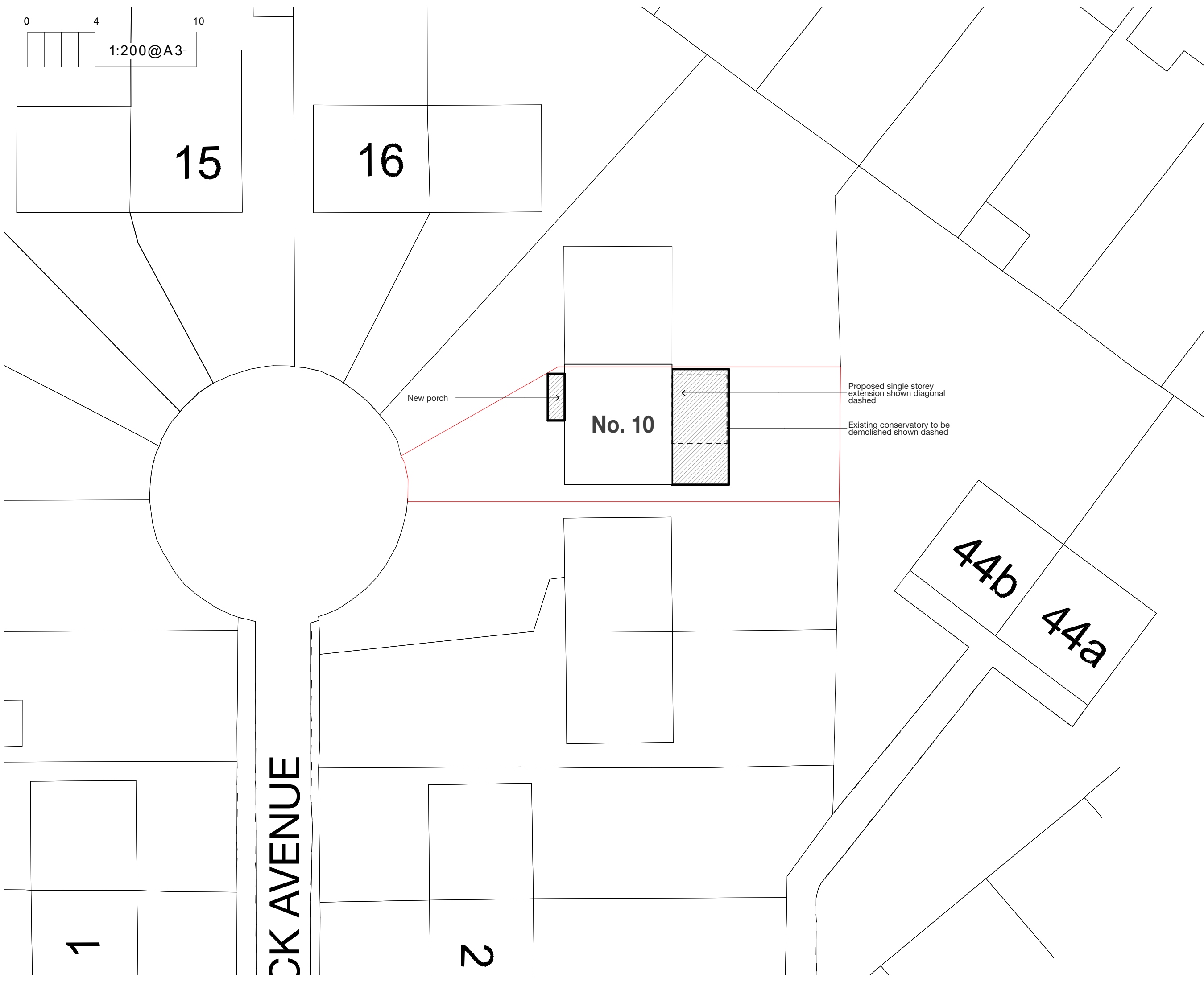
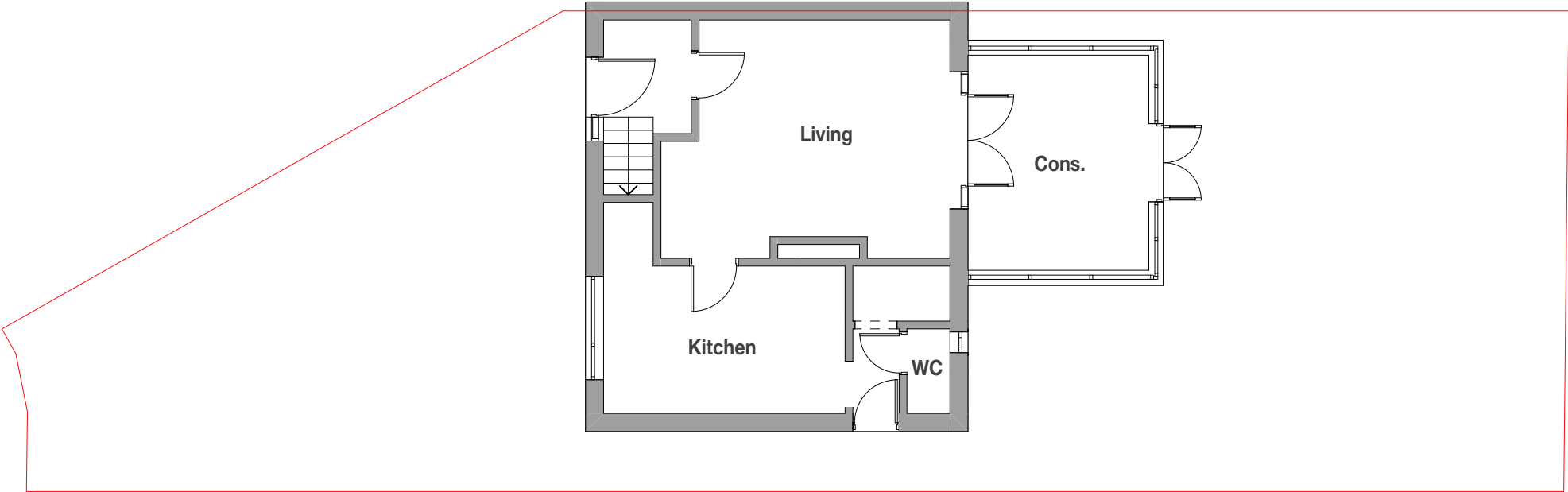
