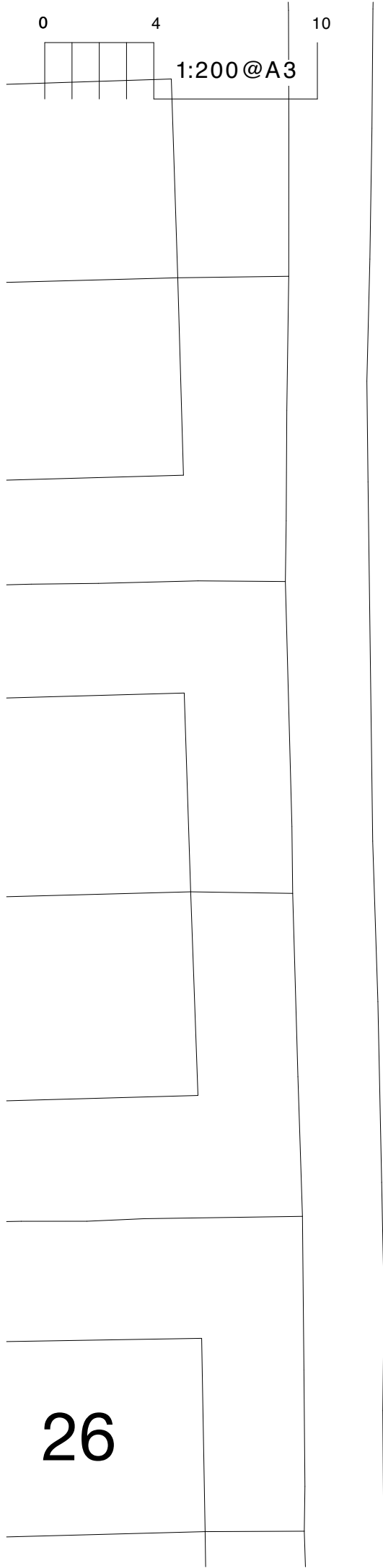
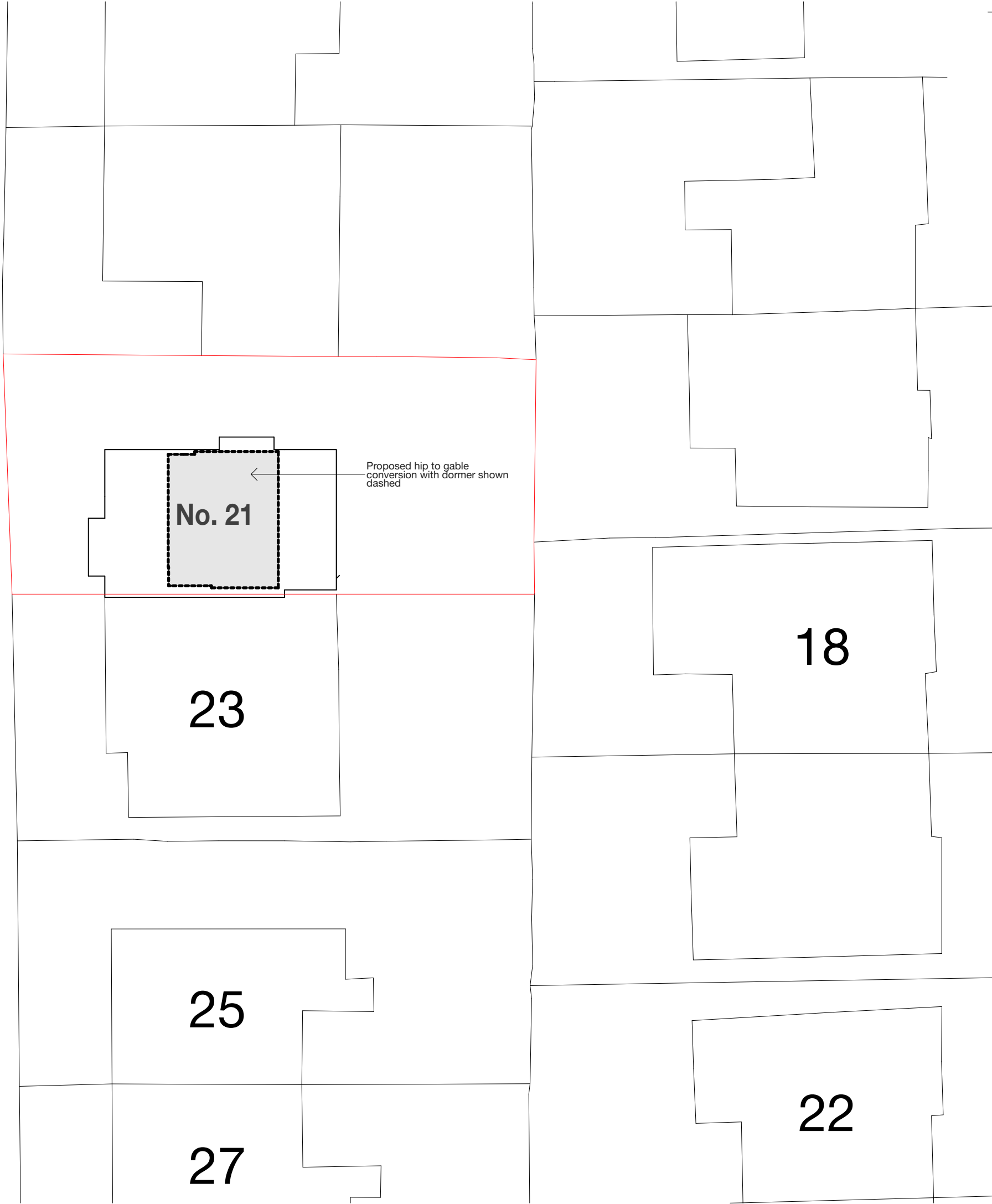




