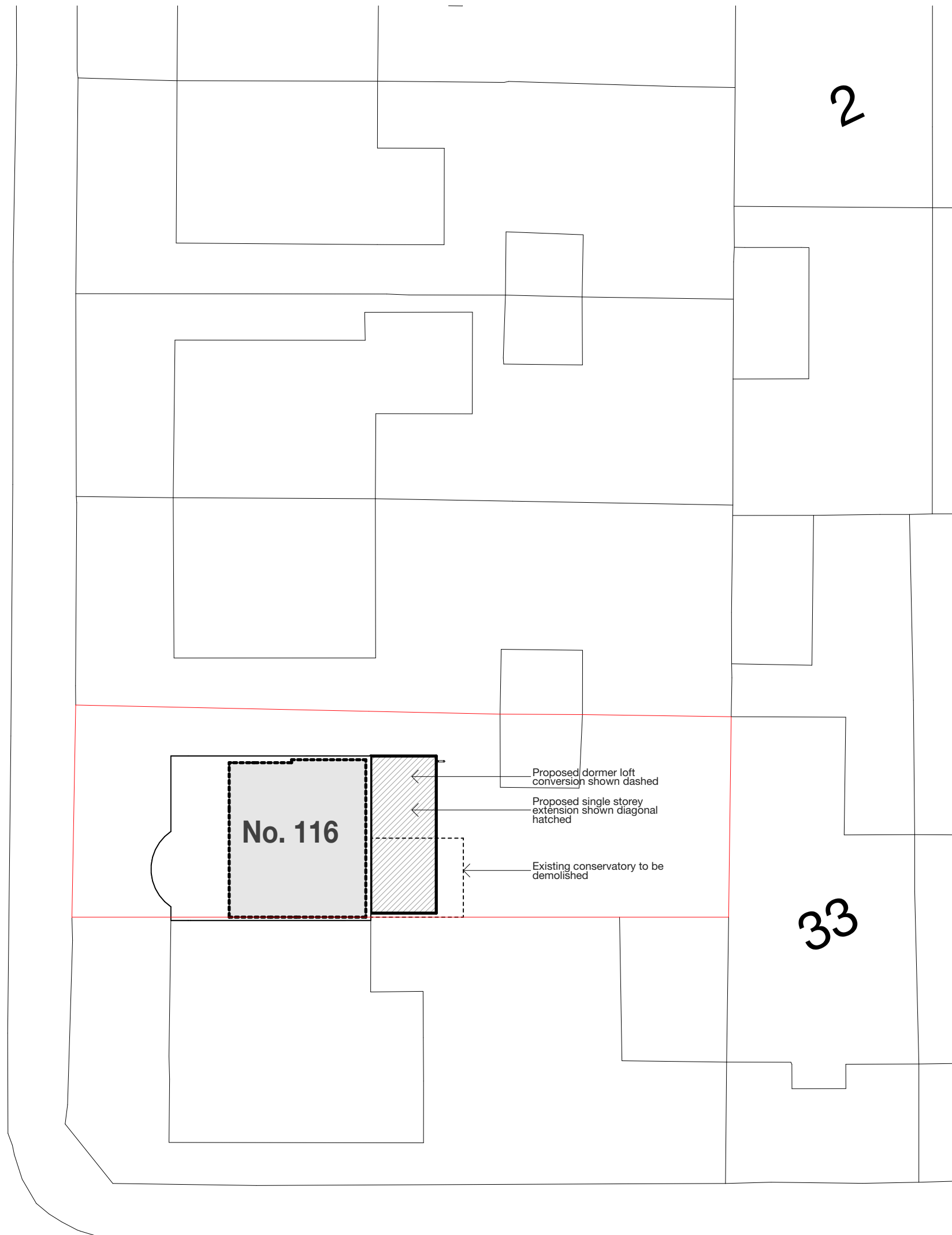




WELLINGTON ROAD



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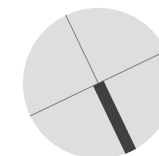
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[illegible]

