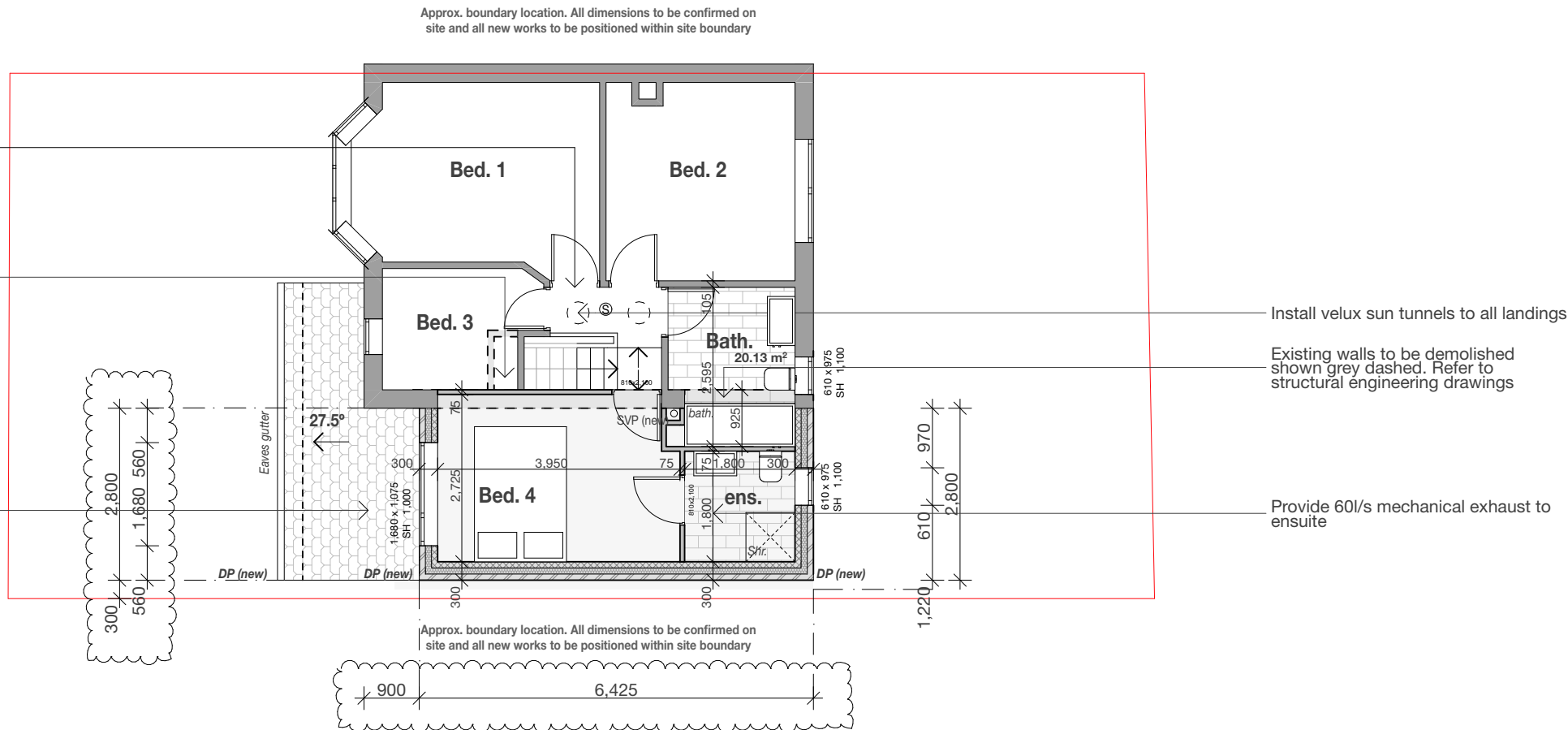
WD3.3

1:100 @ A3



New boiler to be re-located to roof space. Install in accordance with manufacturers recommendations. Duct flue to roof space and ensure clearances from all openings are in accordance with approved document part J

(R1) New roof tiles to match existing. Contractor to ensure selected roof tile is suitable for noted pitch.



