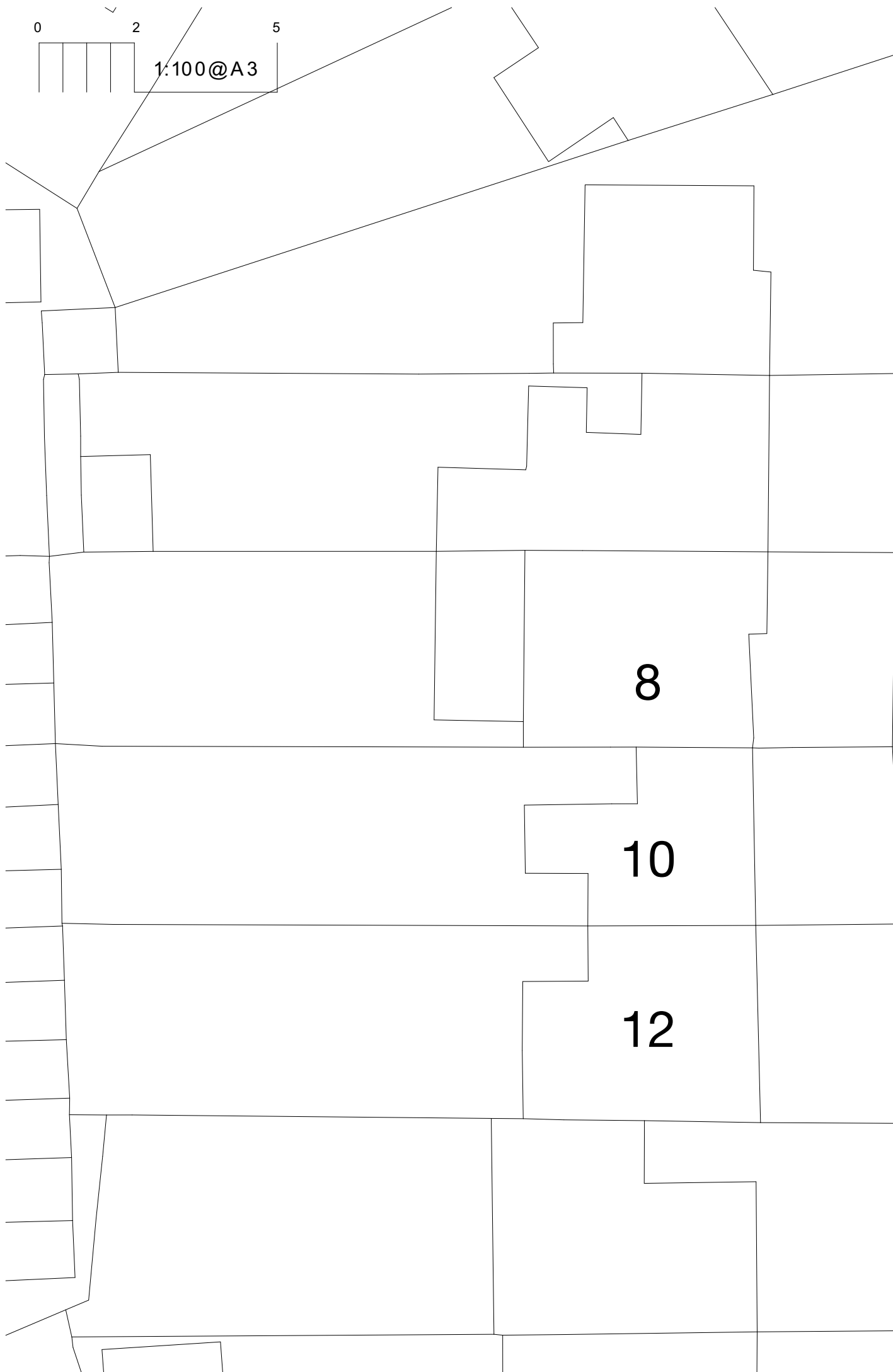
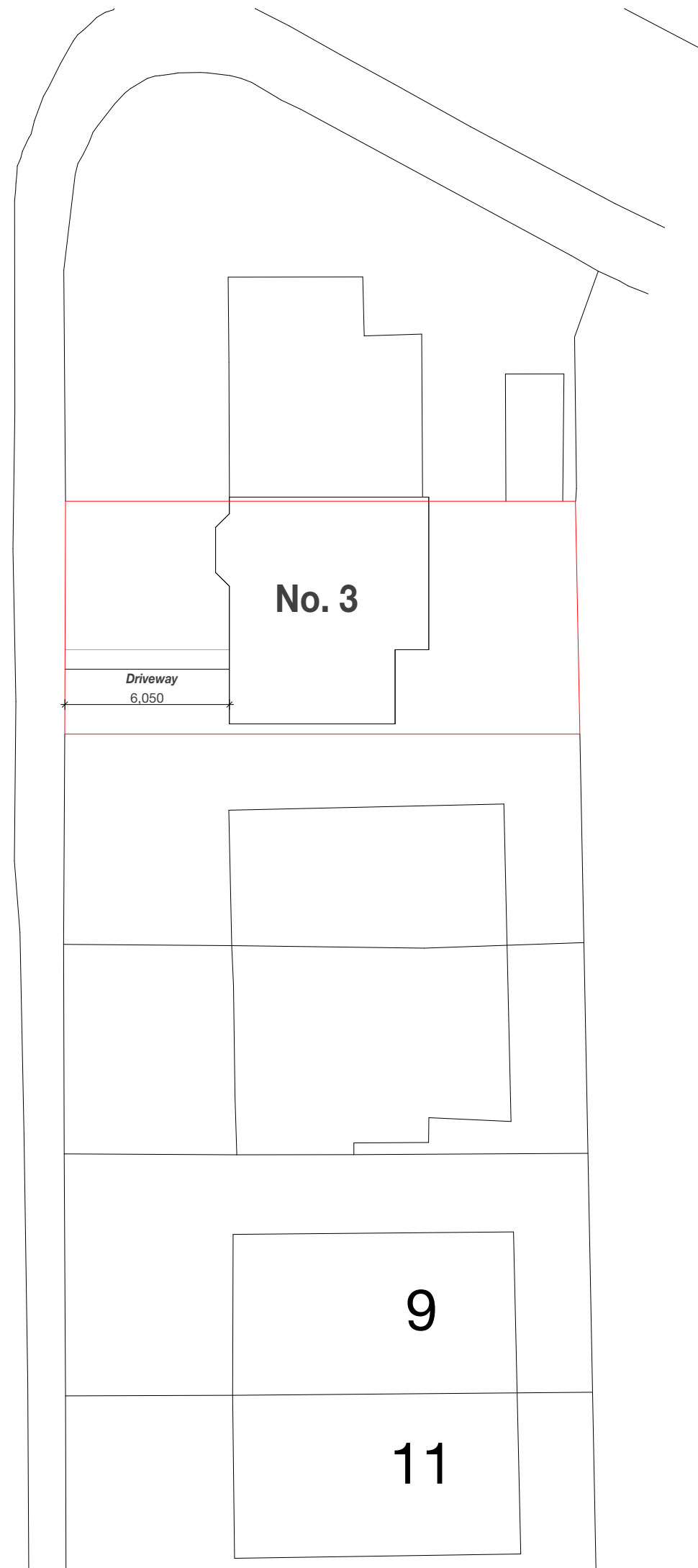




