

CORKLAND ROAD

DEVONSHIRE ROAD

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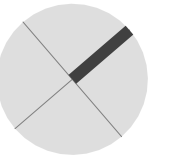
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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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info@floccstudio.co.uk

Client

**M.K Ghaffur T/A MKG
Developments**

Project Description

51 Corkland Road, Chorlton

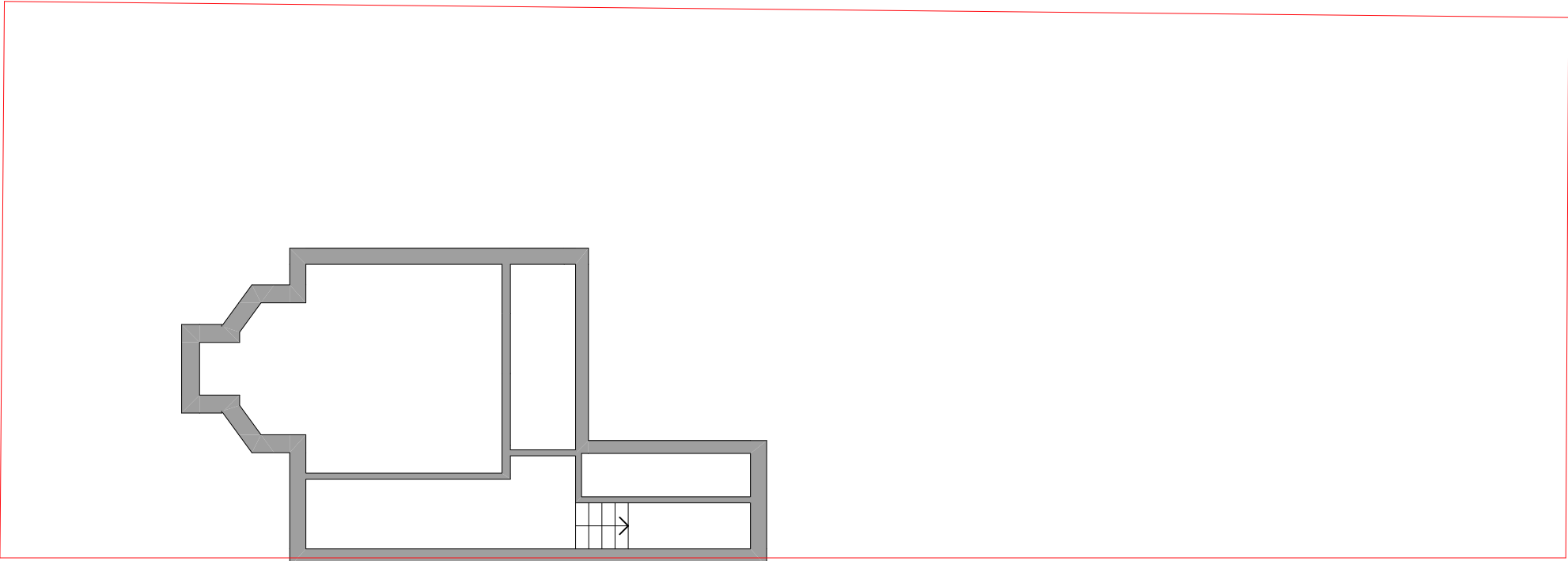
Project Number **COR051**

Drawing Title