Install velux sun tunnels to all landings

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

Provide 60l/s mechanical exhaust to ensuite

Legend						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***
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	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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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 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

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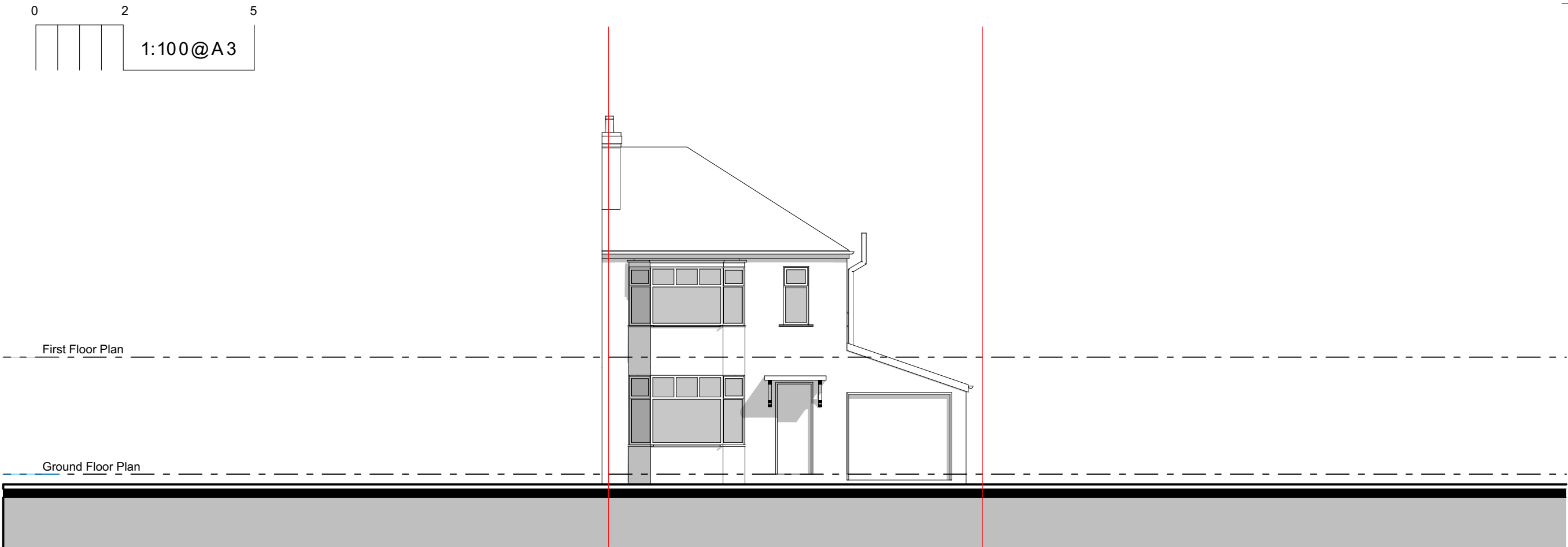
Drawing Title