LYNMOUTH GROVE



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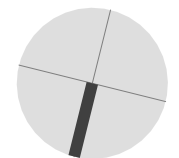
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[illegible]

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Project Description

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Project Number **LYN003**

Drawing Title

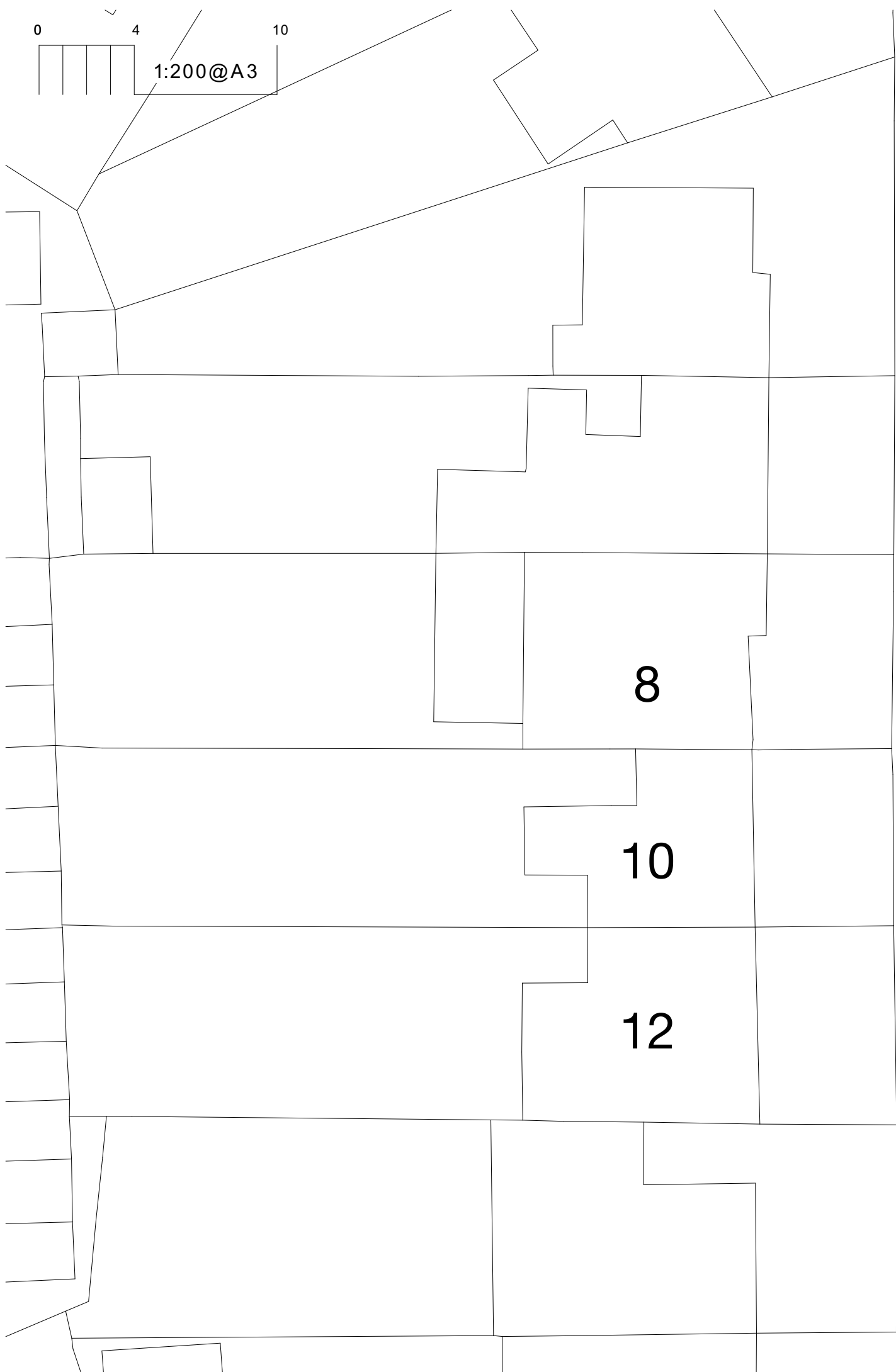
Site Plan - Existing

Drawing Number	Scale
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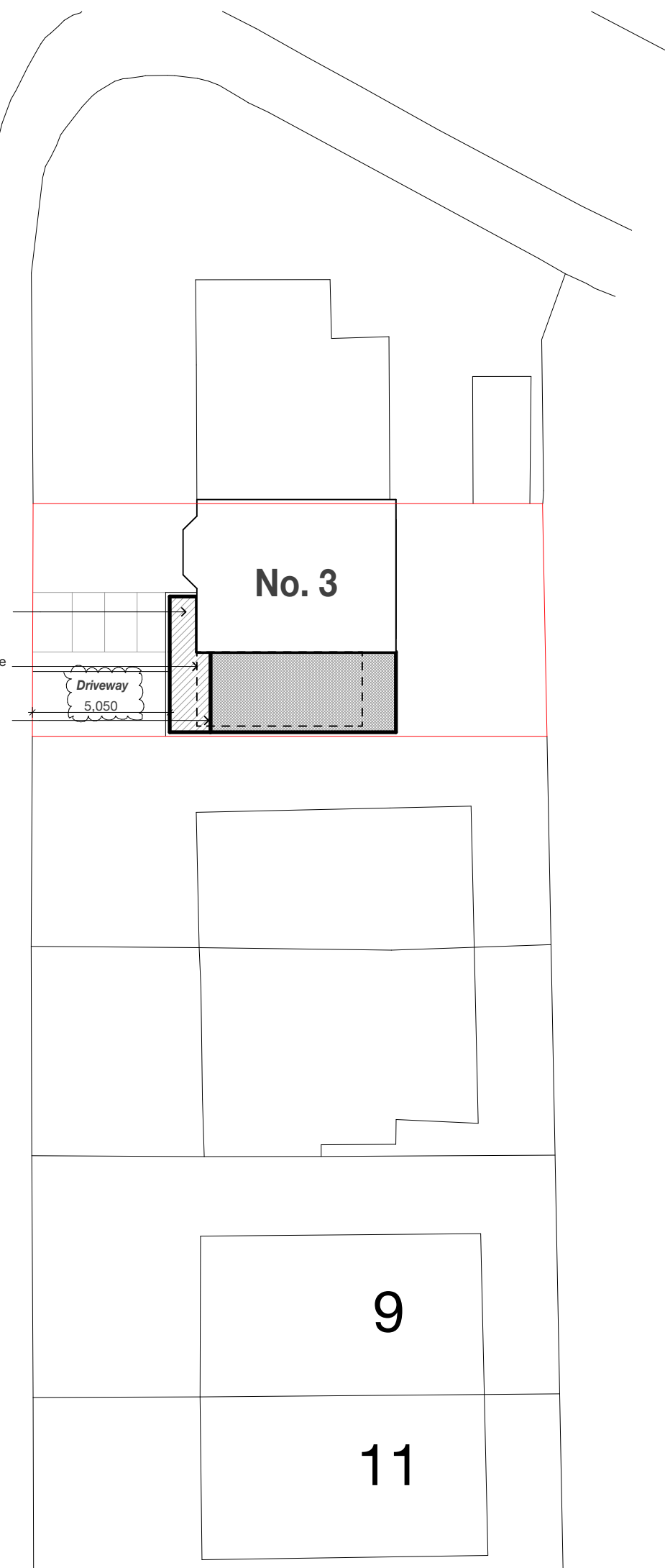
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WD2.1A 1:200 @ A3