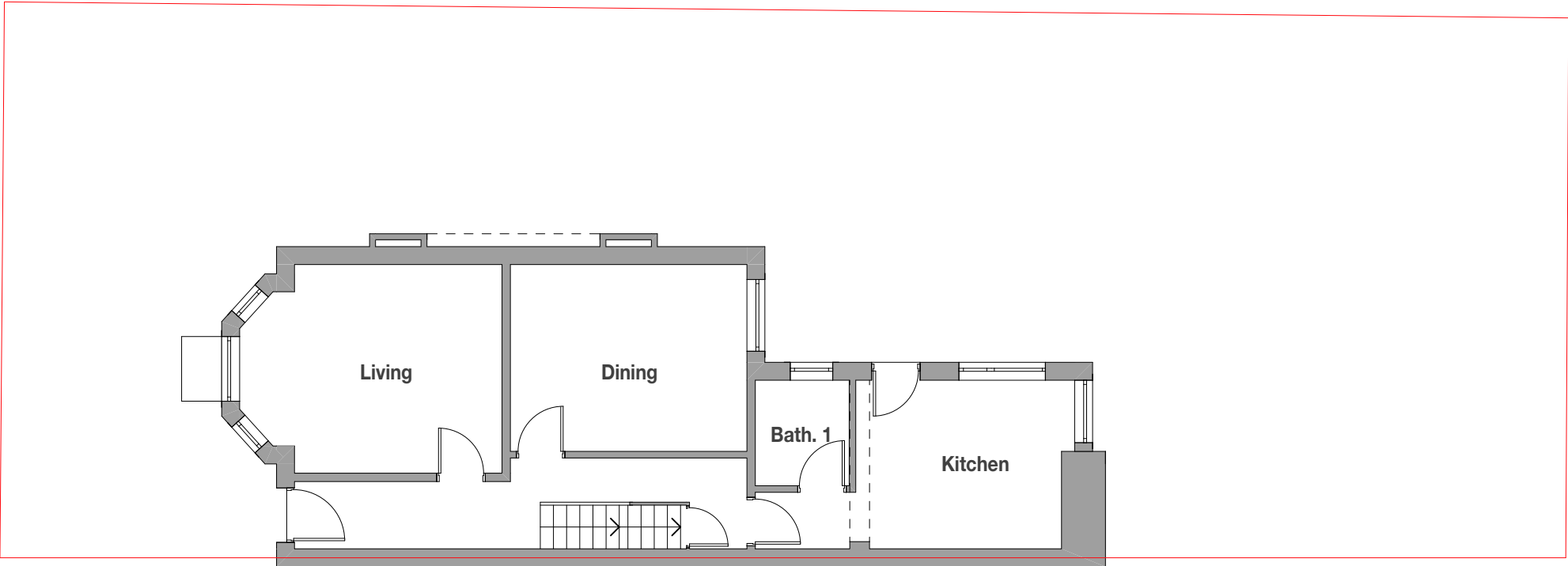
Site Plan - Proposed

Drawing Number	Scale
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WD2.2 1:200 @ A3



Existing - Basement Floor Plan



Existing - Ground Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	02.05.24

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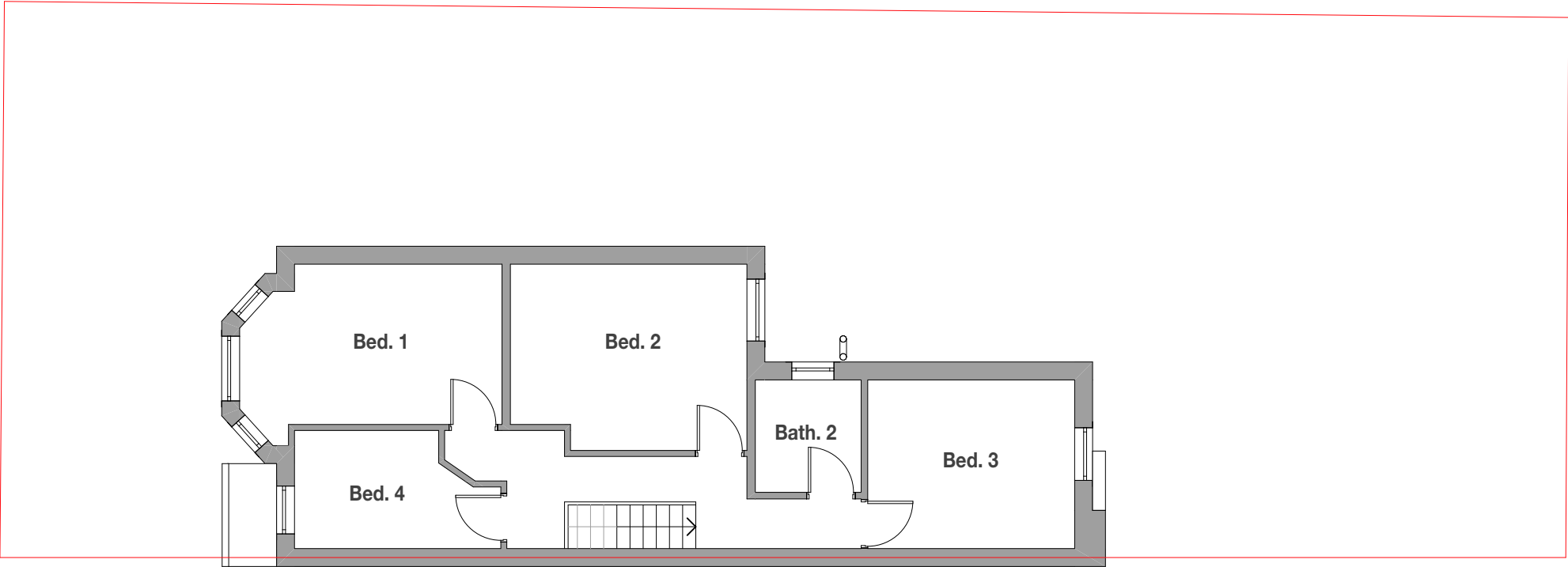
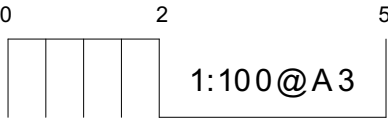
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Client
**M.K Ghaffur T/A MKG
Developments**