**FOR PLANNING/
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APPROVAL**



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info@floccstudio.co.uk

Client _____

Redacted

Project Description

**116 Wellington Road,
Manchester**

Project Number **WEL016**

Drawing Title

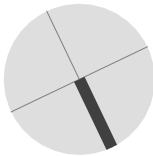
Site Plan - Proposed

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

WD2.2 1:200 @ A3

Issue/ Rev	Description	Date
#	Initial Issue	22.01.25

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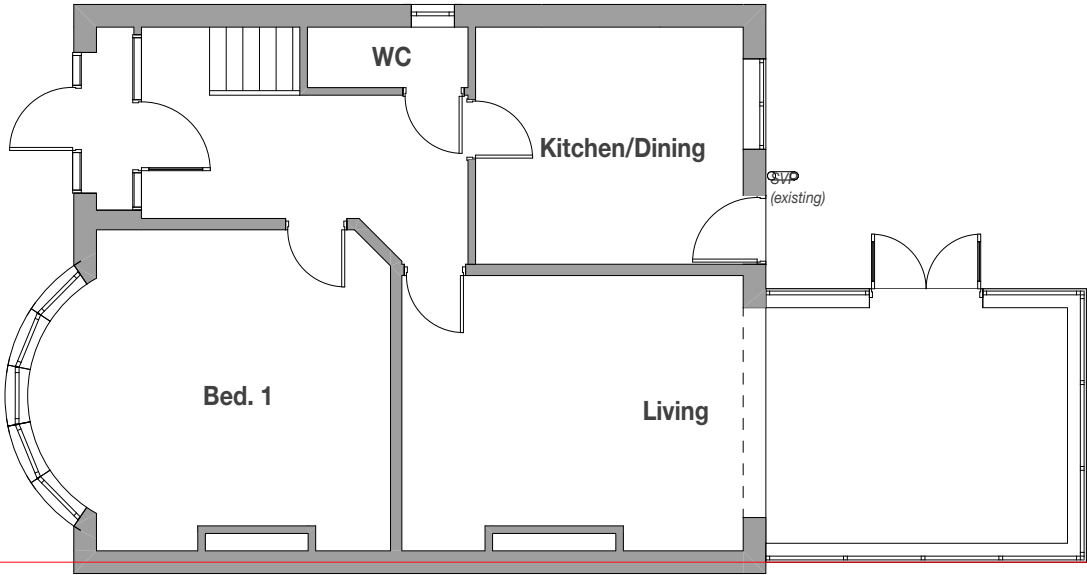
Project Number WEL016

Drawing Title

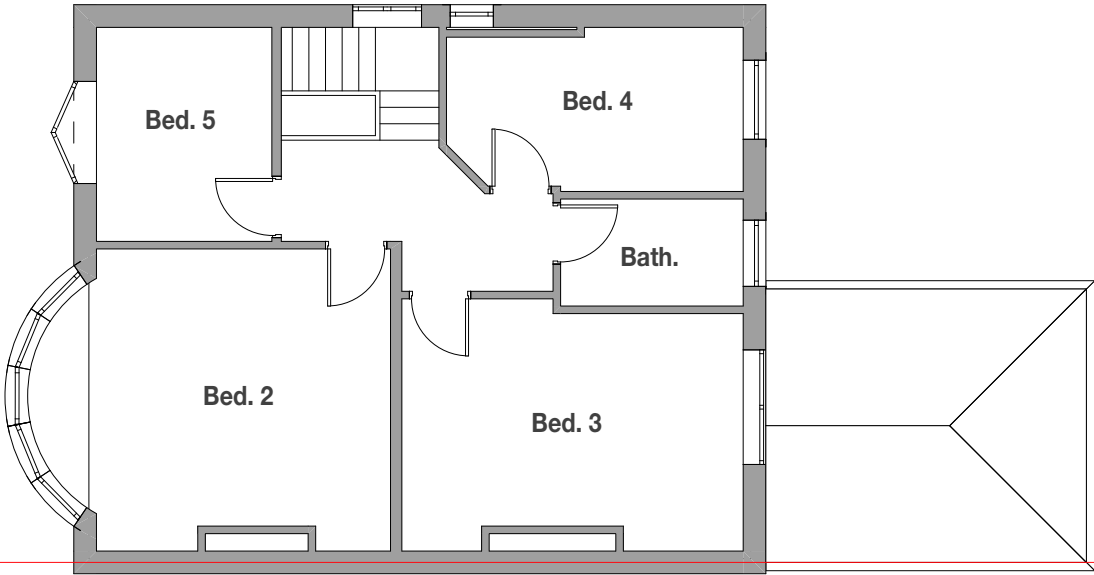
Plans - Existing

Drawing Number Scale

WD3.1 1:100 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

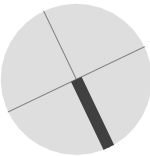
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[illegible]