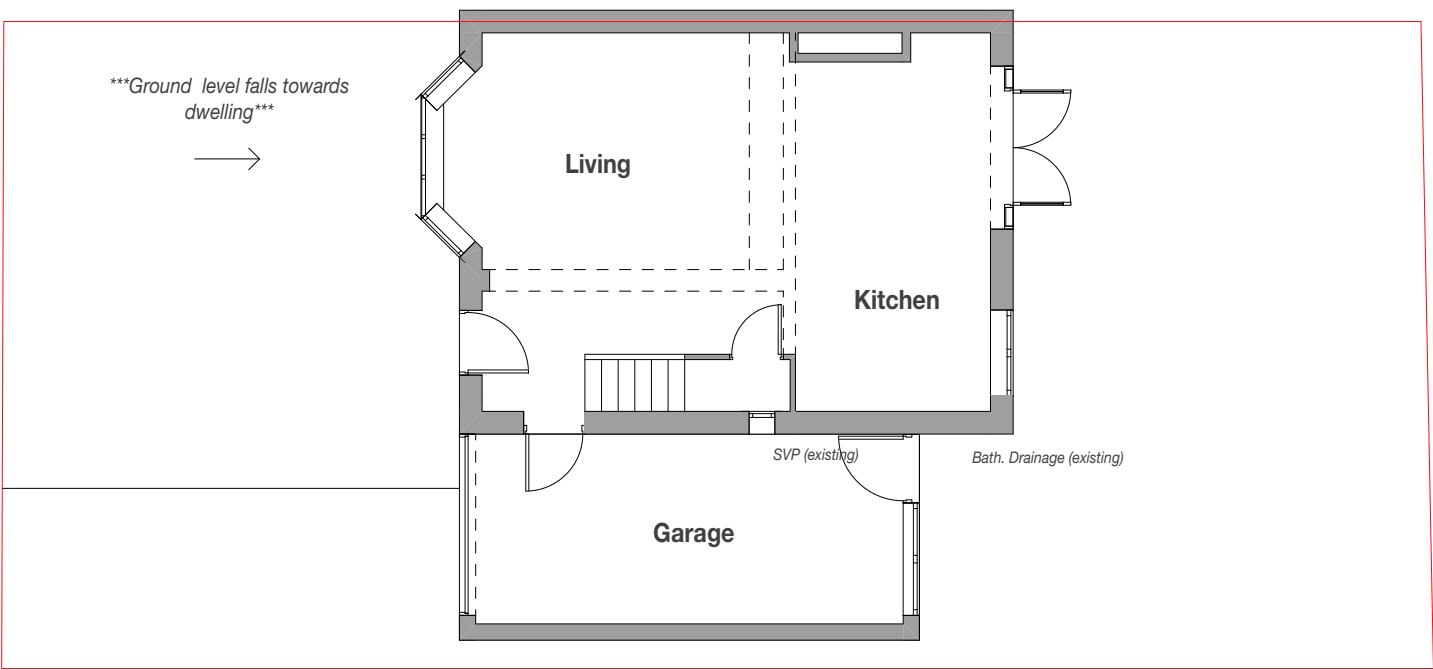
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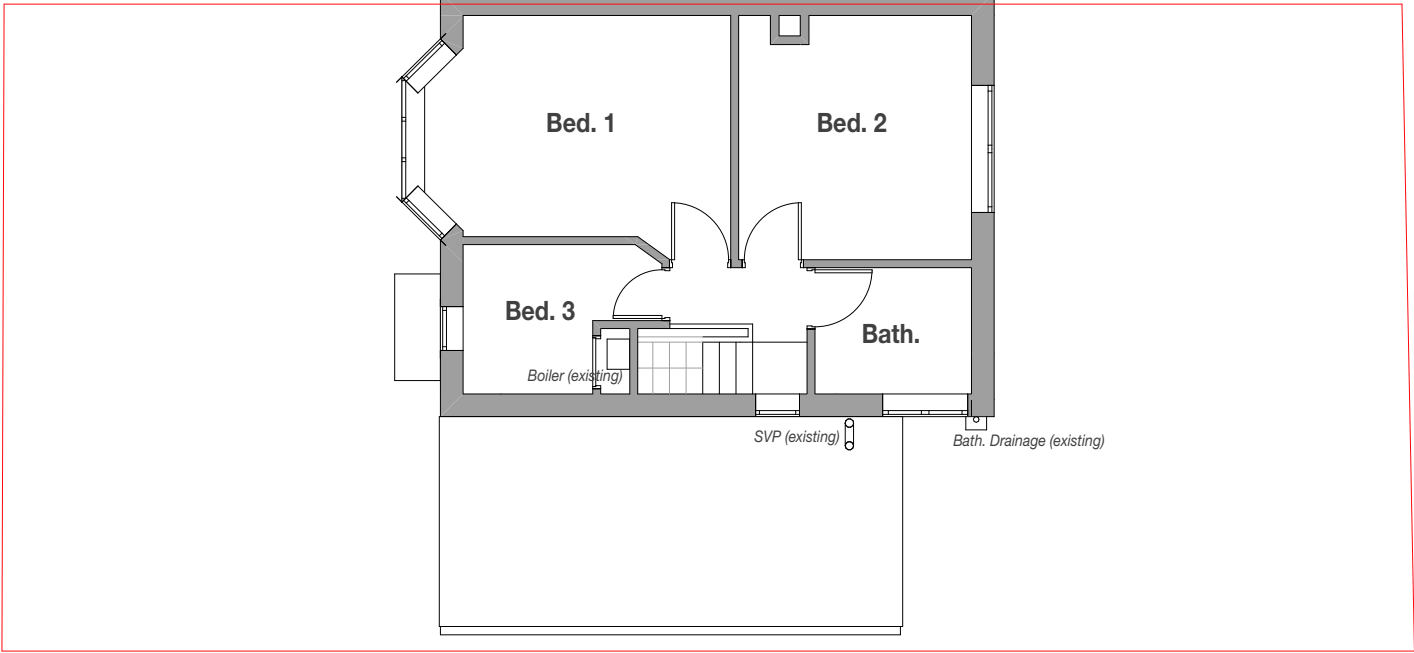
LYNMOUTH GROVE



WD2.2 1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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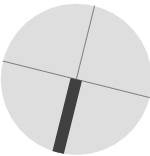
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Project Number LYN003
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

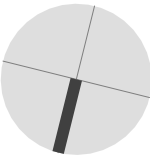
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[illegible]