ADRIA ROAD



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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24

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BUILDING CONTROL
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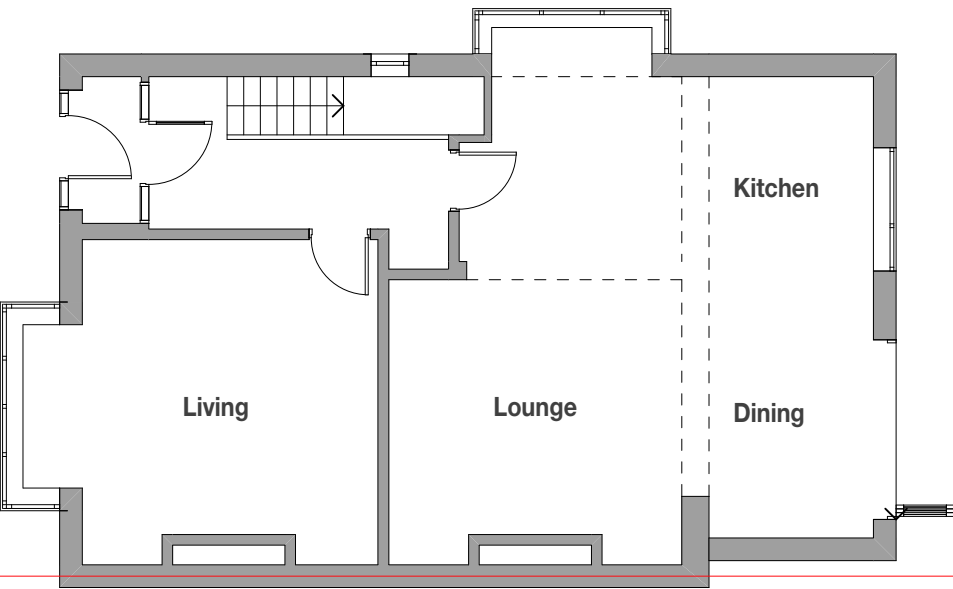
Flocc Studio Ltd.
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Client
Sarah & Scott Heaton