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**116 Wellington Road,
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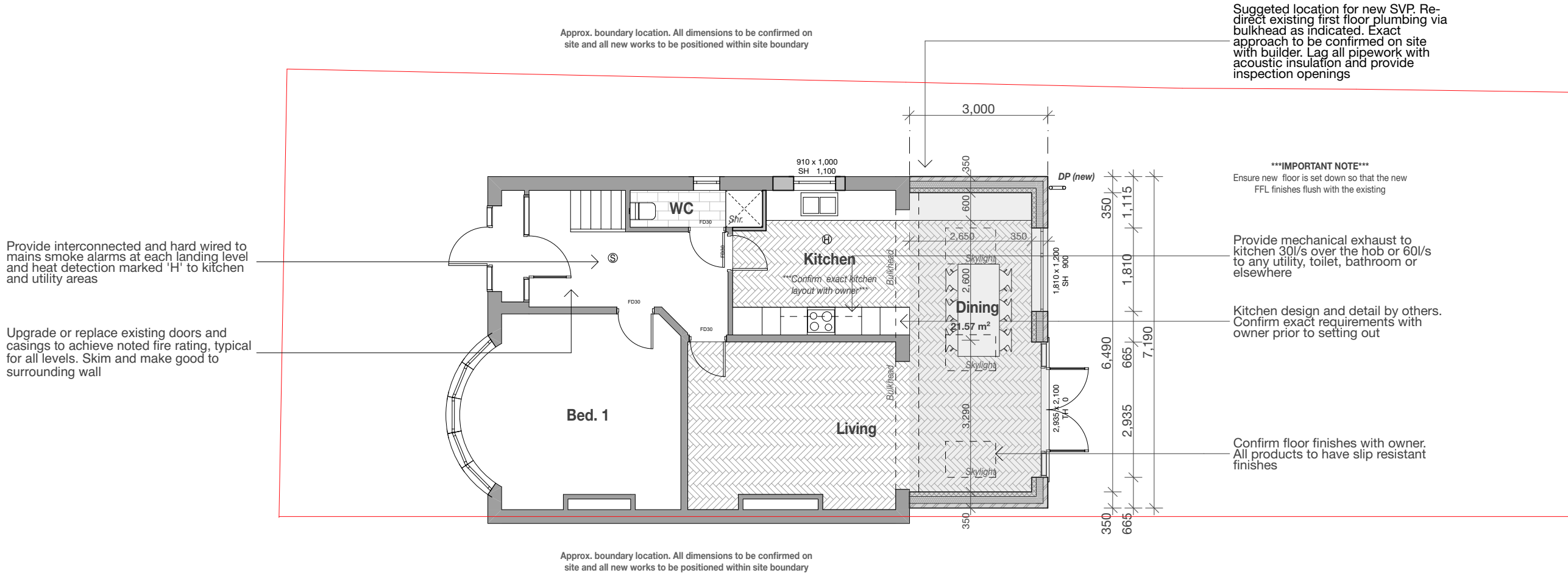
Project Number **WEL016**

Drawing Title

Plans - Proposed Ground Floor Plan

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

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	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

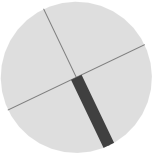
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash locations to be 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   TH = Threshold 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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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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Client