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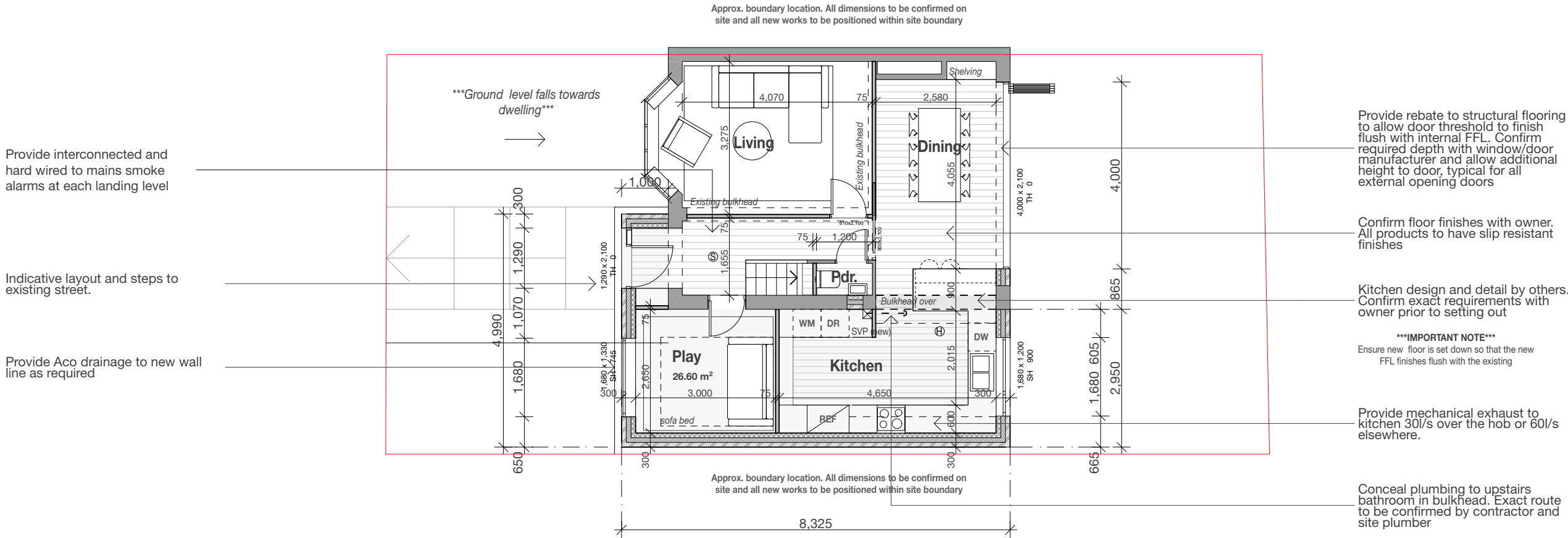
Project Number **LYN003**

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number	Scale
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WD3.2 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***
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	

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

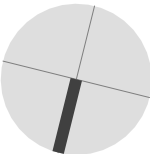
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[illegible]