Project Description
51 Corkland Road, Chorlton

Project Number **COR051**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3



Existing - First Floor Plan

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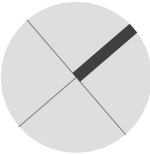
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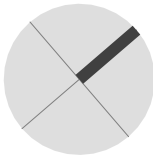
Project Number **COR051**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.2 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

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Project Description

51 Corkland Road, Chorlton

Project Number COR051
Drawing Title

Plans - Proposed Ground Floor
Plan

Drawing Number Scale

WD3.4 1:100 @ A3

Bike store and min. 1.0m2 storage

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

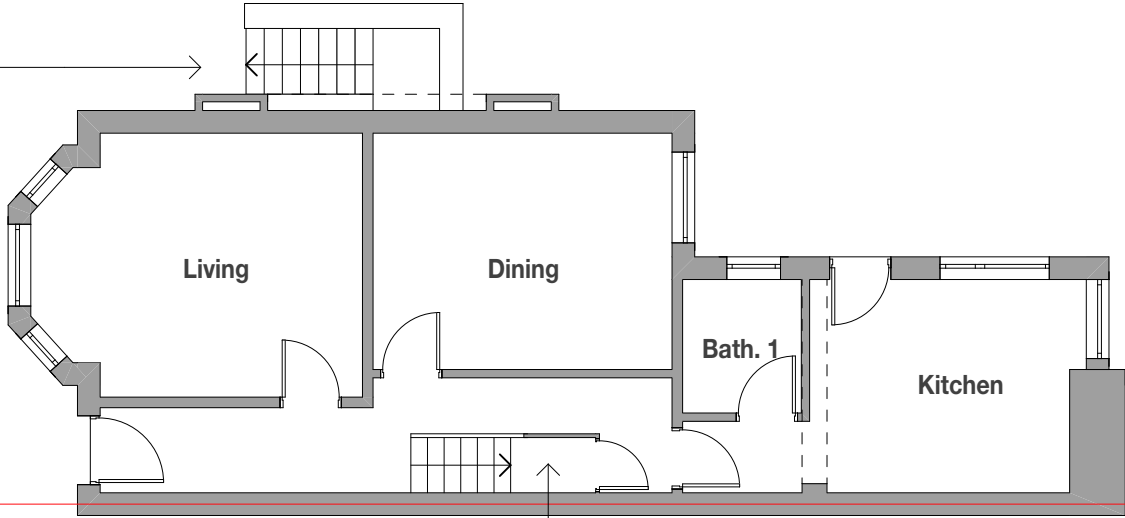
Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 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.