Redacted

Project Description

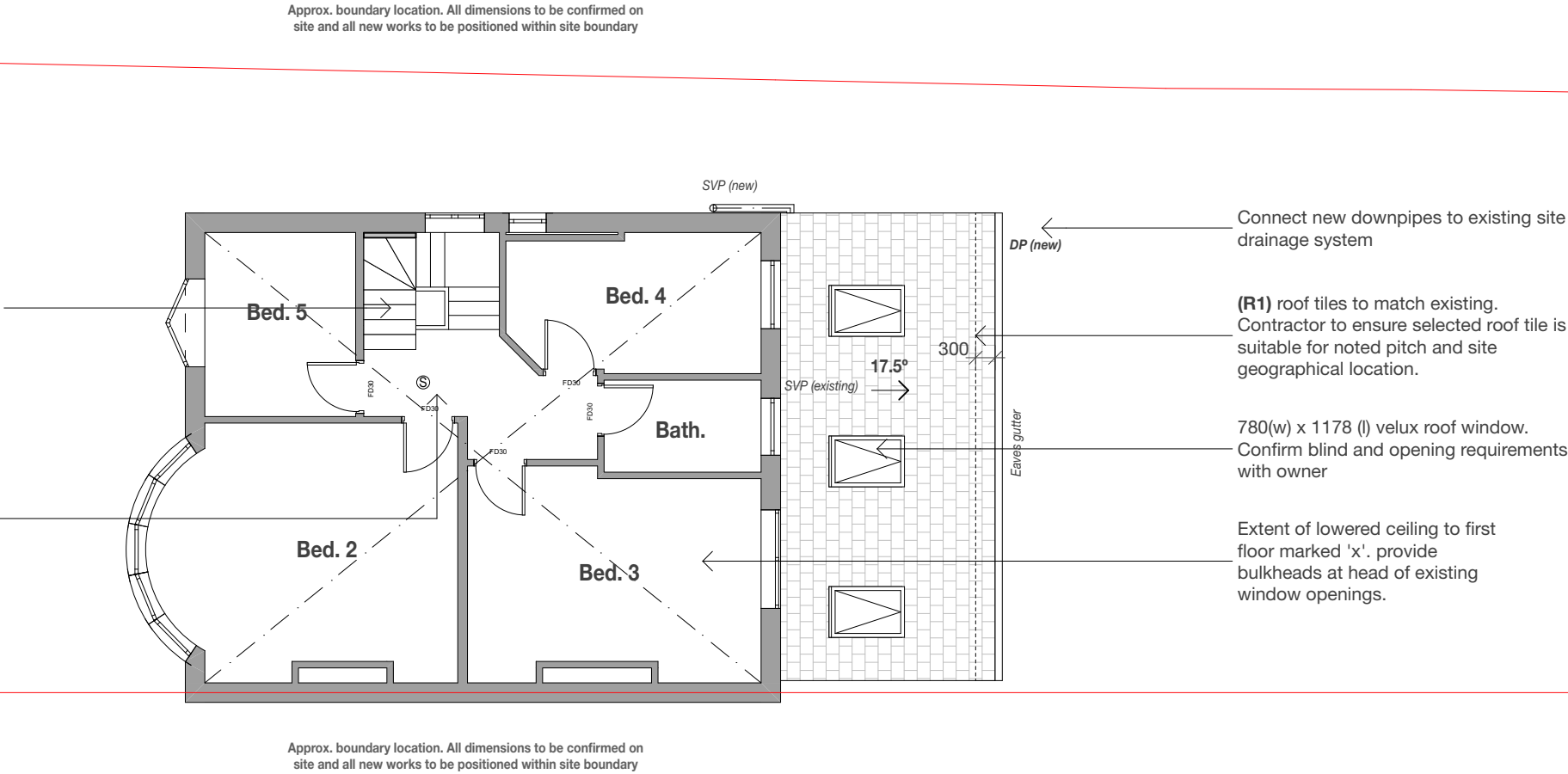
Project Number **WEL016**

Drawing Title

Drawing Number	Scale
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WD3.3 1:100 @ A

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



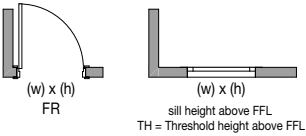
Legend						
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
wm	washing machine	W1	wall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

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- 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



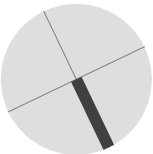
windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer



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

[illegible]