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Project Description

3 Lynmouth Grove, Prestwich

Project Number **LYN003**

Drawing Title

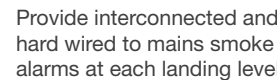
Plans - Proposed First Floor Plan

Drawing Number	Scale
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Scale

WD3.3

1:100 @ A3

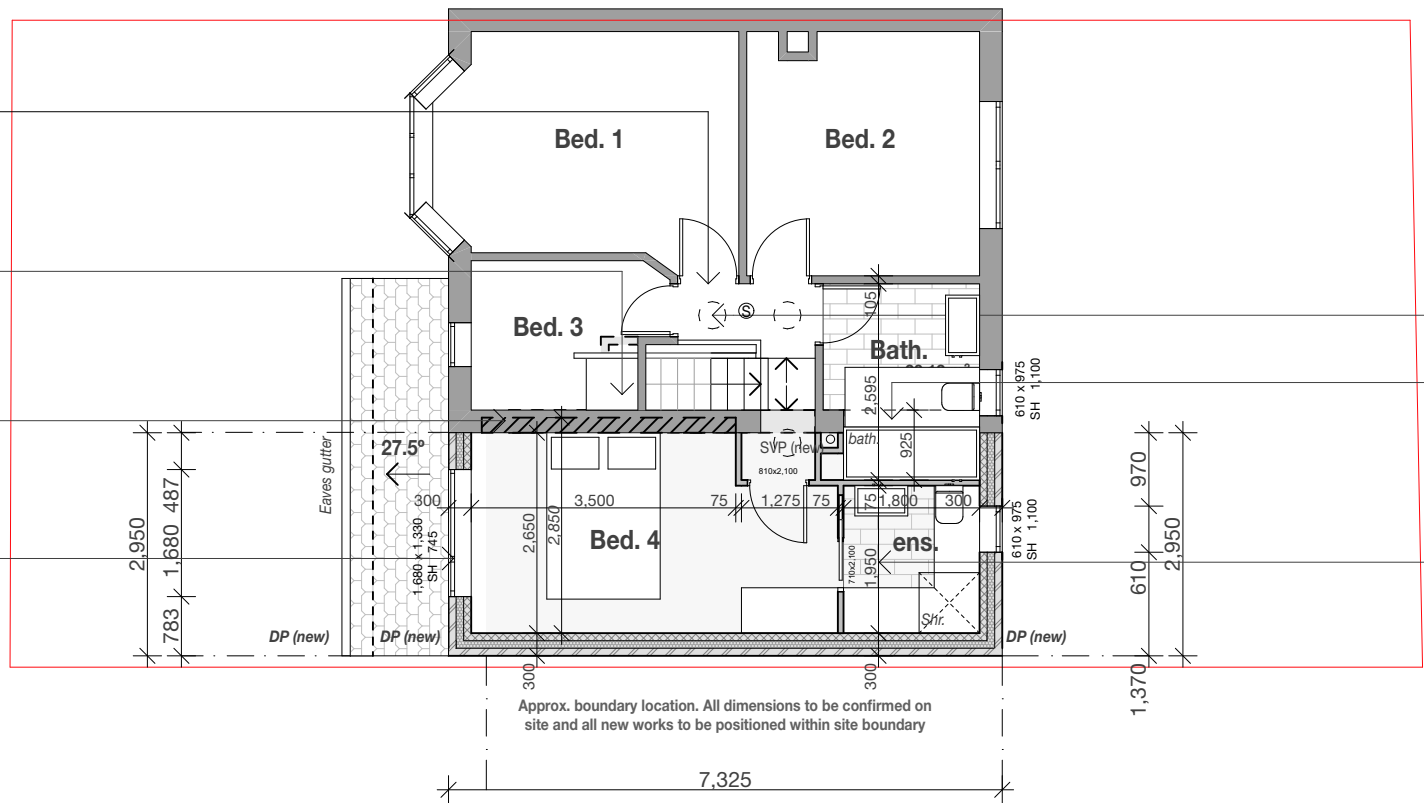


New boiler to be re-located to roof space. Install in accordance with manufacturers recommendations. Duct flue to roof space and ensure clearances from all openings are in accordance with approved document part J

Contractor to itemise cost for removing internal skins of brickwork shown hatched for client information/approval at time of quoting

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

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



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						
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***
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	

Notes

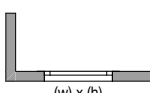
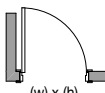
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- Confirm all finishes and materials with owner.