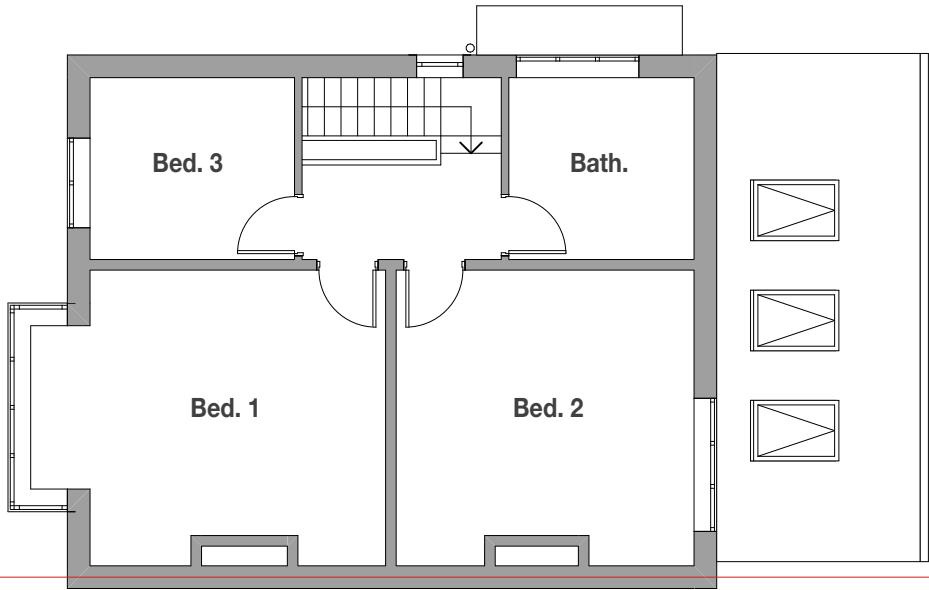
Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title
Site Plan - Proposed

Drawing Number **WD2.2** Scale **1:200 @ A3**



Existing - Ground Floor Plan



Existing - First Floor Plan

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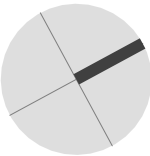
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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24

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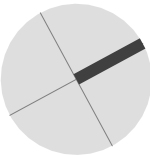
Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

[illegible]