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Client

Redacted

Project Description

Project Number **WEL016**

Drawing Title

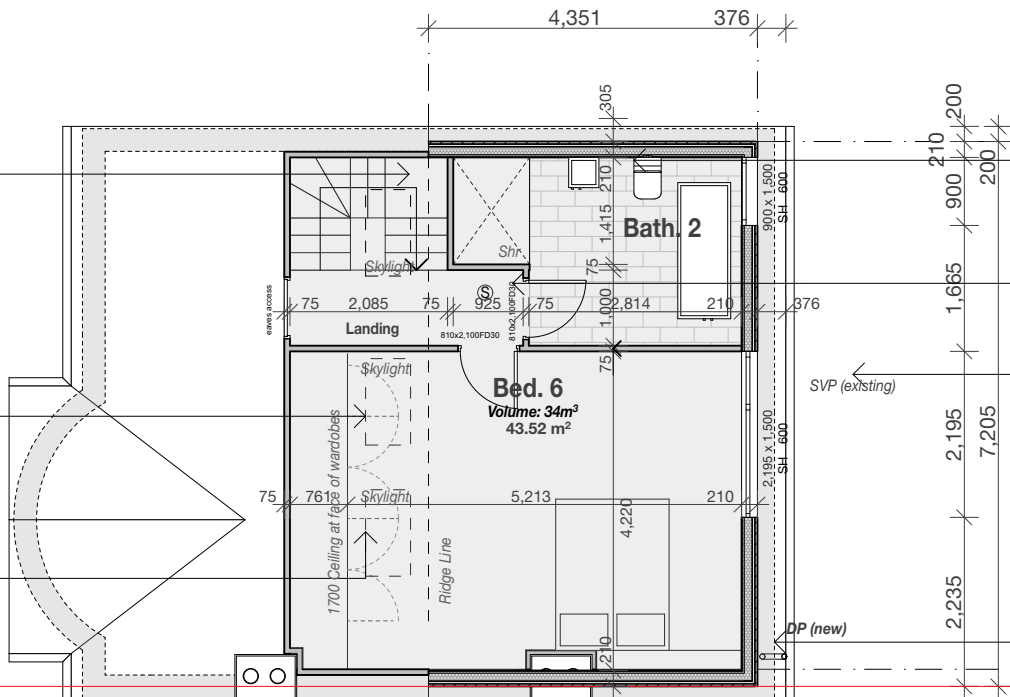
Plans - Proposed Loft Level

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

WD3.4 1:100 @ A

1:100 @ A3

Provide acoustic insulation along party wall line



Existing external walls below
shown grey dashed

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	

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---	---

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[illegible]