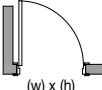
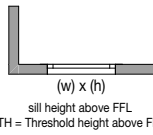
Existing staircase to be removed and converted to storage

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



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
- 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 piers less than 665mm wide to be confirmed by structural engineer

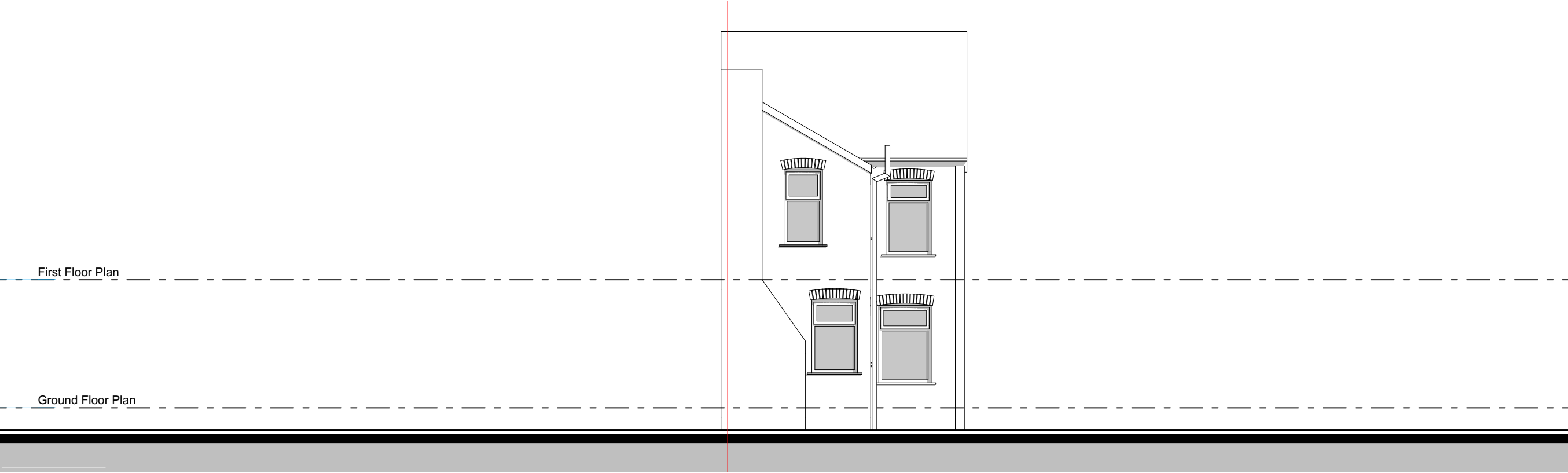
- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

Issue/ Rev	Description	Date
#	Initial Issue	02.05.24

FOR PLANNING/
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Existing - Front Elevation



Existing - Rear Elevation

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Project Description
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Project Number **COR051**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3