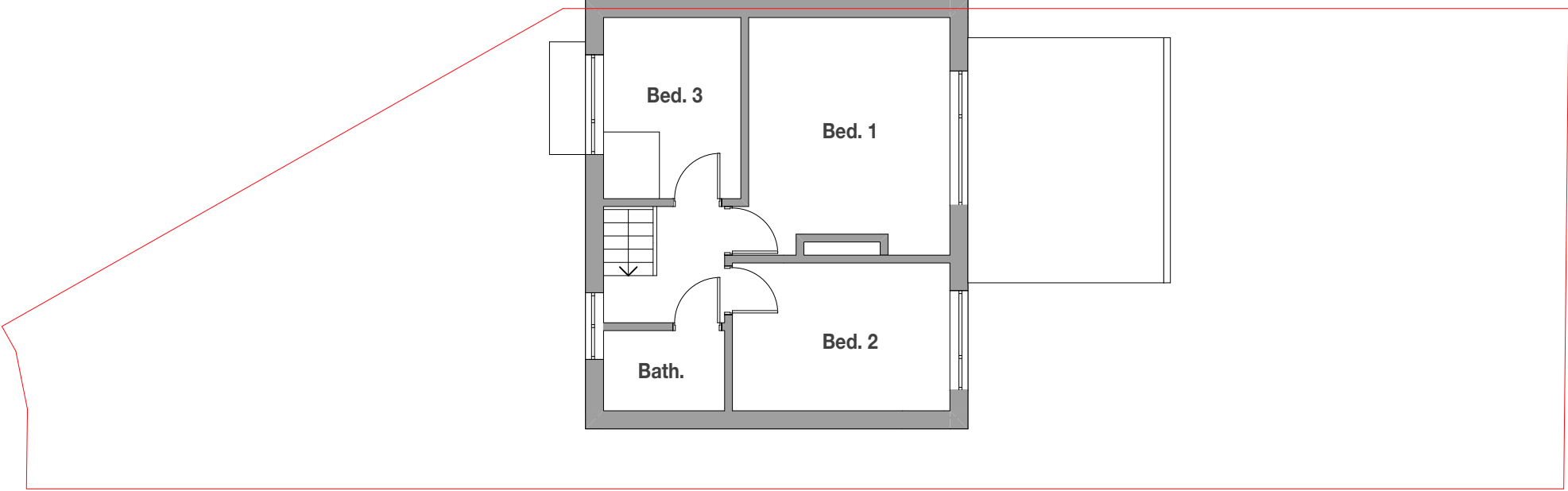