*****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

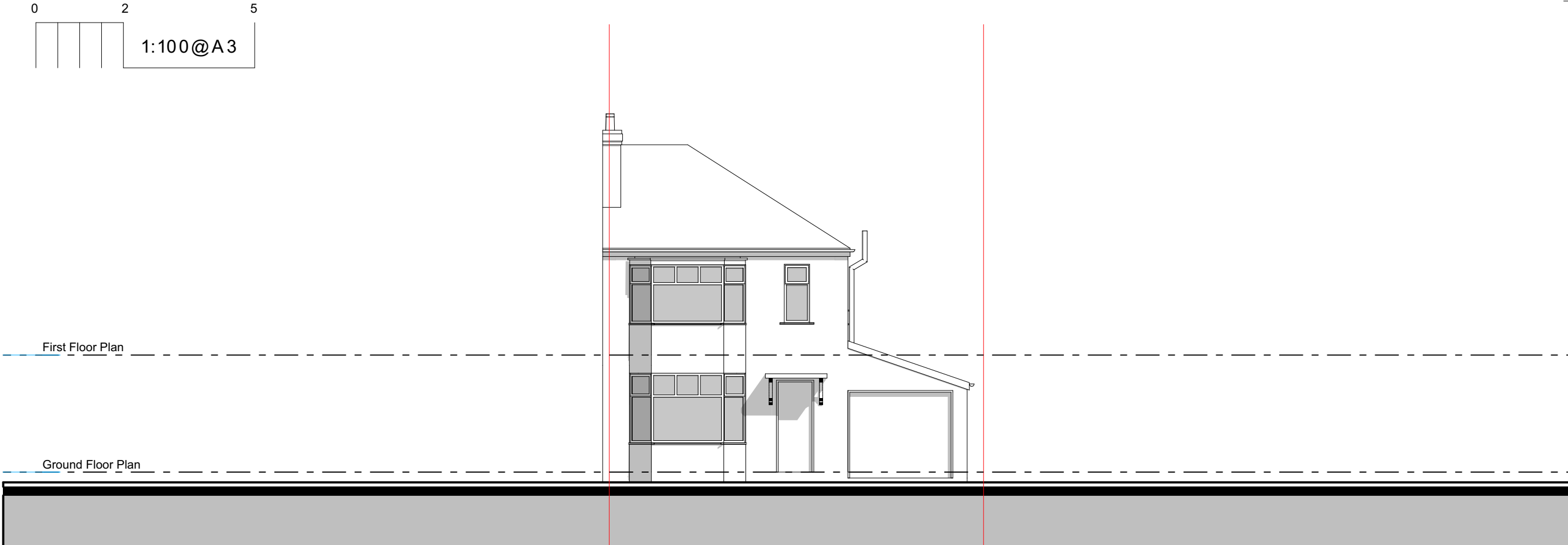


Brickwork

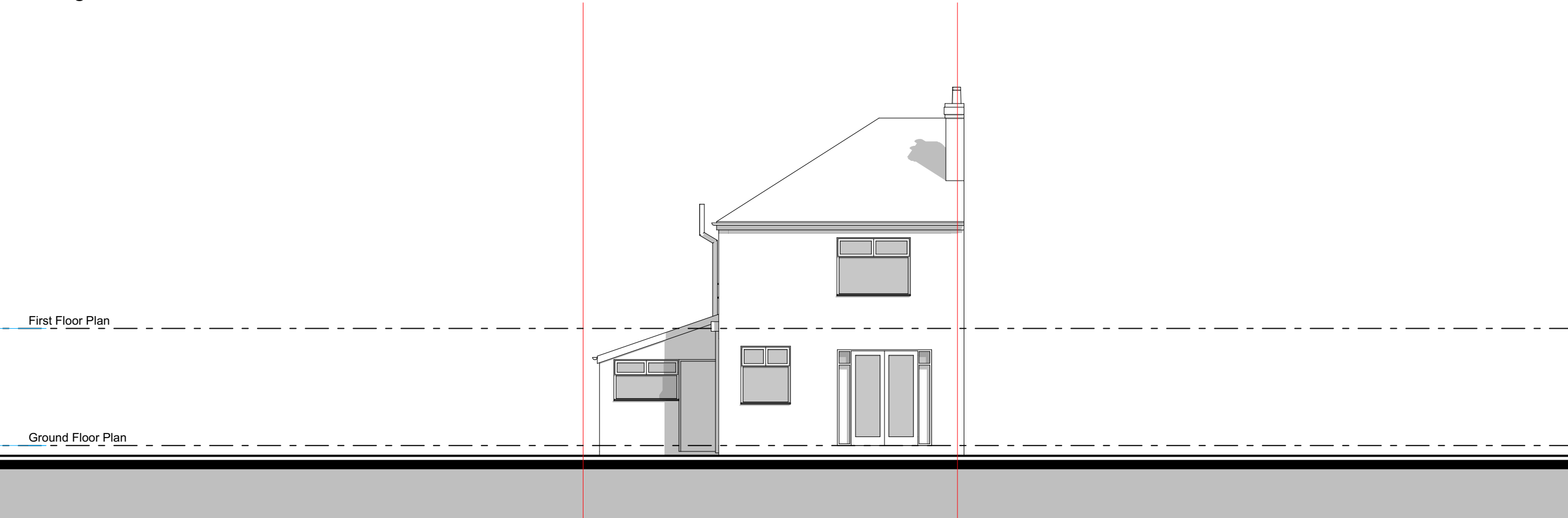
windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer