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Client

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Project Description

21 Adria Road, Manchester

Project Number **ADR021**

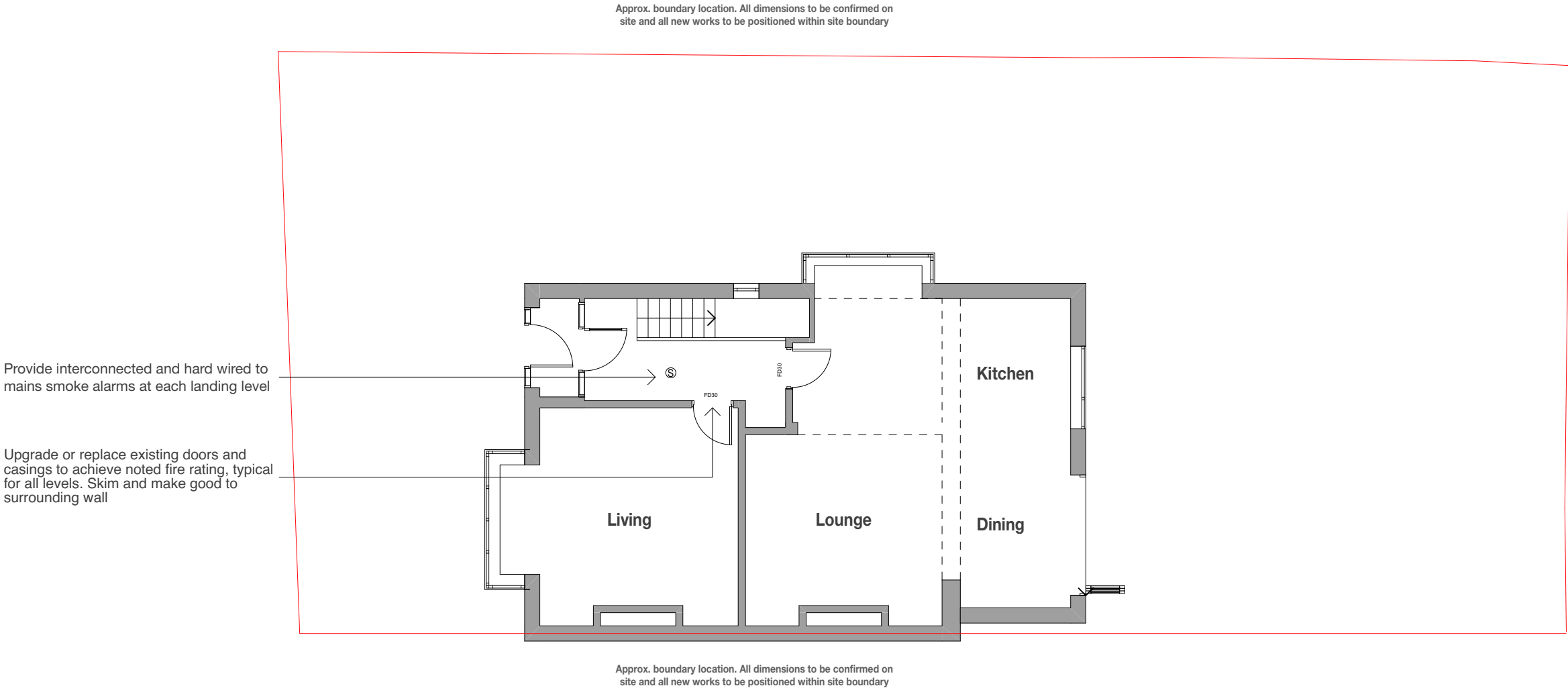
Drawing Title

Plans - Proposed Ground Floor Plan

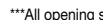
Drawing Number	Scale
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WD3.2 1:100 @ A

1:100 @ A

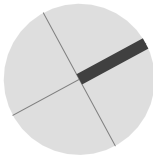


Legend						Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	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 - 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***	Notes on setting out ***All opening sizes are to structural openings*** FR = Fire rated door where required  	Brickwork  - windpost and restraint requirements for glers 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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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24

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BUILDING CONTROL
APPROVAL



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Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

Plans - Proposed First Floor Plan
Drawing Number Scale

WD3.3 **1:100 @ A3**

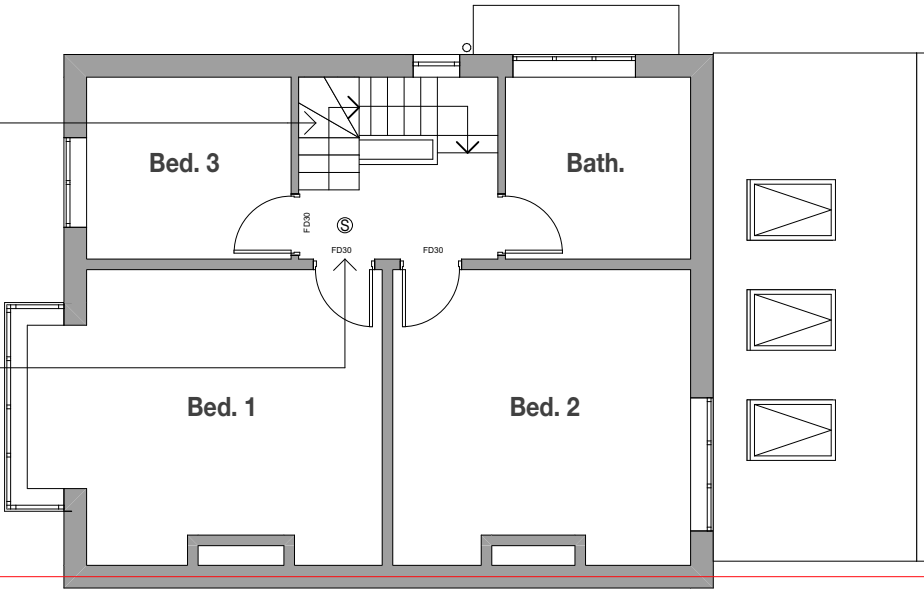
Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 of the Building Regulations - Private Stair. Stair construction generally in accordance with Approved Document K, Section 1: Stairs and ladder:

Rise – Min. 150mm Max. 220mm
Going - Min. 220mm Max. 300mm
Max pitch for stairs is 42°

Maintain 2m head clearance.

