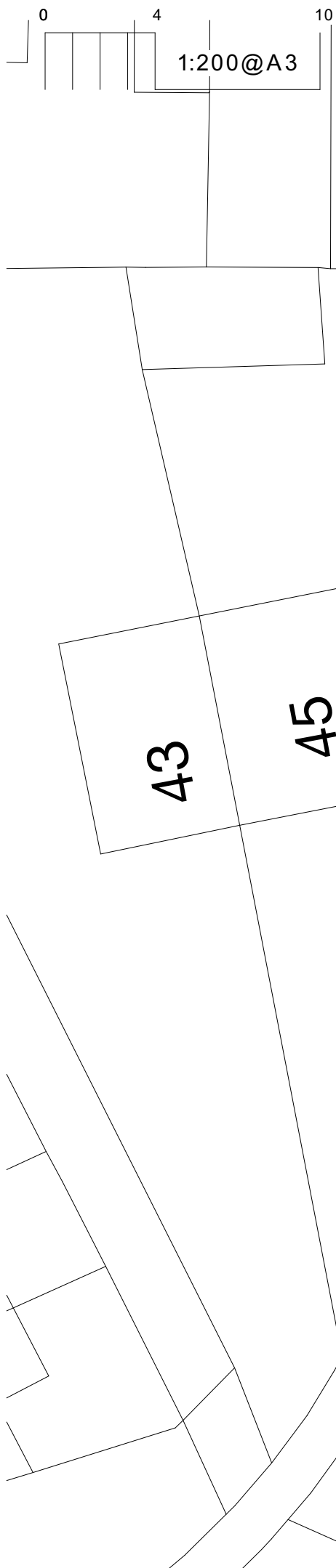




Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings.

[illegible]

07940 123 631
tommy@floccstudio.co.uk

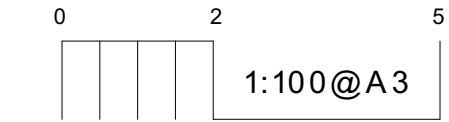
**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