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



Existing Front Elevation



Existing Rear Elevation

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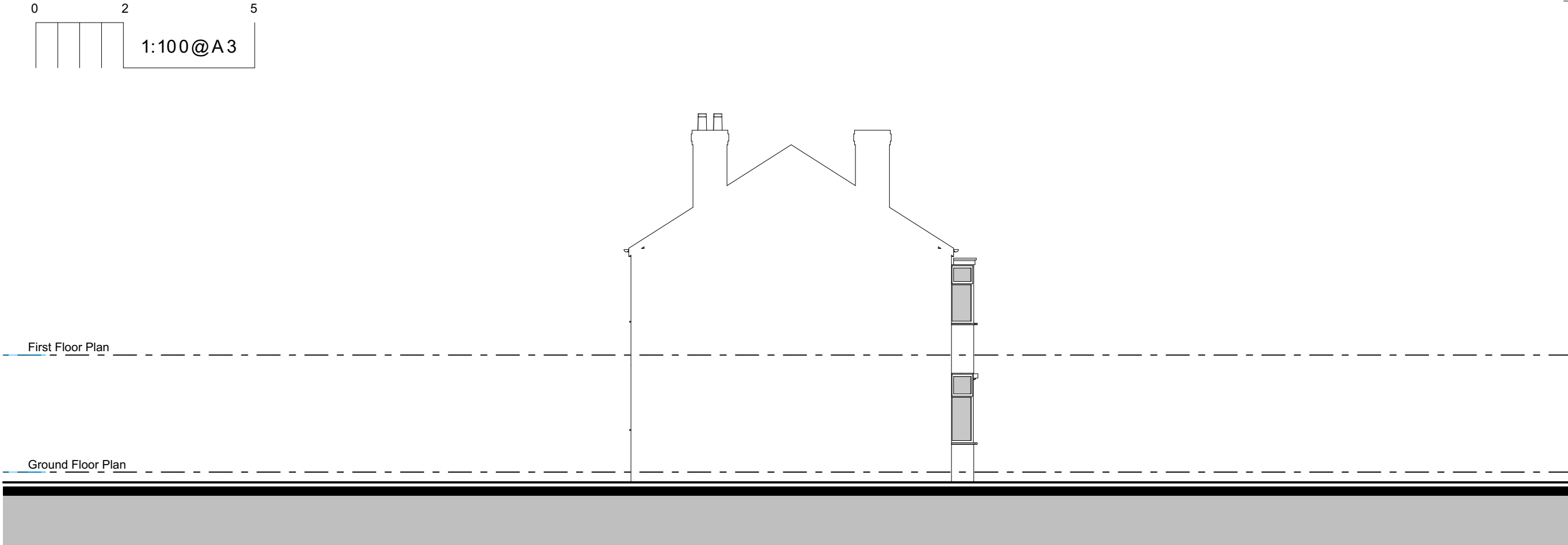
Project Description
3 Lynmouth Grove, Prestwich