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Project Number **COR051**

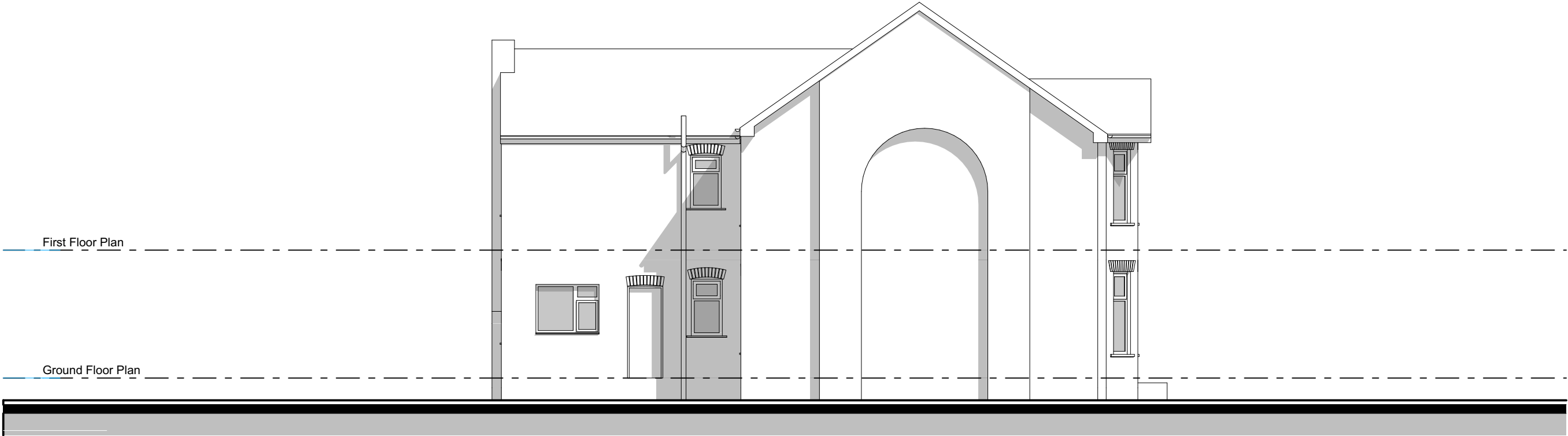
Drawing Title

Elevations - Existing

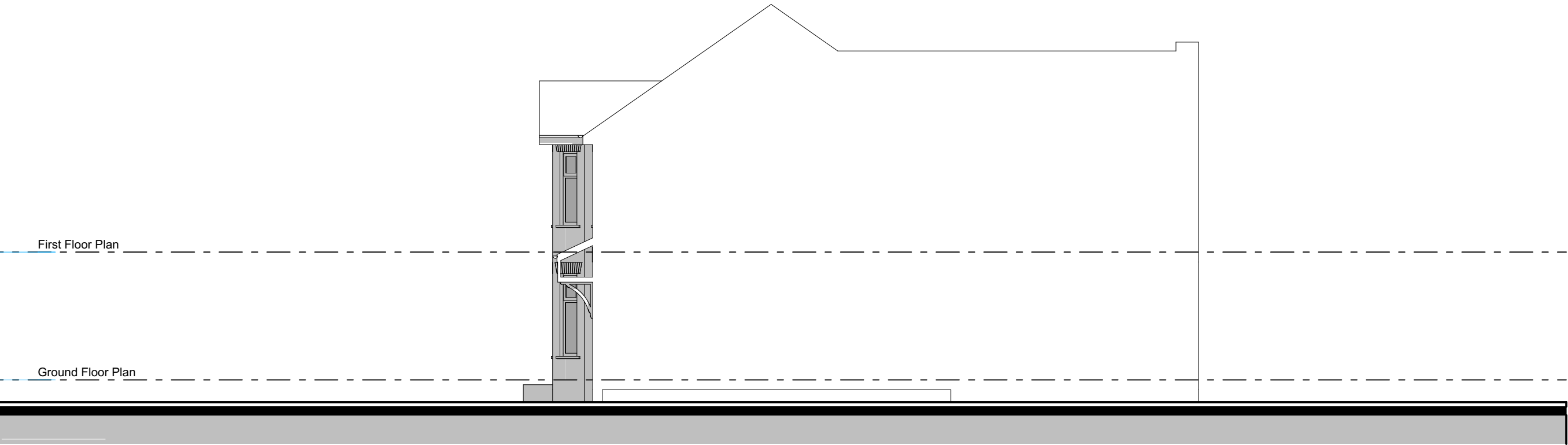
Drawing Number	Scale
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WD5.2 1:100 @ A