Elevations - Existing

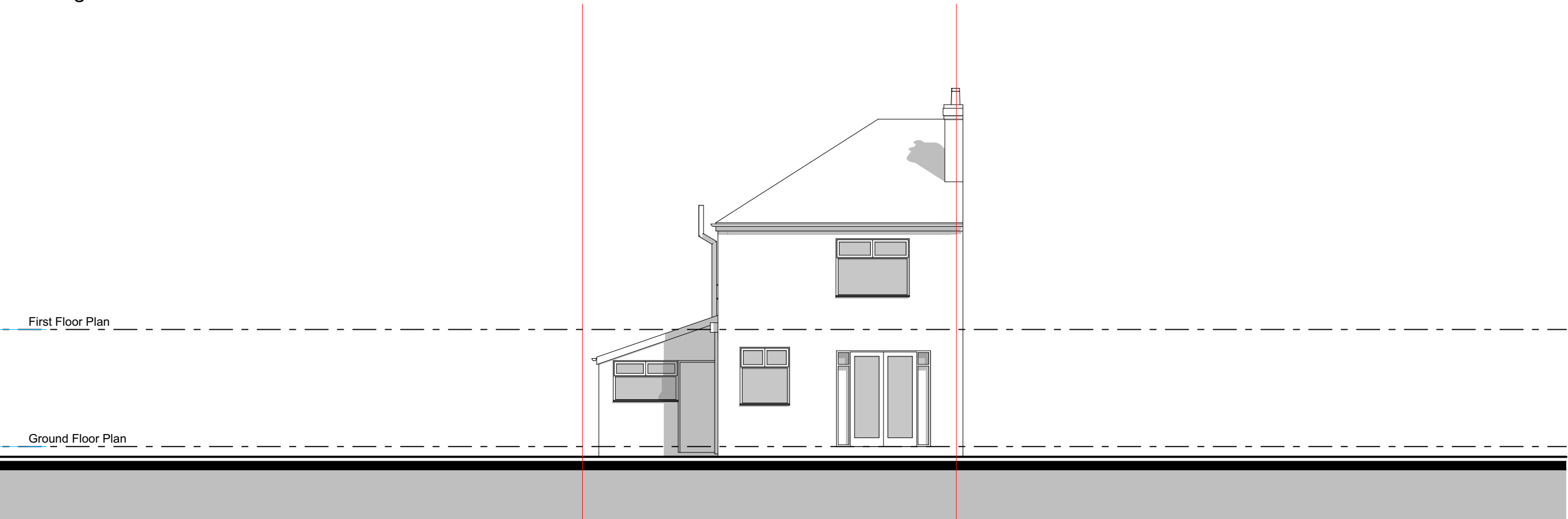
Drawing Number	Scale
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WD5.1 1:100 @ A