**Ryan Sargent & Matteo
Massignani**

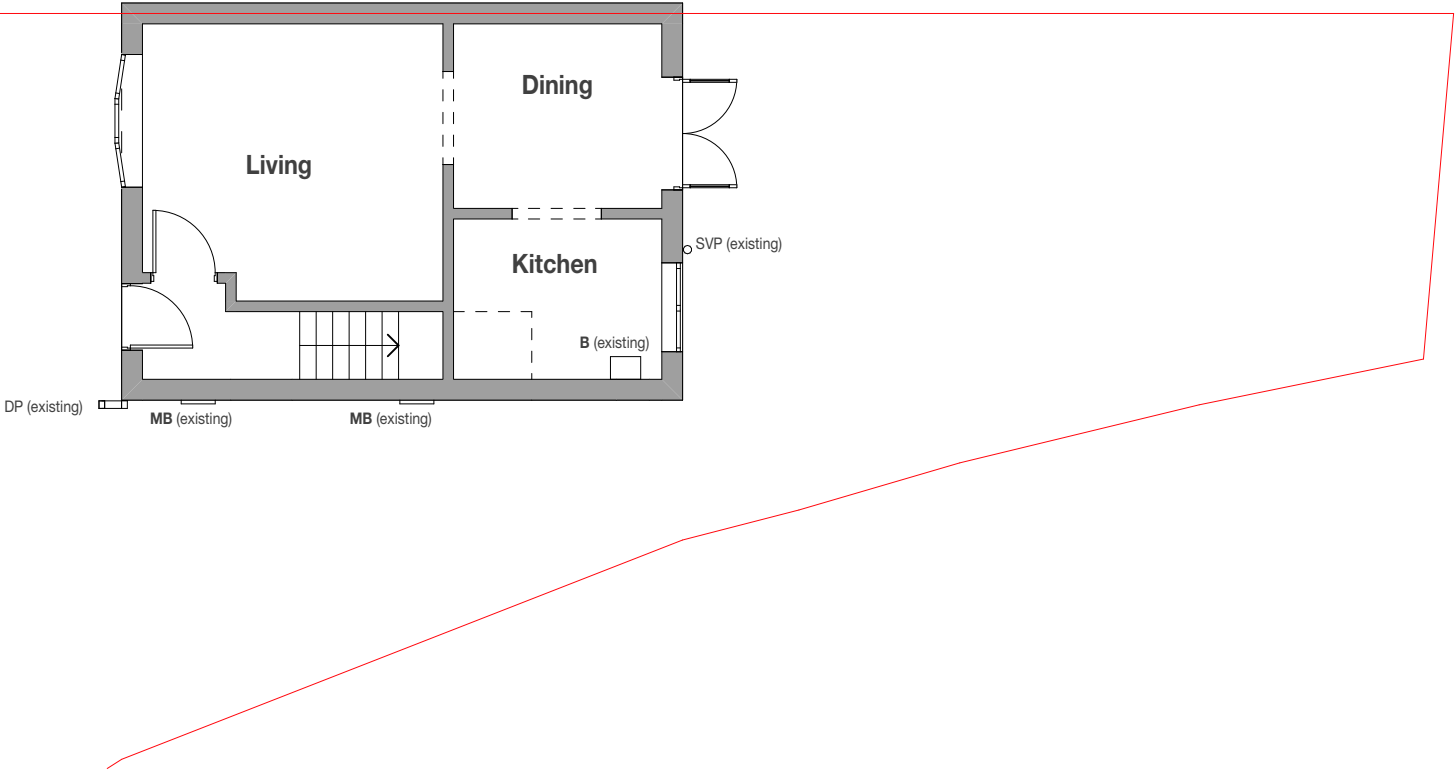
152 Gaskell Street, Manchester

Site Plan - Proposed

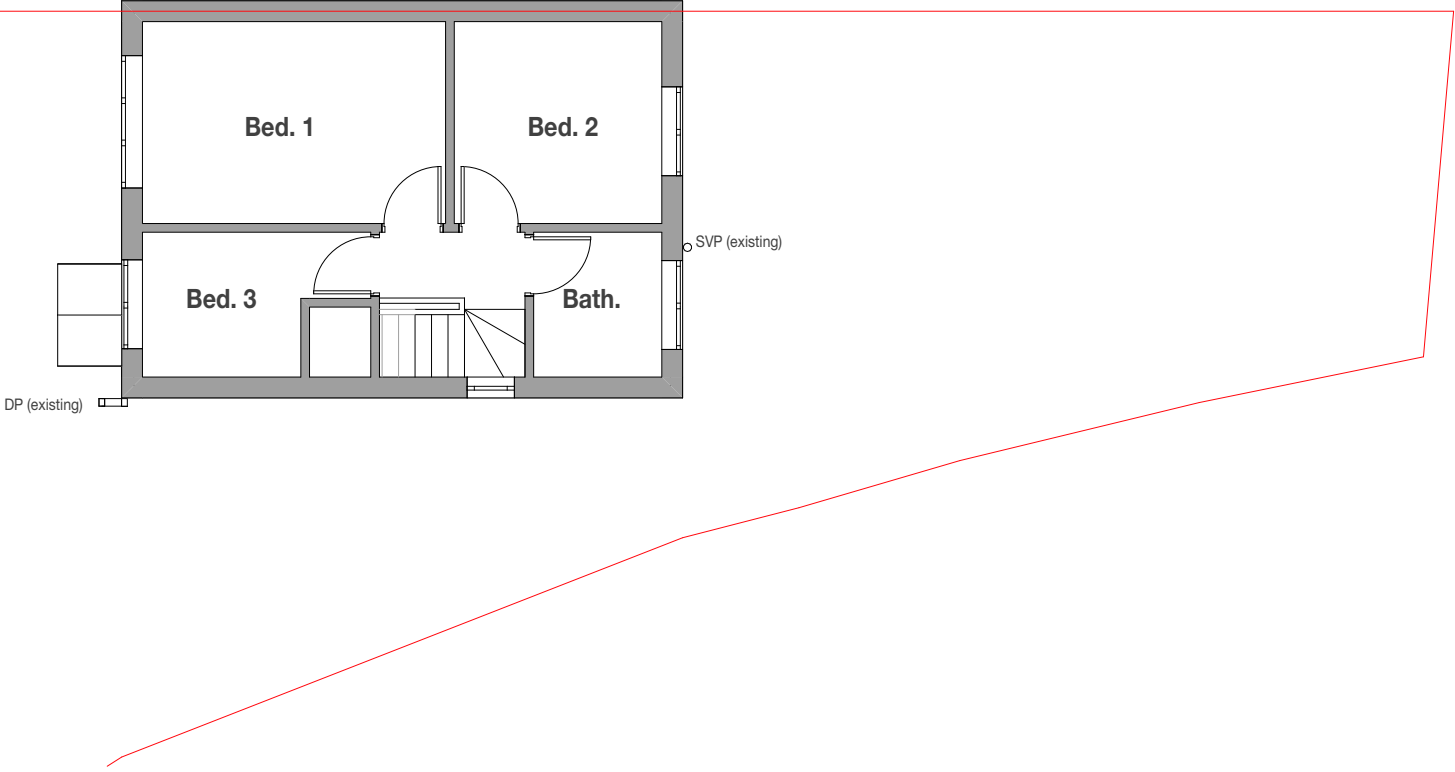
1:200 @ A3



Existing - Ground Floor Plan



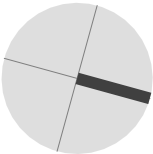
Existing - First Floor Plan



NOTES
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Issue/ Rev	Description	Date
#	Initial Issue	09.05.22



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**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client
**Ryan Sargent & Matteo
Massignani**