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



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 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 TH = Threshold height above FFL
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

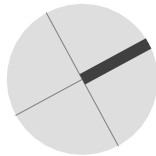
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[illegible]

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Client

Sarah & Scott Heaton

Project Description

21 Adria Road, Manchester

Project Number **ADR021**

Drawing Title

Plans - Proposed Loft Level

Drawing Number	Scale
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Drawing Number	Scale
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WD3.4 1:100 @ A

1:100 @ A

(R1) roof tiles to match existing.
Contractor to ensure selected roof tile is
suitable for noted pitch and site
geographical location.

Provide handrail to new dormer stairs. Final details of handrail and staircase as developed by the specialist fabricator to be submitted for comment / approval to building control prior to fabrication. Ensure all balustrades to stair flights are min. 900mm above the pitch line of the stairs and 1100mm above the finished floor level on landings. Balustrades are to be designed to comply with BS6180 and be capable of resisting the forces set out in table 4 BS6399 to suit escape routes within the building.

1140(w) x 698 (l) velux roof window.
Confirm blind and opening requirements
with owner

Provide acoustic insulation along party wall line

Fit air admittance valve to existing SVP

Provide 60 l/s mechanical exhaust to bathroom

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

Existing external walls below
shown grey dashed

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

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	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	
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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

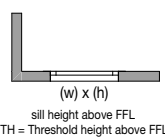
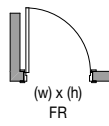
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****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

