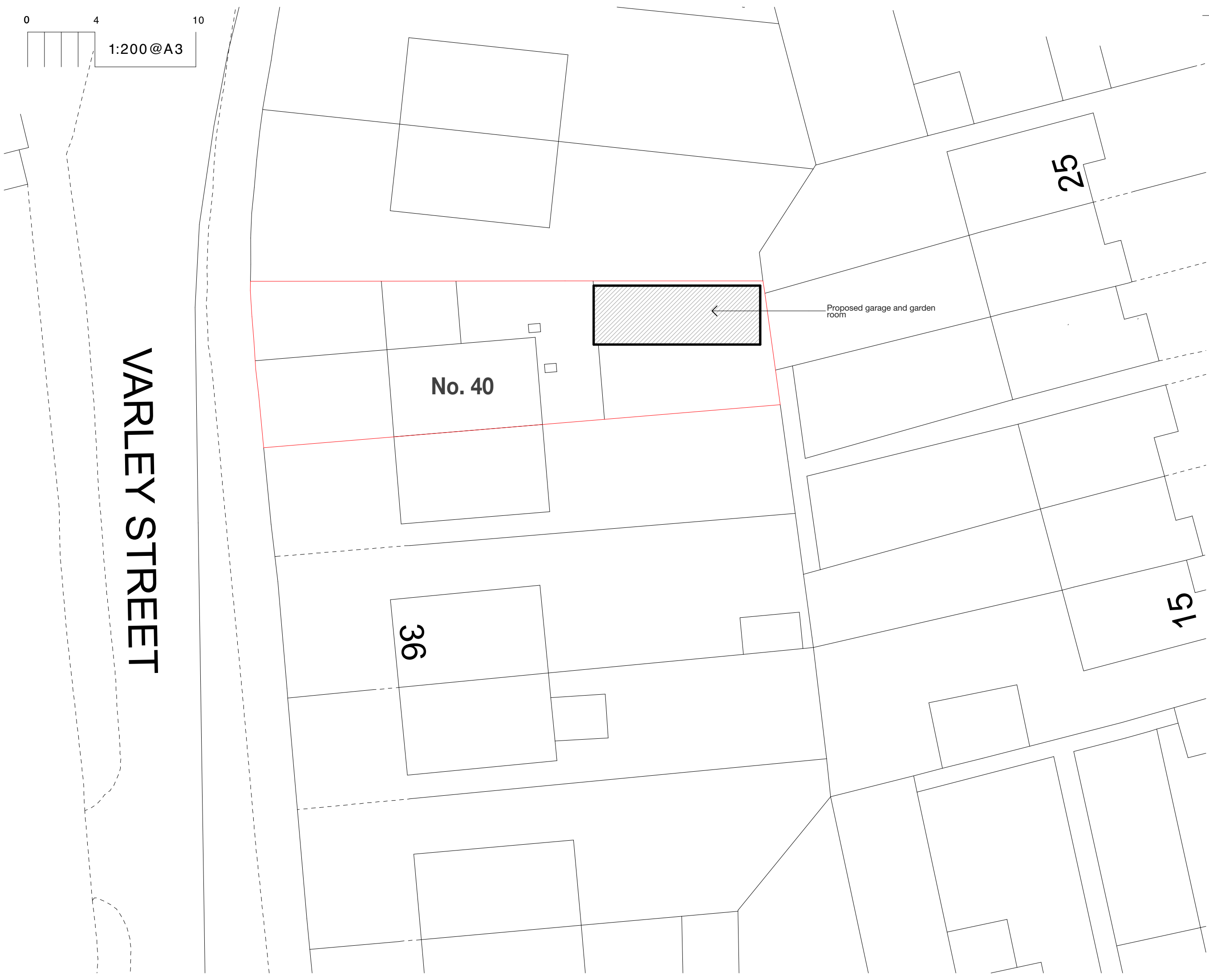




VARLEY STREET

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These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	12.03.25

FOR PLANNING/
BUILDING CONTROL
APPROVAL



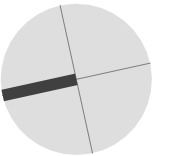
flocc

Flocc Studio Ltd.
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info@floccstudio.co.uk

Client
Pavan Koppula
Project Description
40 Varley Street, Manchester
Project Number
VAR040
Drawing Title
Site Plan - Proposed