Project Number LYN003
Drawing Title

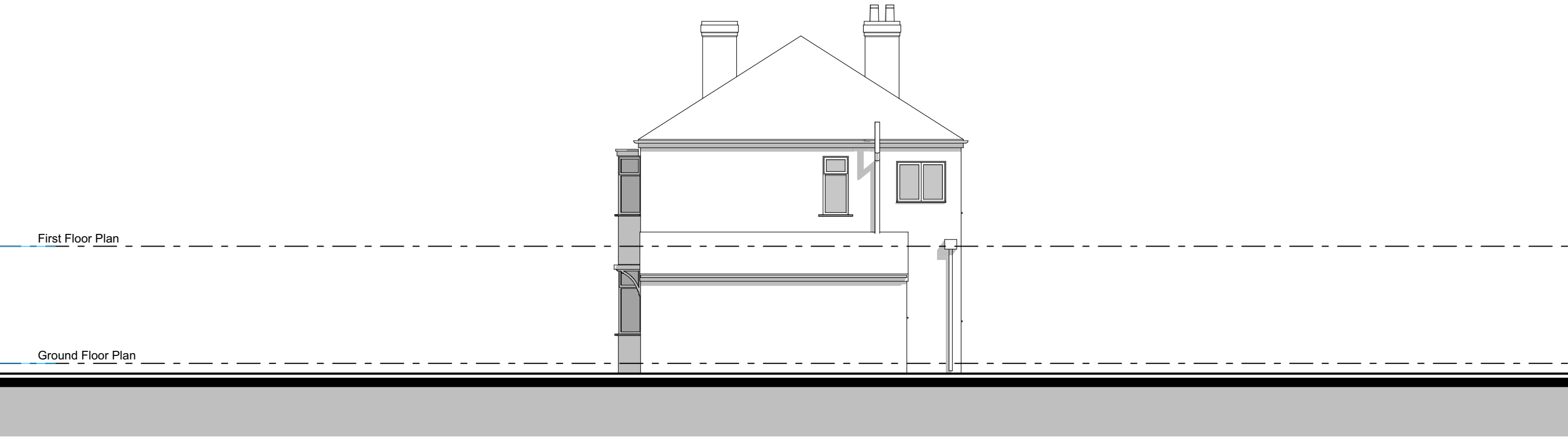
Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3



Existing Side Elevation



Existing Side Elevation

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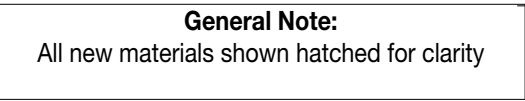
Project Description
3 Lynmouth Grove, Prestwich

Project Number LYN003
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



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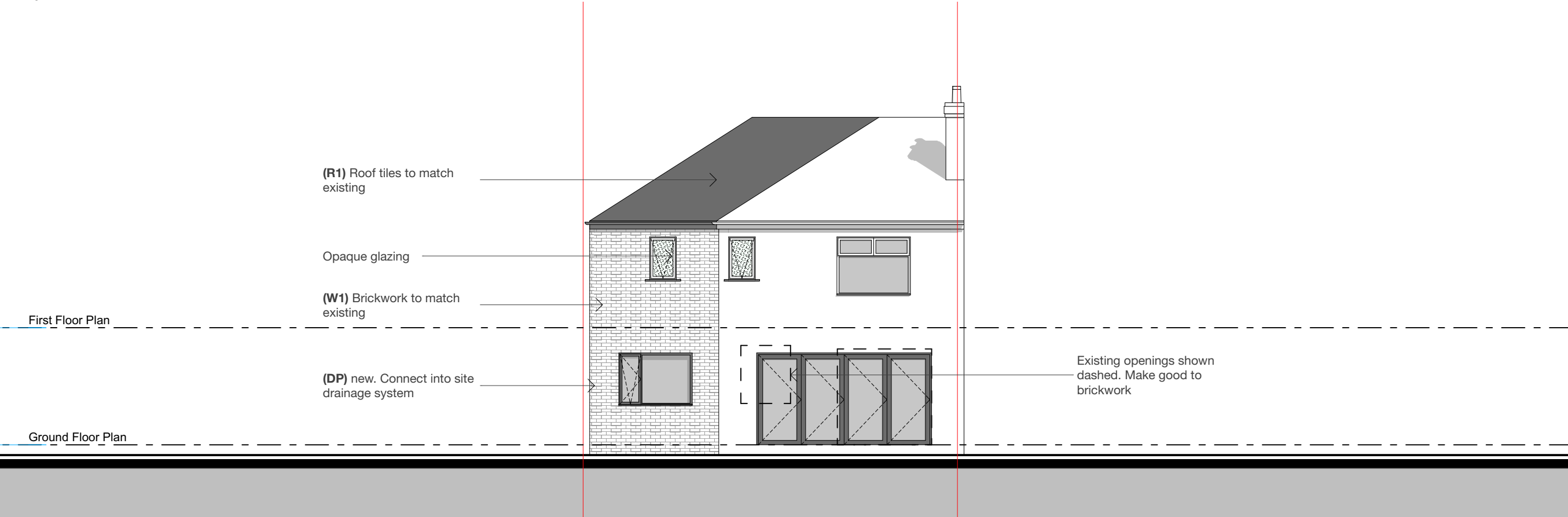
Drawing Title

Elevations - Proposed

Drawing Number	Scale
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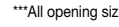
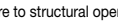
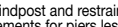
WD5.3 1:100 @ A

1:100 @ A3



Proposed Rear Elevation

Legend						Refer to General Notes For Details
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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