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Project Number **WEL016**

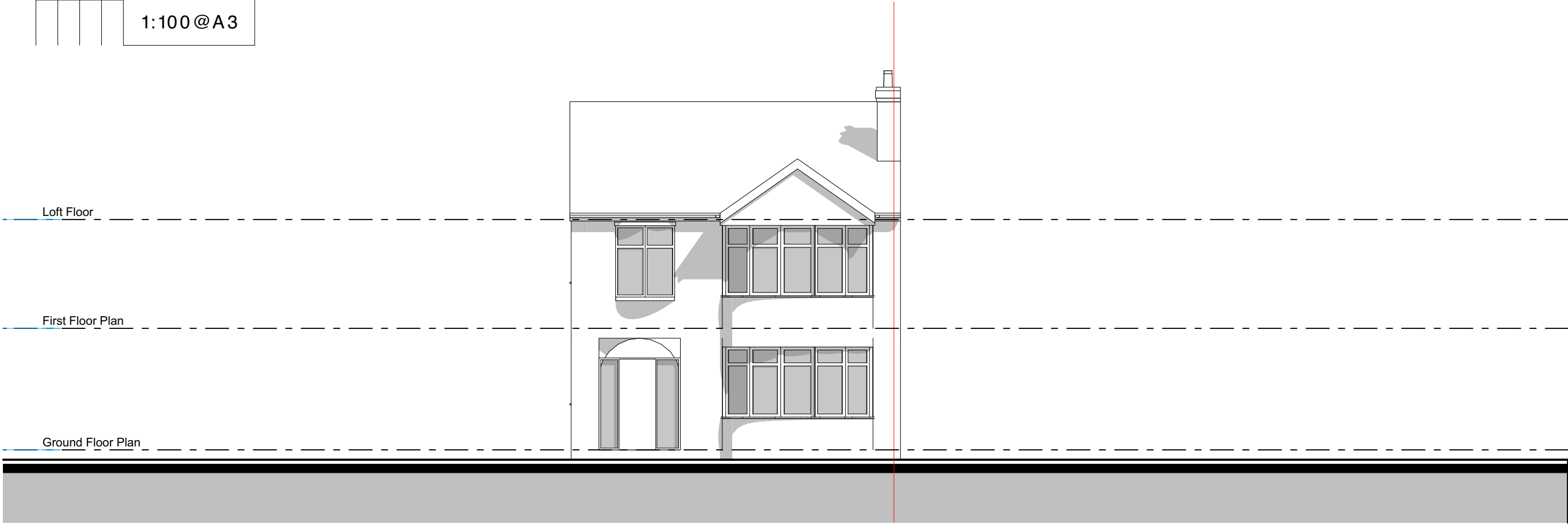
Drawing Title

Elevations - Existing

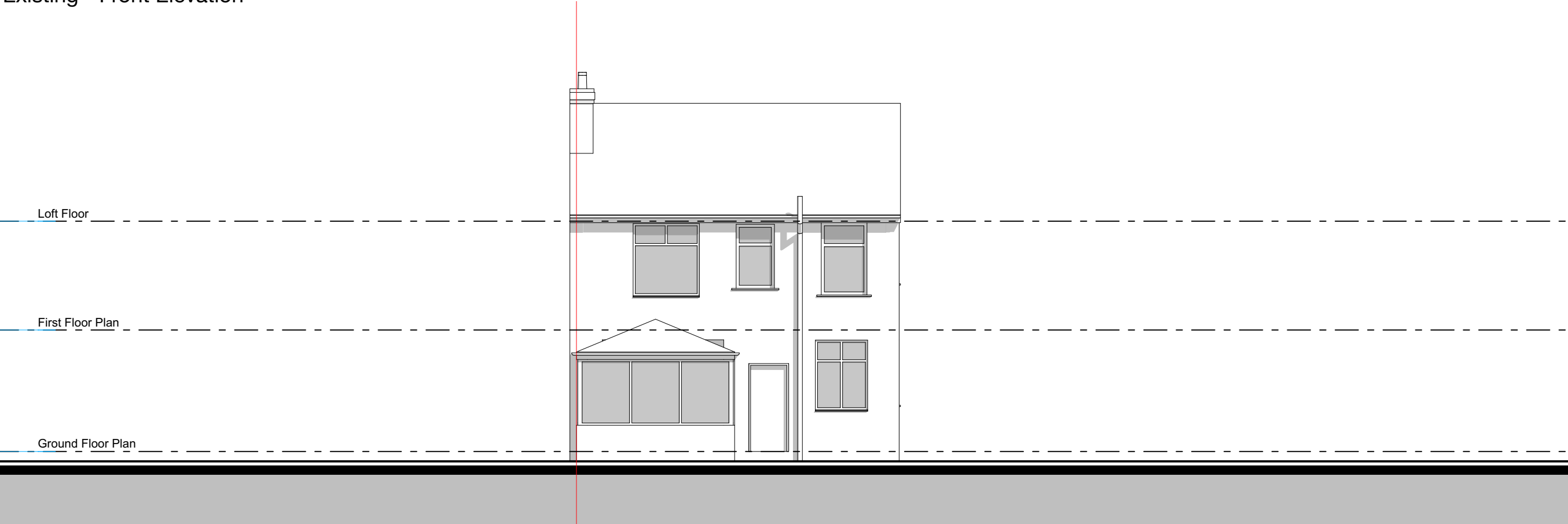
Drawing Number	Scale
----------------	-------

WD5.1 1:100 @ A

1:100 @ A3



Existing - Front Elevation



Existing - Rear Elevation

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[illegible]