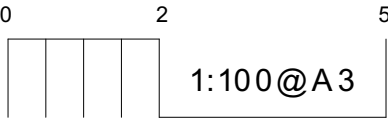
1:100 @ A3



Existing - Side Elevation



Existing - Side Elevation



General Note:
All new materials shown hatched for clarity

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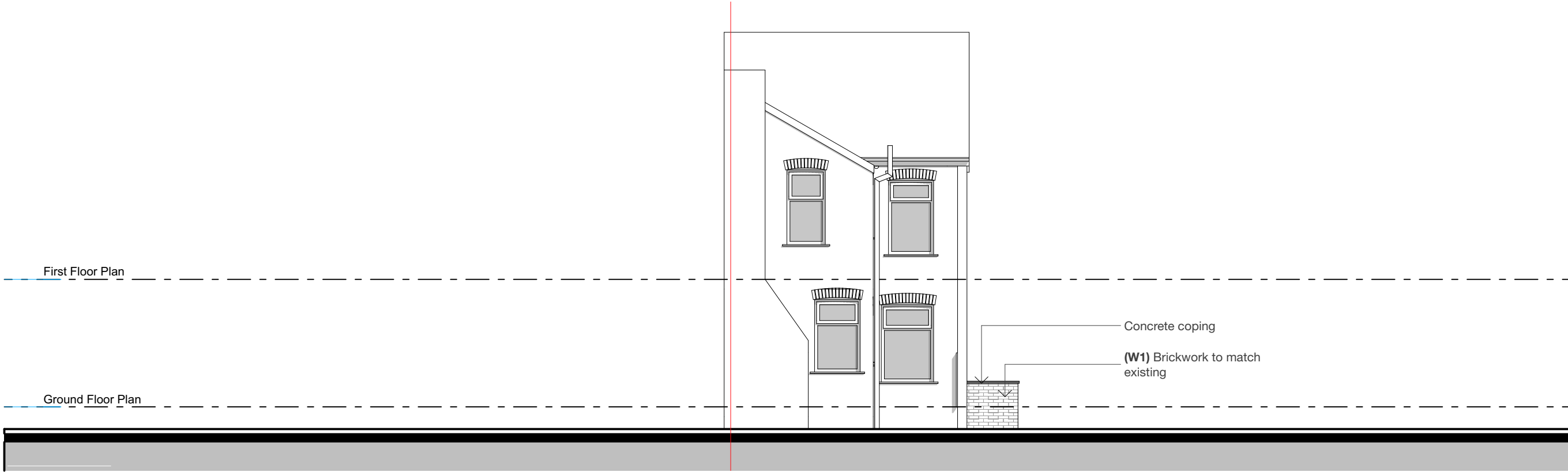
Elevations - Proposed

Drawing Number Scale

WD5.3 1:100 @ A3



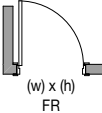
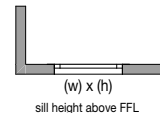
Proposed - Front Elevation



Proposed - Rear Elevation

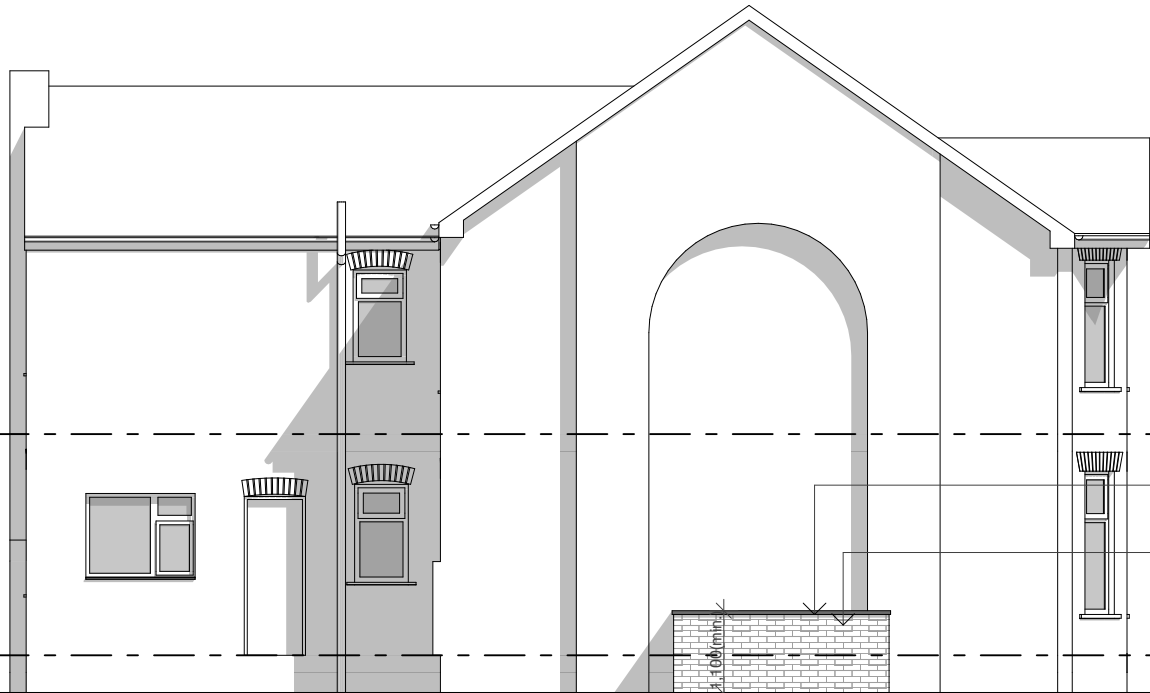
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wm	washing machine	W1	wall type 1	HOP	hopper	***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
dw	dishwasher	W2	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	