Project Description
152 Gaskell Street, Manchester

Project Number **GAS152**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

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Client

**Ryan Sargent & Matteo
Massignani**

Project Description

152 Gaskell Street, Manchester

Notes

- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- 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*****

Project Number GAS152	
Drawing Title	
Plans - Proposed Ground Floor Plan	
Drawing Number	Scale
WD3.2	1:100 @ 1/8" = 1'-0"

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Client

**Ryan Sargent & Matteo
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Project Number GAS152	
Drawing Title	
Plans - Proposed First Floor Plan	
Drawing Number	Scale

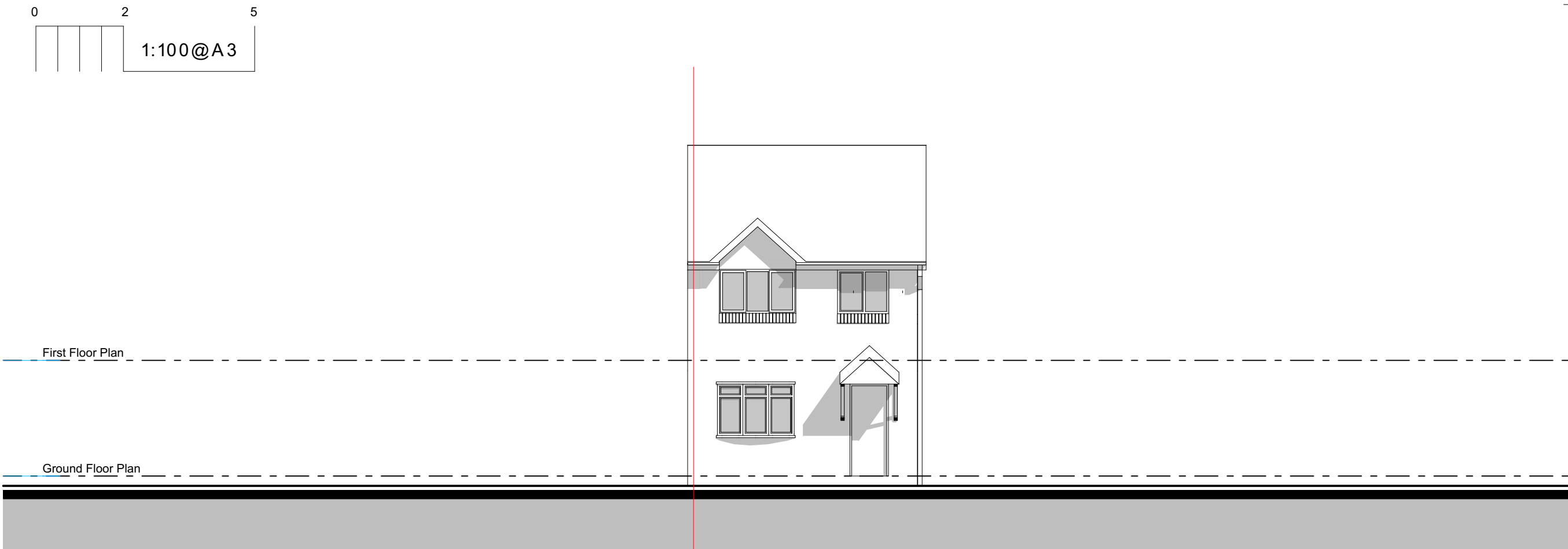
Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wo.	wall oven	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	FG	floor gully	
shr.	shower	R1	roof type 1	S	sink	
st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter	
pdr.	powder room	DP	downpipe	EM	electricity meter	