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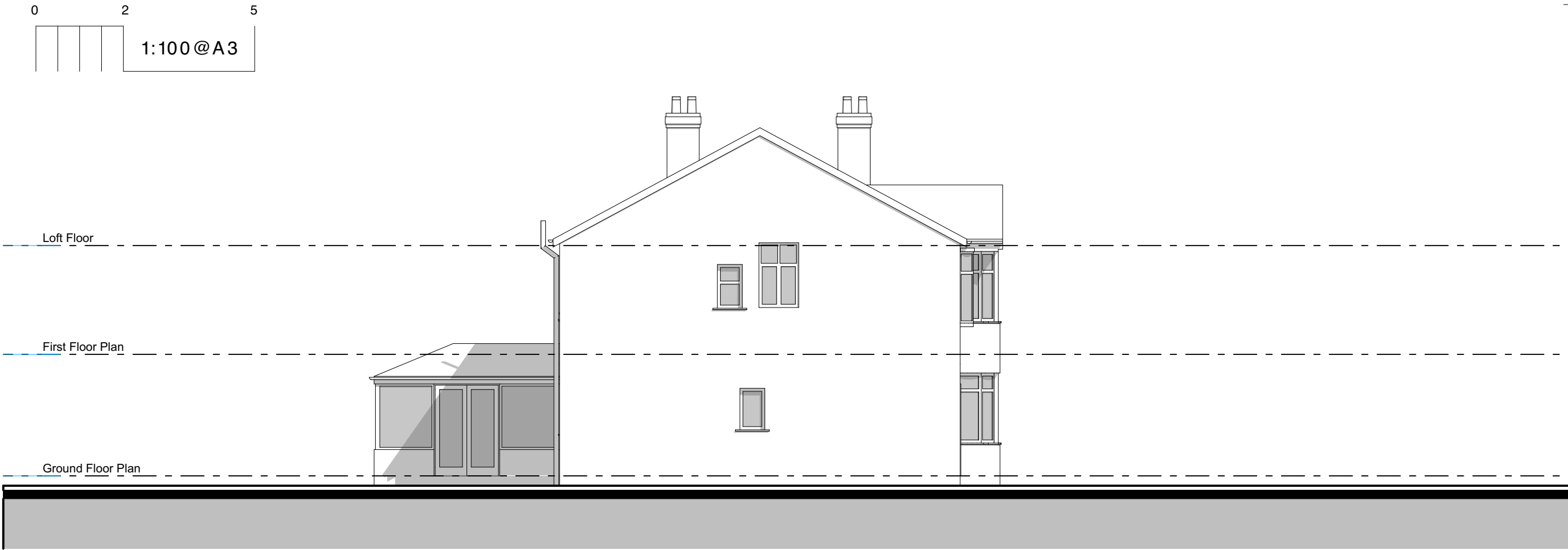
Drawing Title

Elevations - Existing

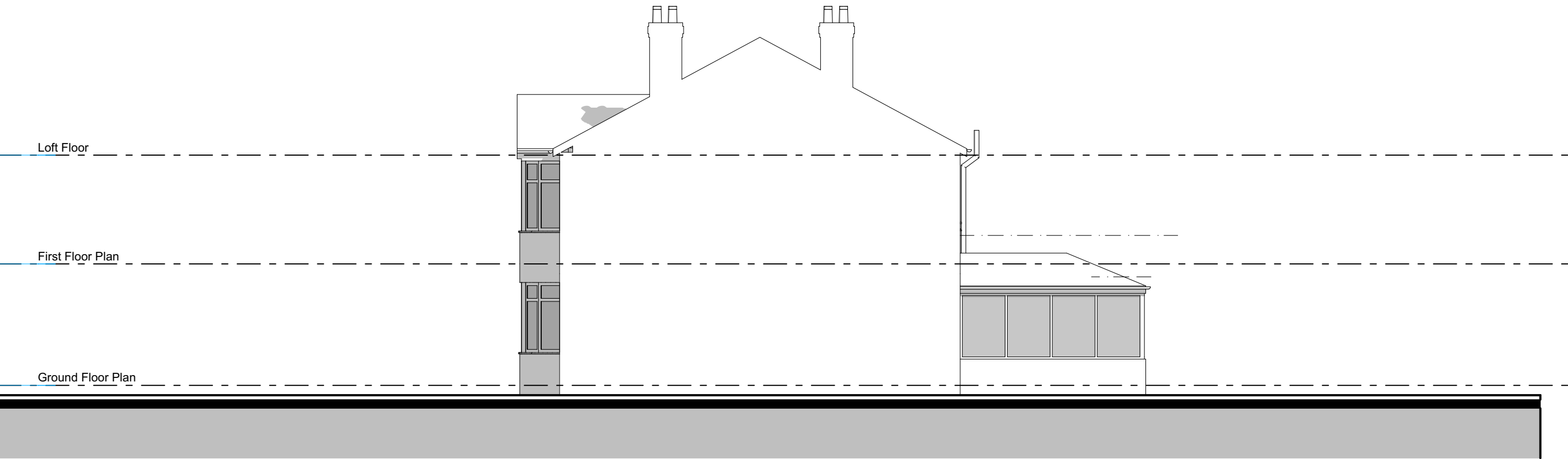
Drawing Number	Scale
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WD5.2 1:100 @ A