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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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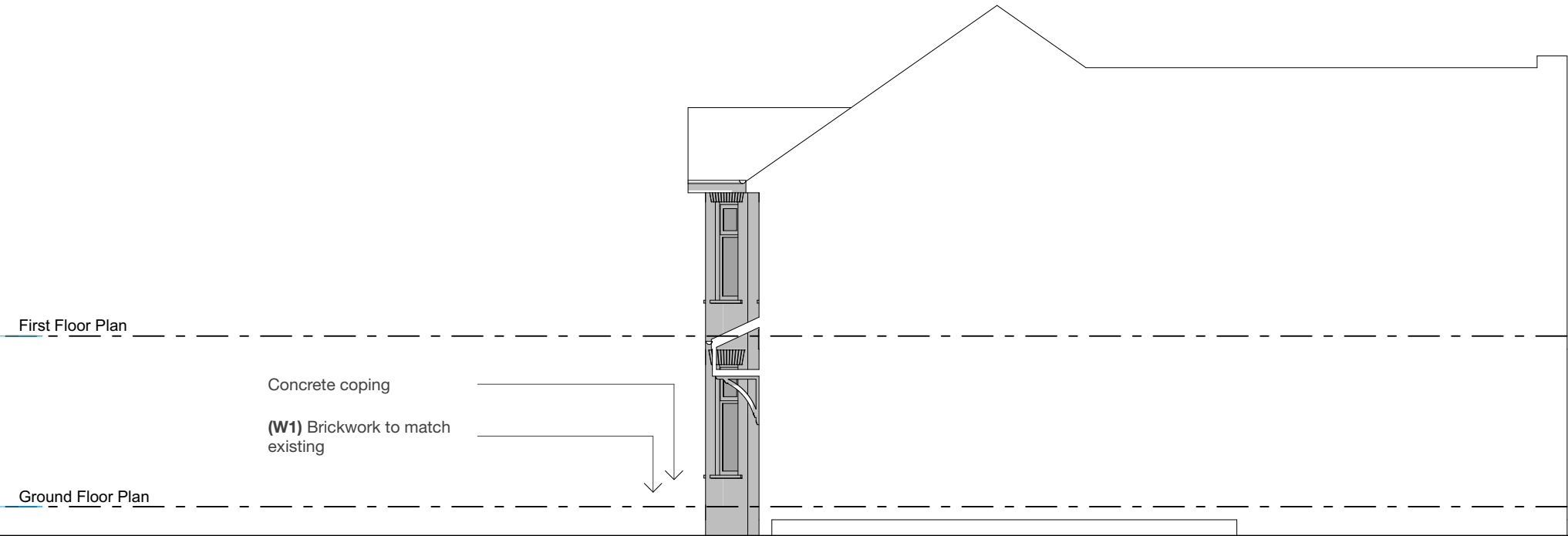
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Project Description

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Project Number **COR051**

Drawing Title

Elevations - Proposed

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

WD5.4 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	
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