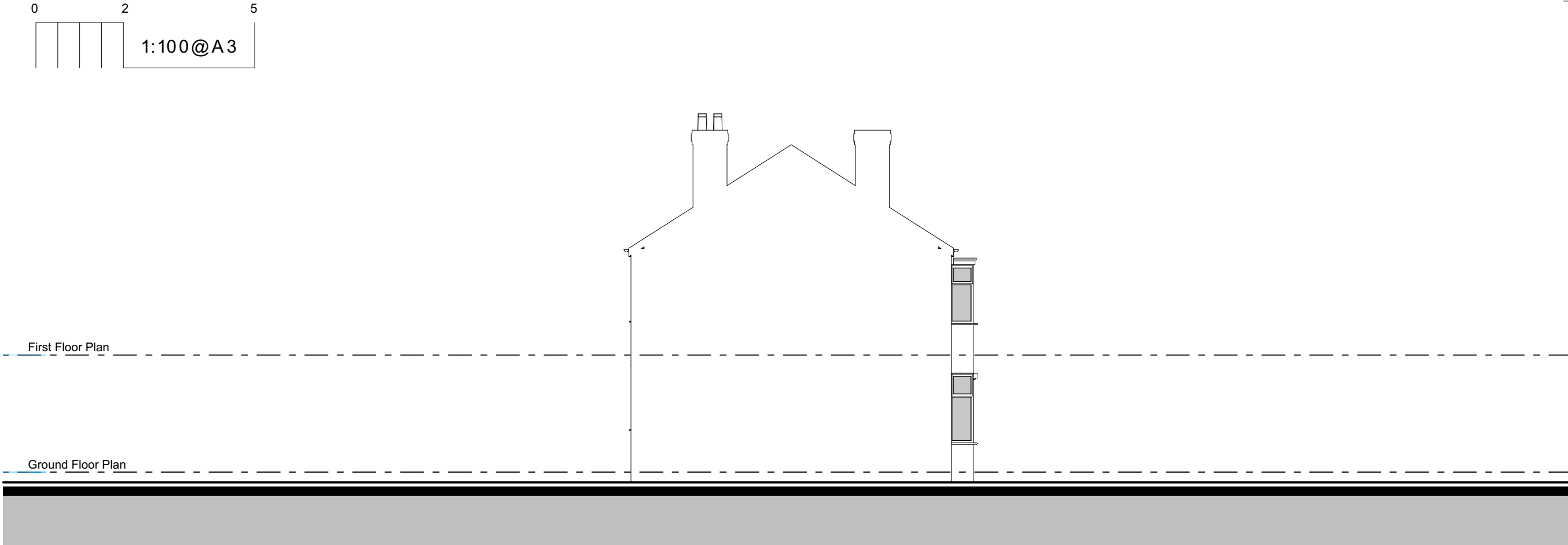
WD5.1 1:100 @ A



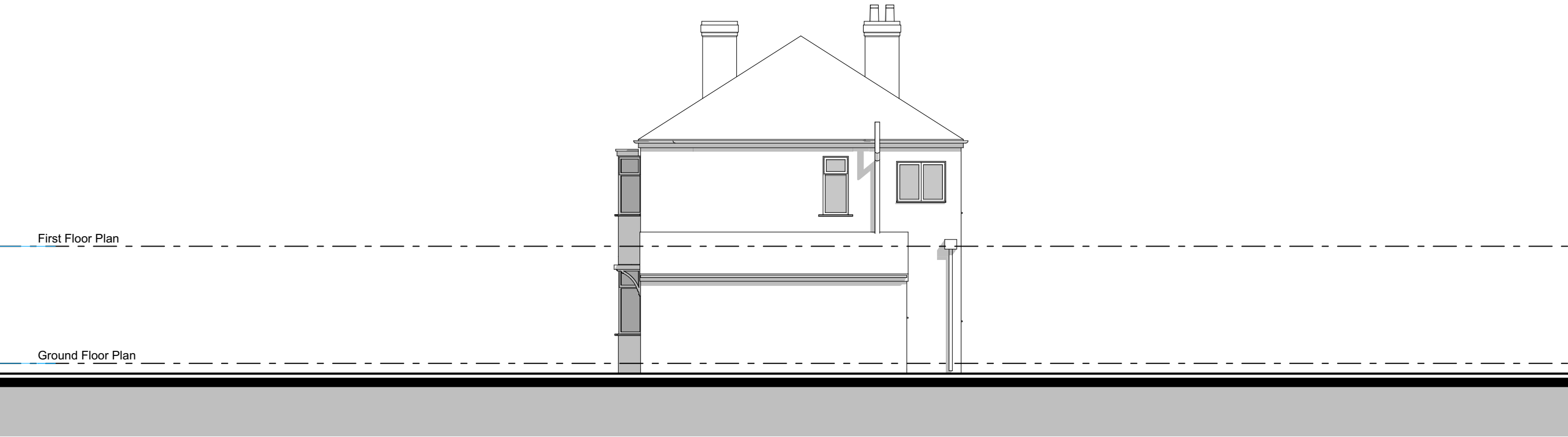
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