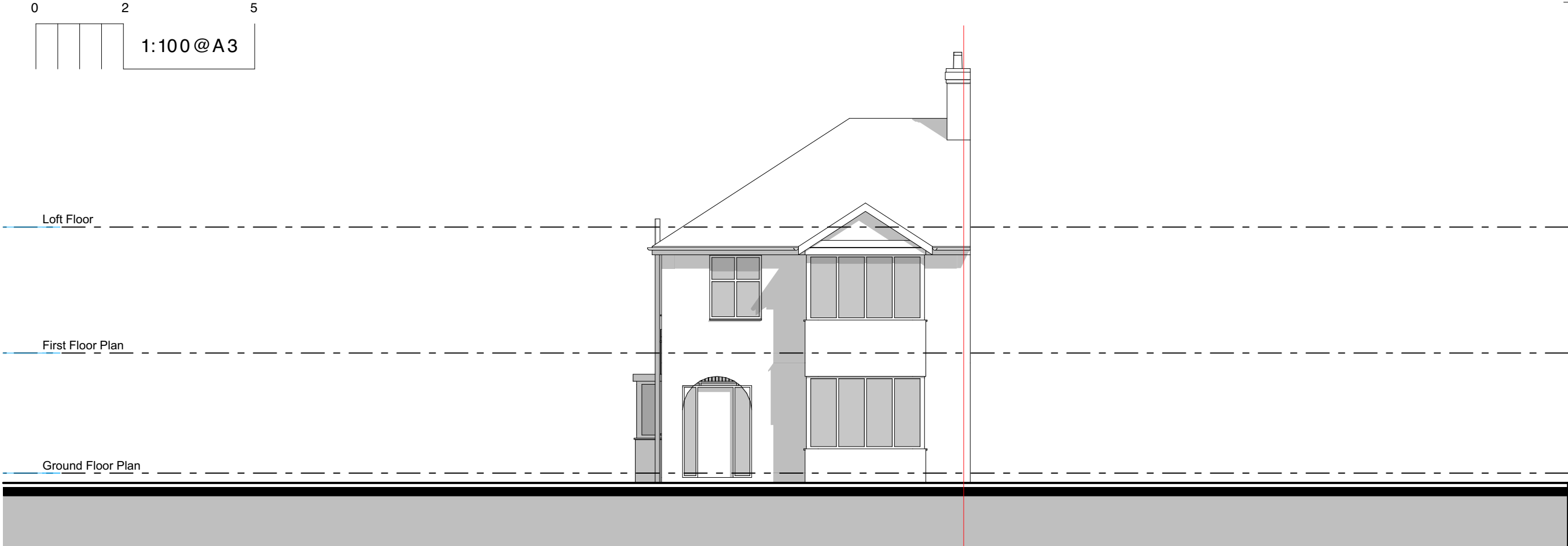


Brickwork

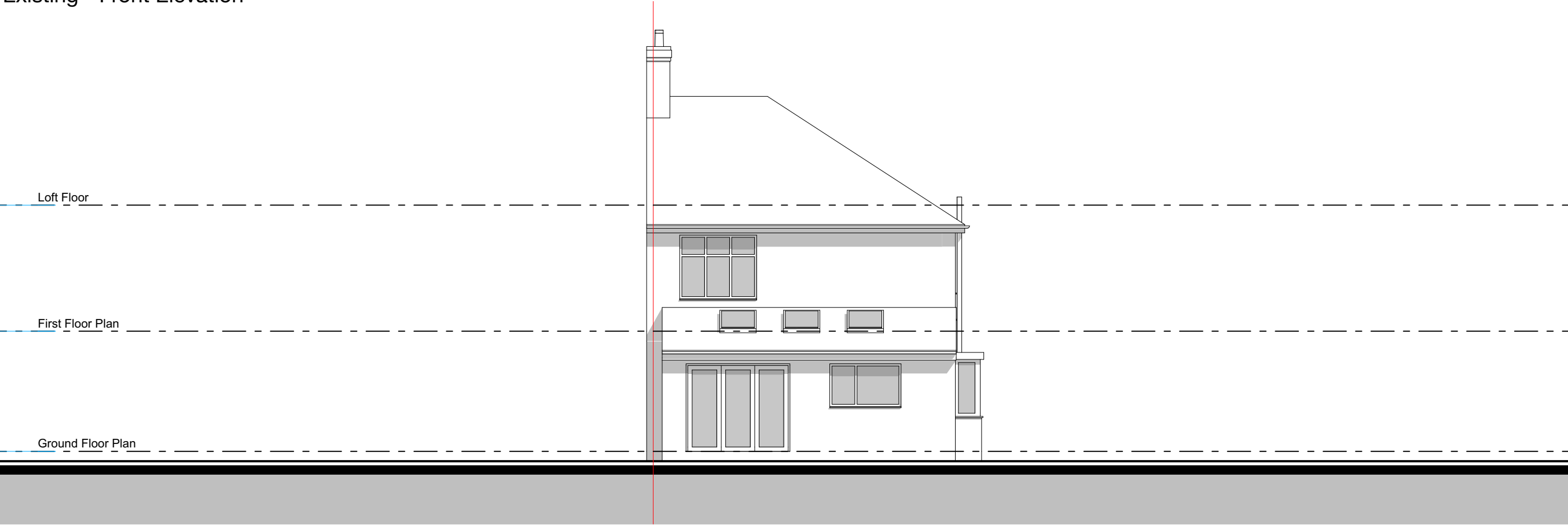
windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer



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



Existing - Front Elevation



Existing - Rear Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24

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APPROVAL

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Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3

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[illegible]