Notes

- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- 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.
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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	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

[illegible]

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Client

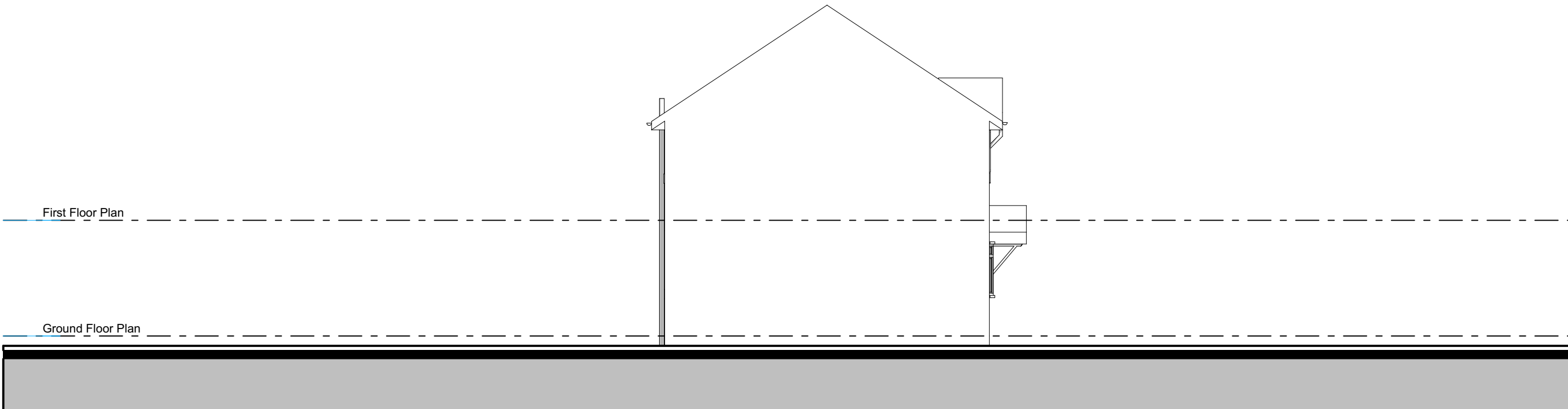
**Ryan Sargent & Matteo
Massignani**

Project Number **GAS152**

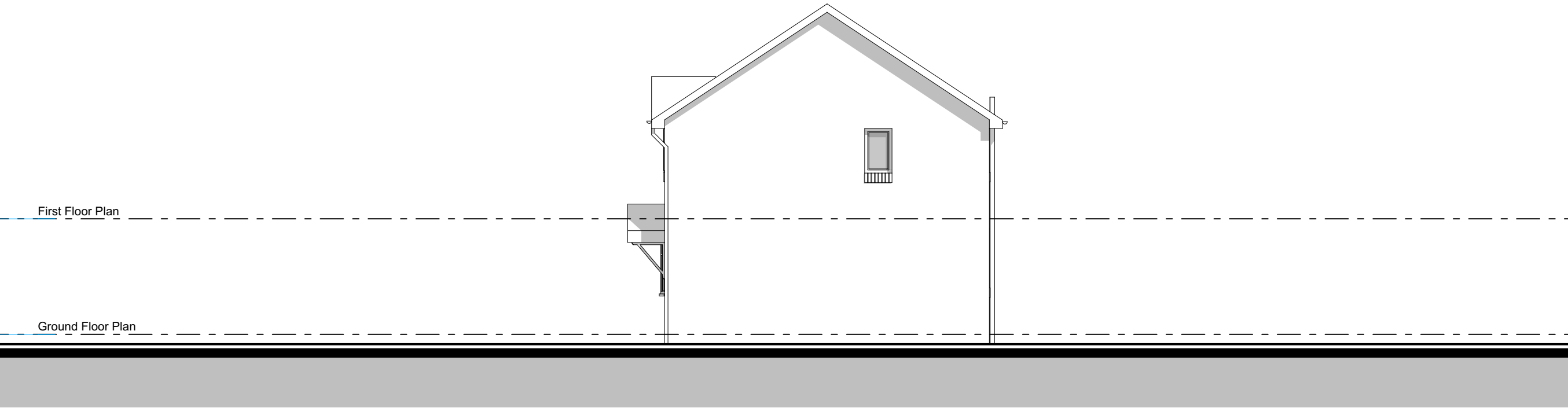
Drawing Title

Drawing Number	Scale
----------------	-------

WD5.1 1:100 @ A3

[illegible]

Existing Side Elevation



Existing Side Elevation

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**FOR PLANNING/
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Client

**Ryan Sargent & Matteo
Massignani**

152 Gaskell Street, Manchester

Project Number **GAS152**

Drawing Title

Elevations - Existing

Drawing Number	Scale
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WD5.2 1:100 @ A3

NOTES
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[illegible]

First Floor Plan

Ground Floor Plan

(R1) new roof tiles to match existing

(DP) new. Connect into site drainage system

(W1) new brickwork to match existing

Proposed Front Elevation

First Floor Plan

Ground Floor Plan

(R1) new roof tiles to match existing

(W1) new brickwork to match existing

(DP) new. Connect into site drainage system

Proposed Rear Elevation

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***
wo.	wall oven	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

All opening sizes are to structural openings
FR = Fire rated door where required

A diagram showing a quarter-circle arch. The width is labeled (w) and the height is labeled (h) . Below the arch, the text "FR" is written.

(w) x (h)

sill height above FFL

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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**FOR PLANNING/
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APPROVAL**