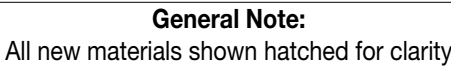
1:100 @ A3



Existing - Side Elevation



Existing - Side Elevation



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[illegible]

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Project Description

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Project Number **WEL016**

Drawing Title

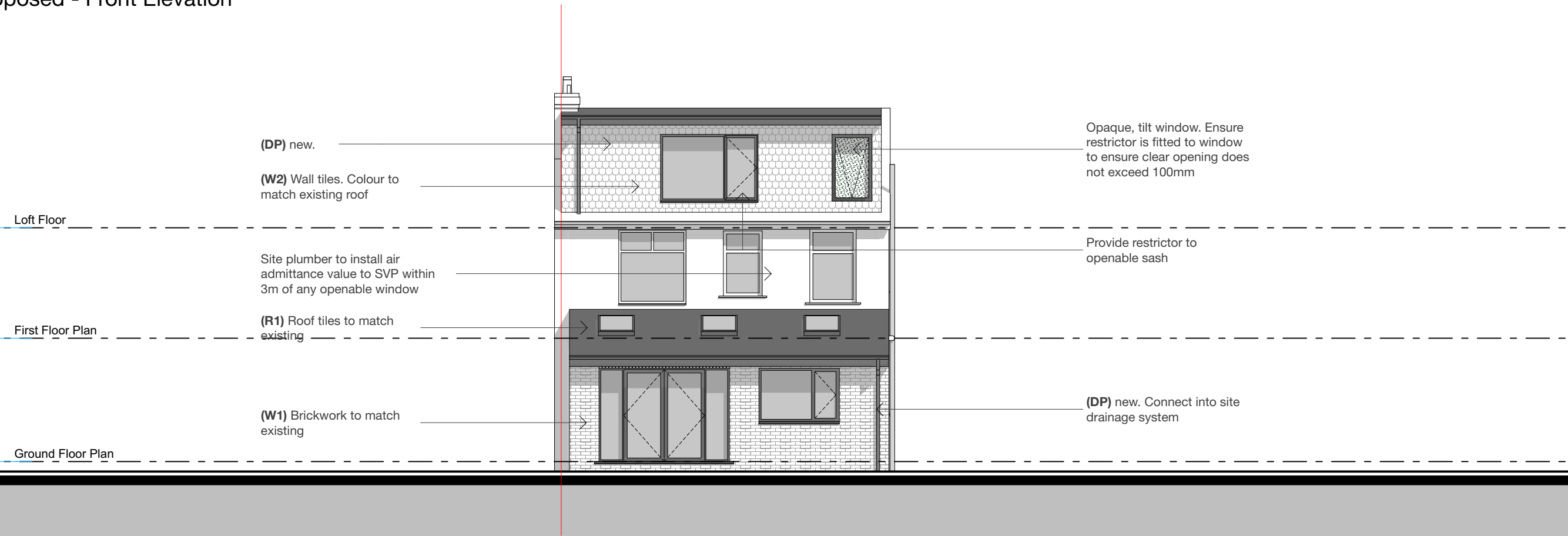
Elevations - Proposed

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

WD5.3 1:100 @ A

1:100 @ A3

Proposed - Front Elevation



Proposed - Rear Elevation

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

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*****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 sill height above FFL TH = Threshold 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

[illegible]

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Project Description

**116 Wellington Road,
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Project Number **WEL016**

Drawing Title

Elevations - Proposed

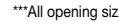
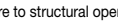
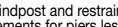
Drawing Number	Scale
----------------	-------

WD5.4 1:100 @ A

1:100 @ A3



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	
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