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Project Description

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Project Number **ADR021**

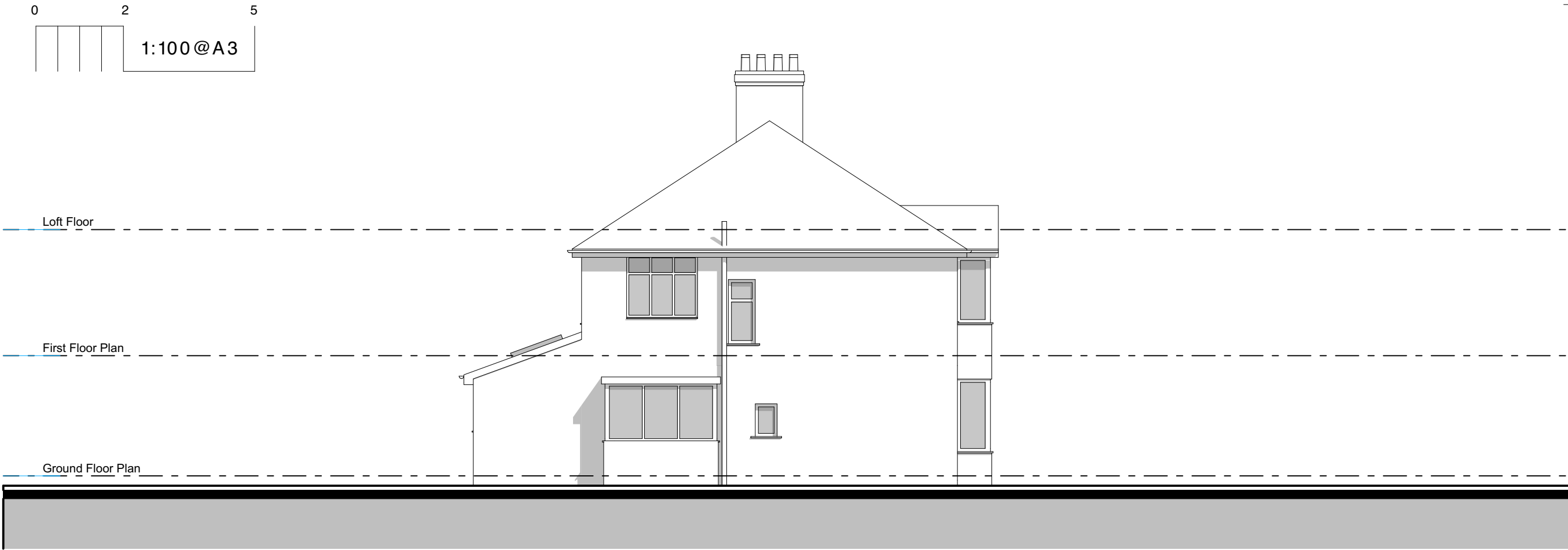
Drawing Title

Elevations - Existing

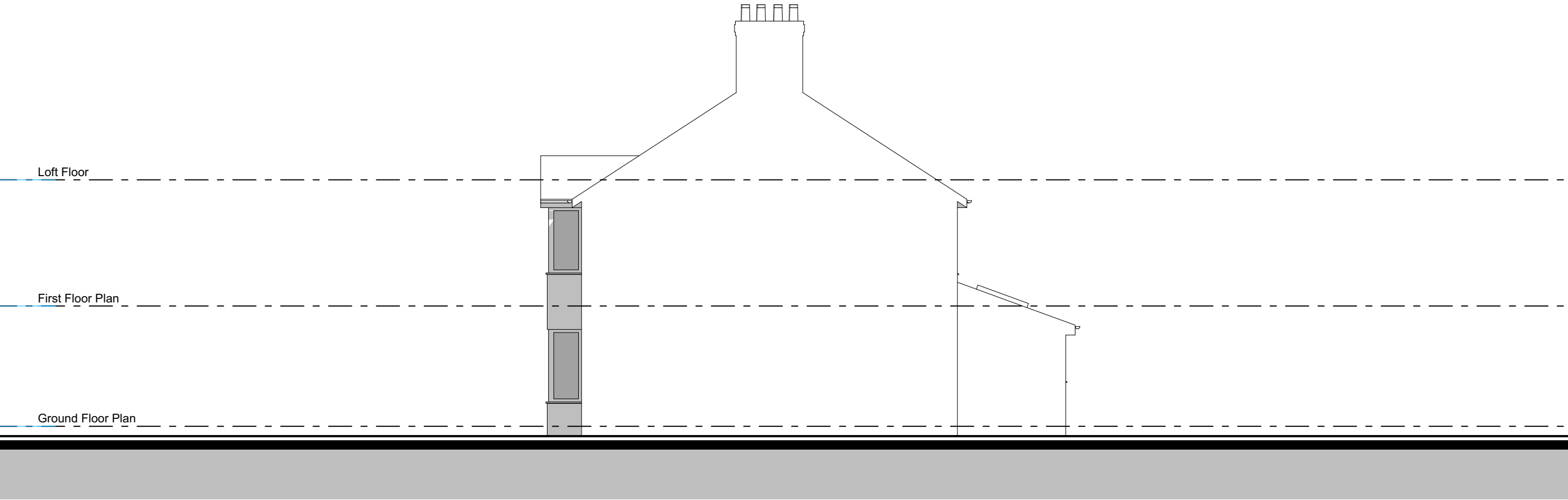
Drawing Number	Scale
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WD5.2 1:100 @ A