Client

**Ryan Sargent & Matteo
Massignani**

Project Description

152 Gaskell Street, Manchester

Project Number **GAS152**

Drawing Title

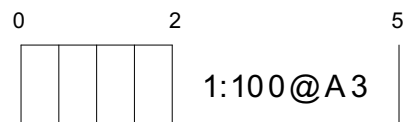
Elevations - Proposed

Drawing Number

Scale

WD5.3

1:100 @ A3

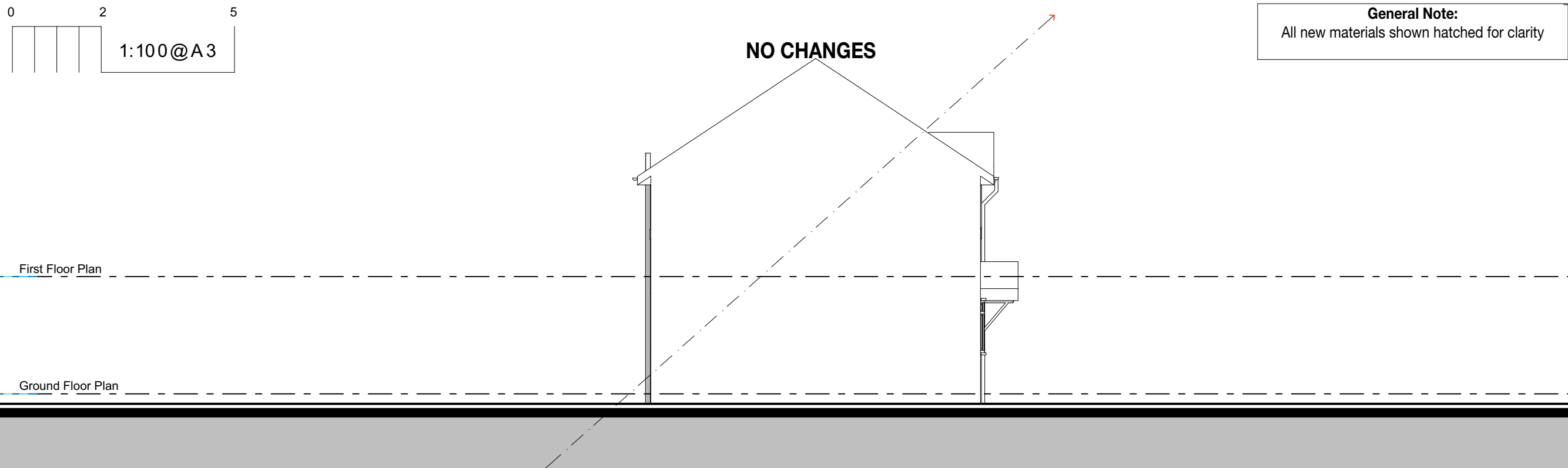


General Note:
All new materials shown hatched for clarity

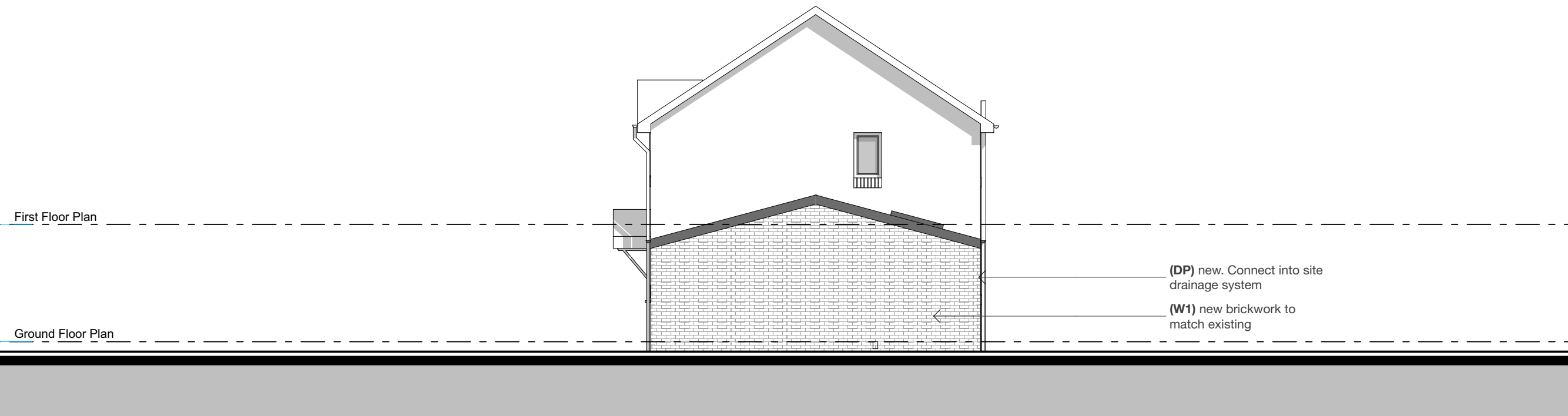
NOTES

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[illegible]

Proposed Side Elevation



Proposed Side Elevation

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Client

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Project Description

152 Gaskell Street, Manchester

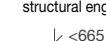
Project Number **GAS152**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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WD5.4 1:100 @ A3

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	
dw.	wall oven	W1	wall type 1	HOP	hopper		- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings - 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***		 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings
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				