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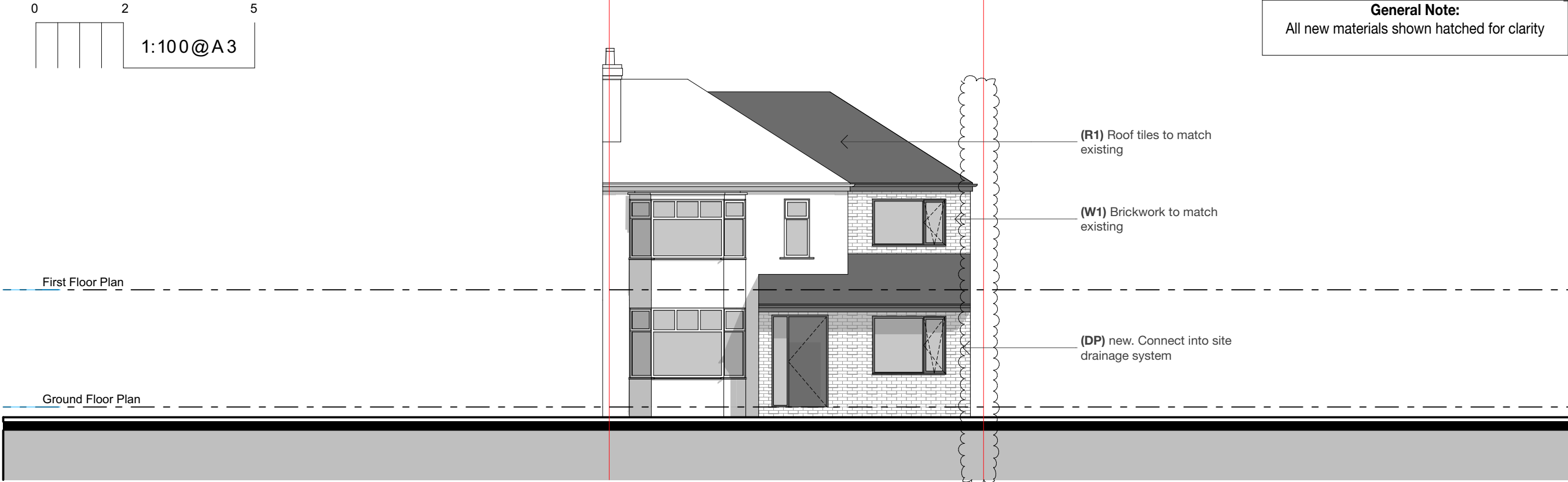
Project Description
3 Lynmouth Grove, Prestwich

Project Number LYN003
Drawing Title

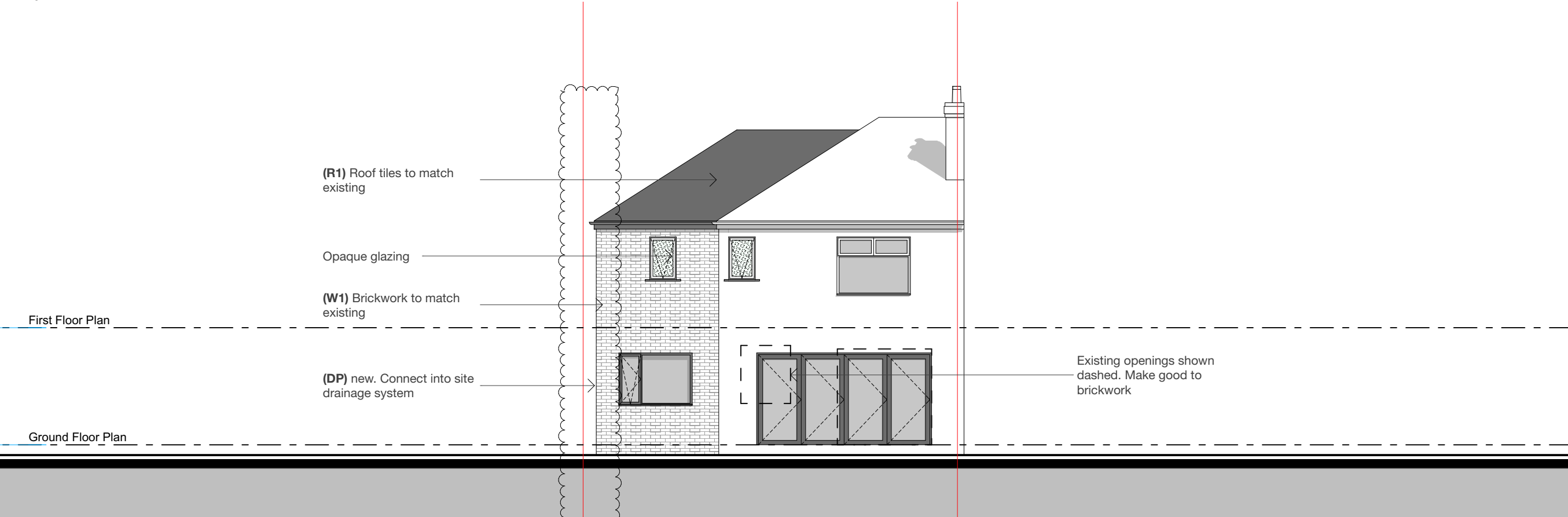
Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