WD5.2 1:100 @ A



Existing - Side Elevation



Existing - Side Elevation

[illegible]

WD5.3 1:100 @ A3



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



General Note:
All new materials shown hatched for clarity

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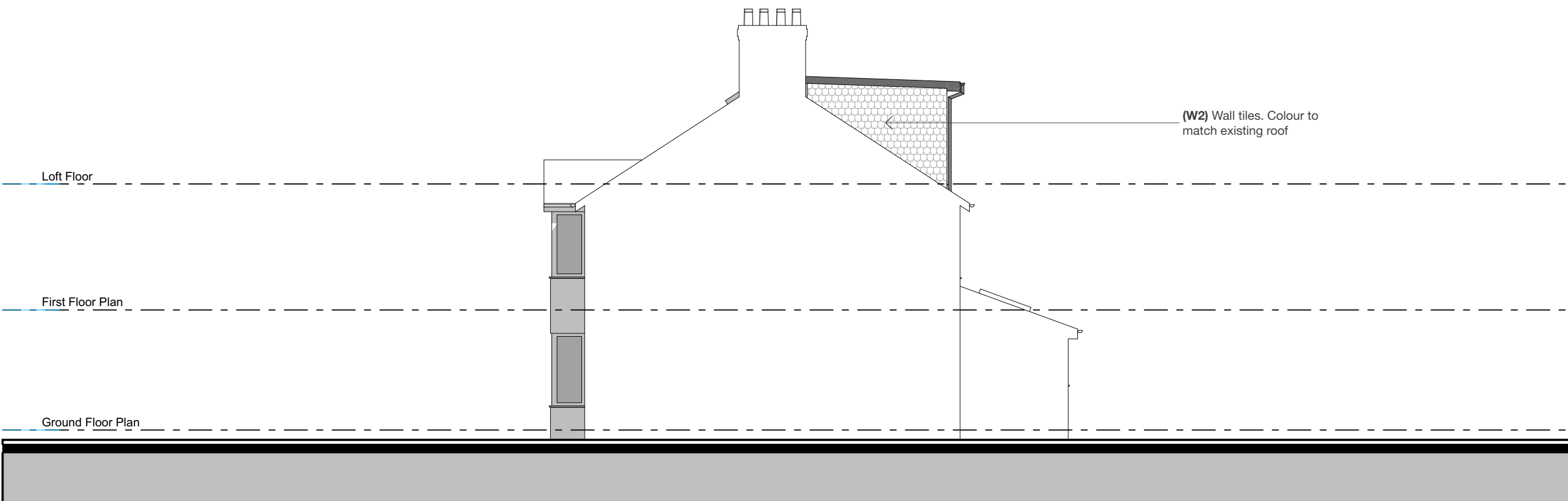
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Project Description

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Project Number **ADR021**

Drawing Title

Elevations - Proposed

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

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	
wm	washing machine	W1	wall type 1	HOP	hopper		 FR	 = sill height above FFL TH = Threshold height above FFL	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings
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				