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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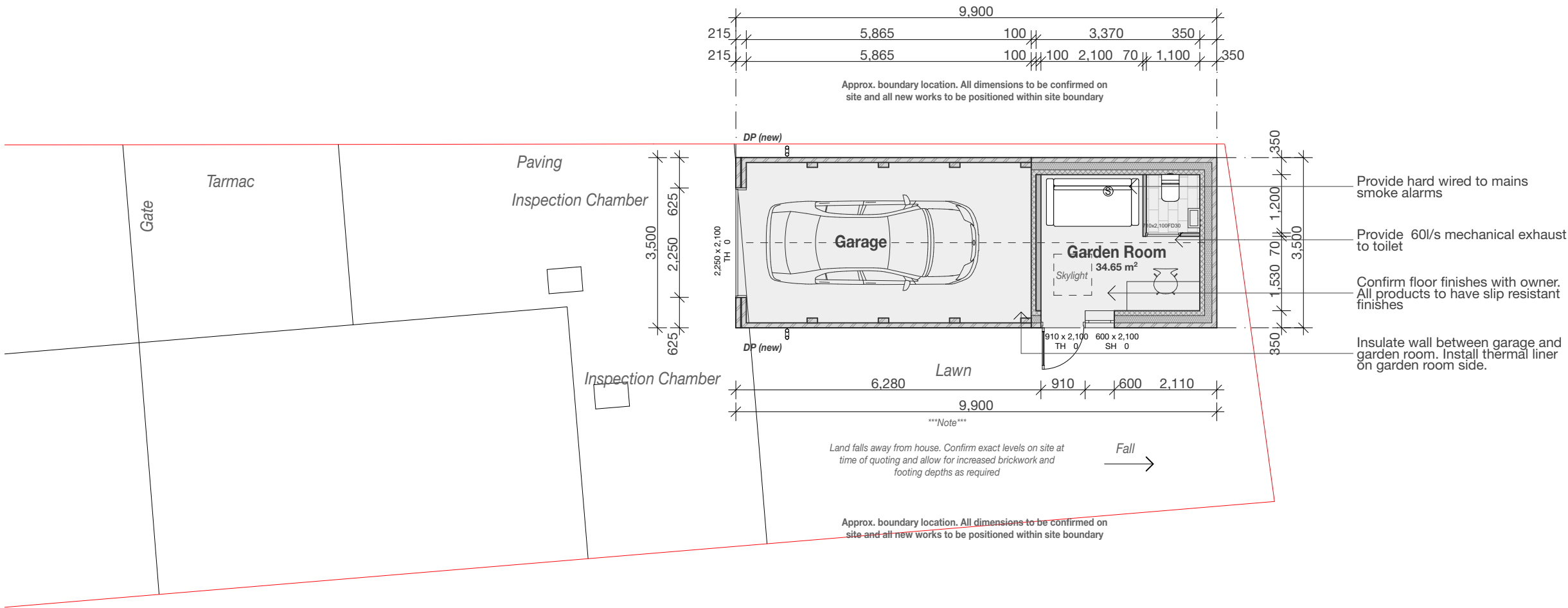
Client

Project Description

Drawing Title

Drawing Number	Scale
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WD3.1 1:100 @ A



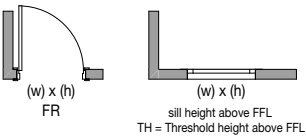
Legend						
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	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	

Notes

- 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*****

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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All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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Client

Pavan Koppula

Project Number **VAR040**

Drawing Title

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

WD3 2 1:100 ©

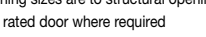
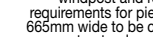
WD3.2 1:100 @ A