Proposed Front Elevation



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	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

Refer to General Notes For Details

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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	<665 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

General Note:
All new materials shown hatched for clarity

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Issue/ Rev	Description	Date
#	Initial Issue	15.08.23
A	See clouded changes	28.10.23

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Project Number LYN003
Drawing Title

Elevations - Proposed

Drawing Number Scale

WD5.3 1:100 @ A3

[illegible]

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Project Number **LYN003**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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WD5.4 1:100 @ A3

0 2 5

1:100@A3

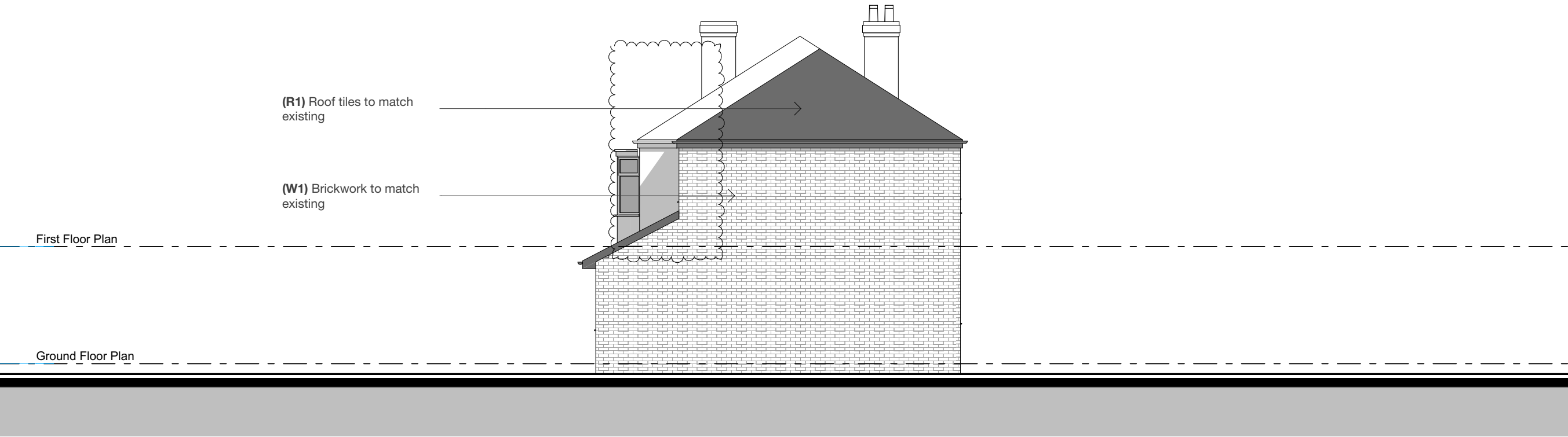
First Floor Plan

Ground Floor Plan

(W1) Brickwork to match existing

General Note:
All new materials shown hatched for clarity

Proposed Side Elevation



Proposed Side Elevation

Legend						Notes	Notes on setting out	Brickwork
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***	***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
wm	washing machine	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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