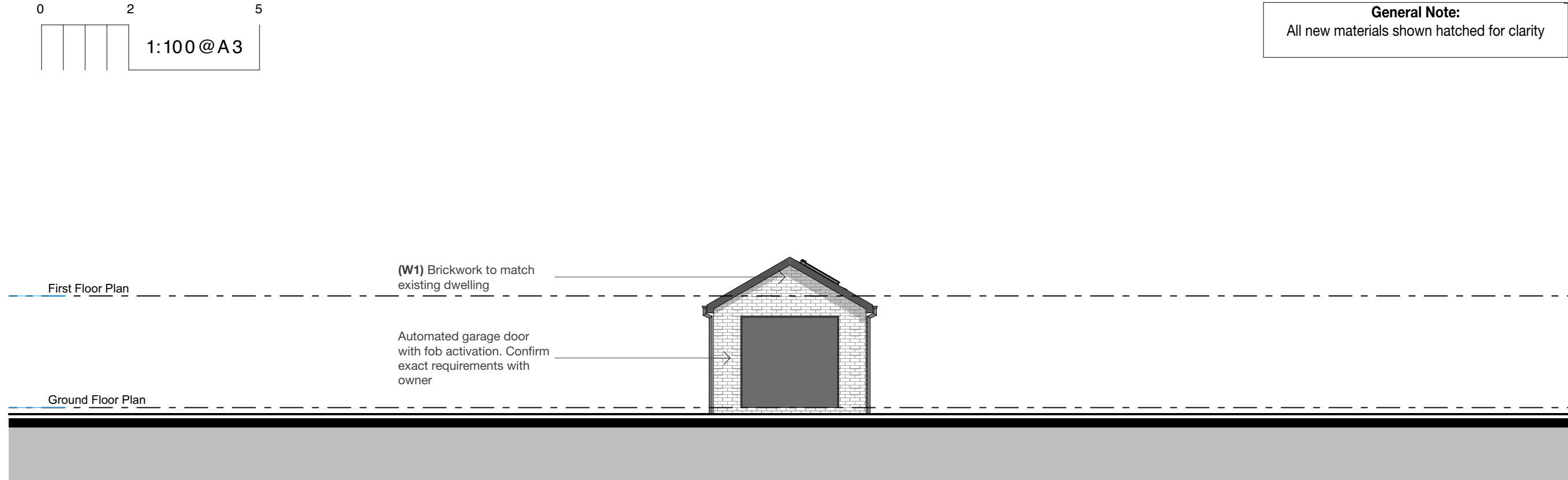
Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	UTY	Utility	
shr.	shower	R1	roof type 1	S	sink	
st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter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

Notes

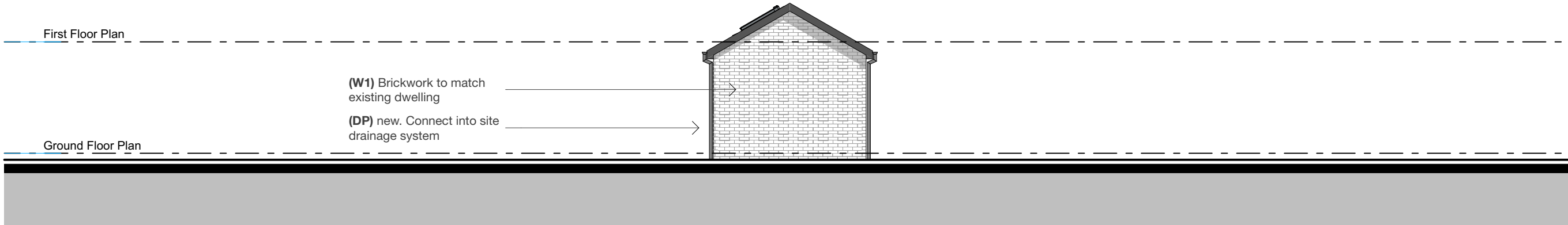
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- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out	Brickwork
<p>***All opening sizes are to structural openings***</p> <p>FR = Fire rated door where required</p>  <p>(w) x (h) FR</p> <p>sill height above FFL TH = Threshold height above FFL</p>	<p>windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer</p>  <p>- Provide DPC min. 150mm above natural ground level</p> <p>- Provide weep holes at 900mm centers above all openings</p>



Proposed - Front Elevation



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	***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***
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	

Notes
- 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

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for pliers less than 665mm wide to be confirmed by structural engineer
 (w) x (h) FR	 <665
 (w) x (h) TH = Threshold height above FFL	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

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BUILDING CONTROL
APPROVAL

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Client
Pavan Koppala

Project Description
40 Varley Street, Manchester

Project Number VAR040
Drawing Title

Elevations - Proposed

Drawing Number Scale

WD5.1 1:100 @ A3

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



Client

Pavan Koppula

Project Description

40 Varley Street, Manchester

Project Number **VAR040**

Drawing Title

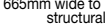
Elevations - Proposed

Drawing Number	Scale
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WD5 2 1:100 @ 1000

WD5.2 1:100 @ A



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		  sil height above FFL TH = Threshold height above FFL	
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			
						- 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