1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

Copyright © FLOCC Studio Ltd. All rights reserved.

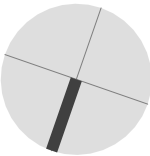
This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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.

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

Issue/ Rev	Description	Date
#	Initial Issue	11.01.24

FOR PLANNING/
BUILDING CONTROL
APPROVAL



flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client
Elisabeth & William Pearse

Project Description
10 Catterick Ave, Manchester

Project Number CAT010
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

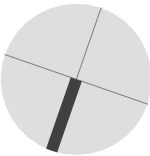
This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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.

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

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client

Elisabeth & William Pearse

10 Catterick Ave, Manchester

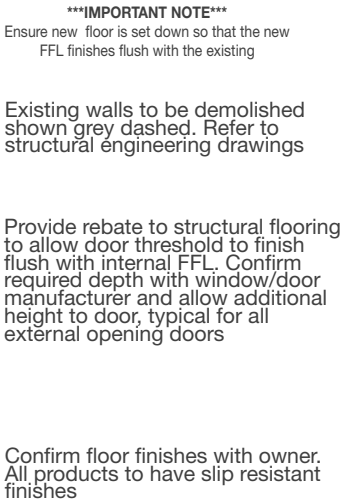
Project Number **CAT010**

Drawing Title

Plans - Proposed Ground Floor Plan

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

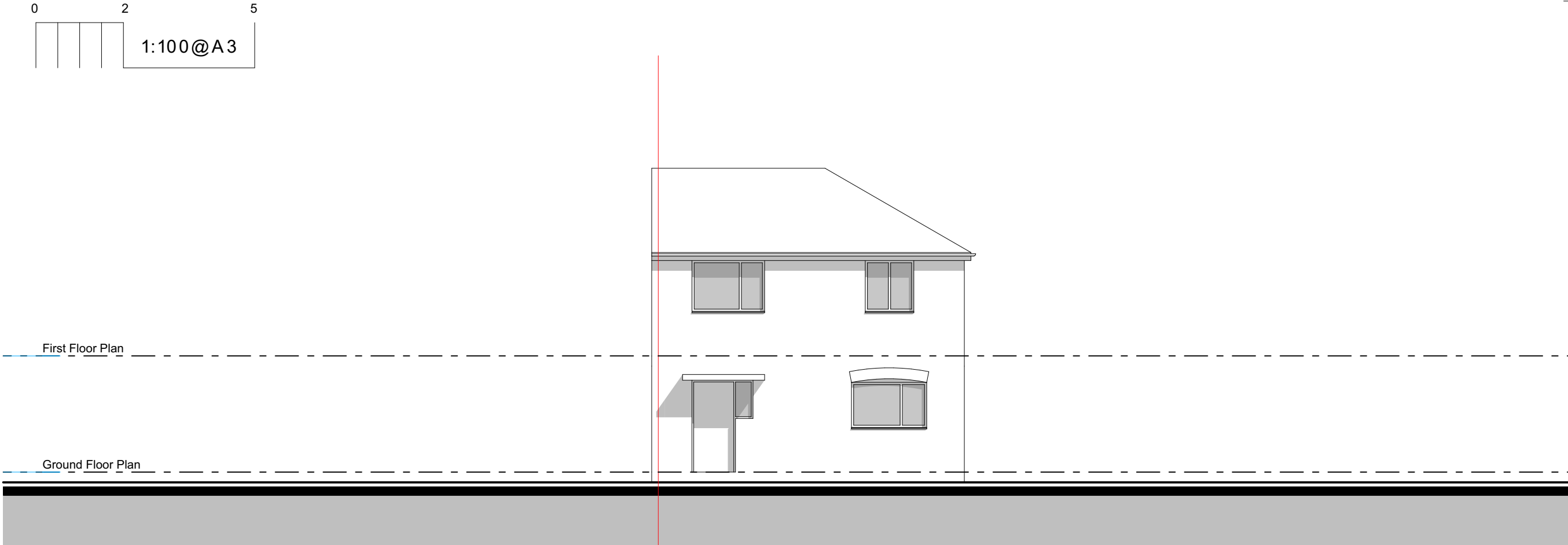
WD3.2 1:100 @ A



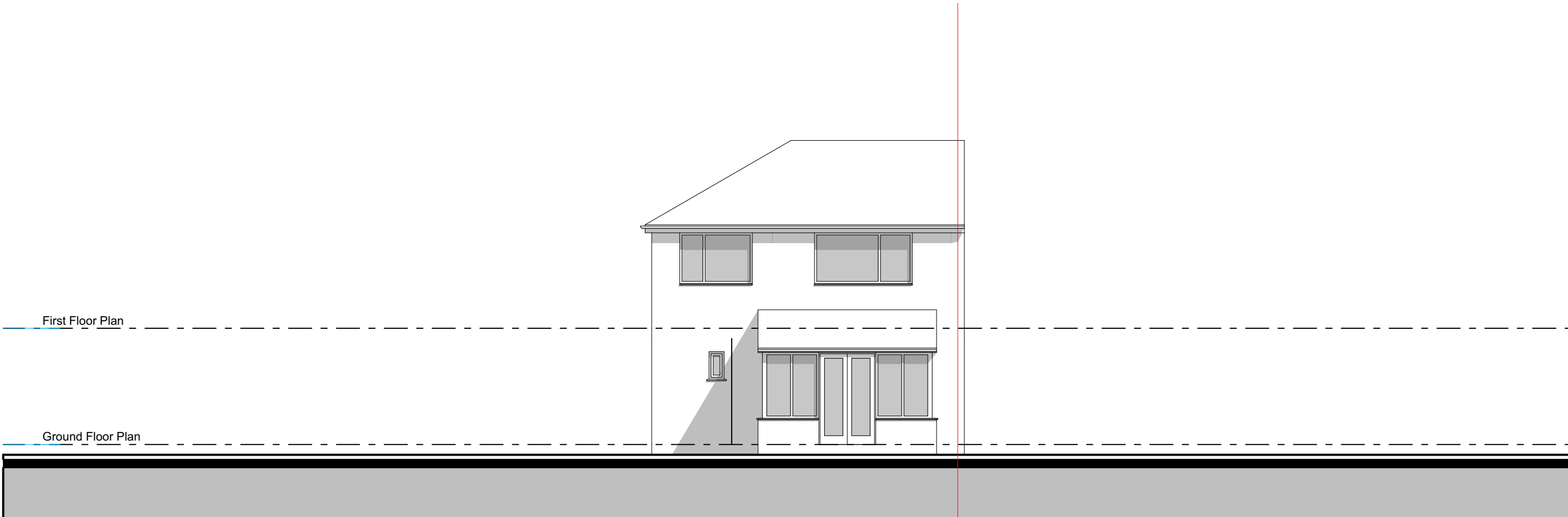
Legend						
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
wm	washing machine	W1	wall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

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required (w) x (h) FR (w) x (h) sill height above FFL	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

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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.

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

Issue/ Rev	Description	Date
#	Initial Issue	11.01.24

FOR PLANNING/
BUILDING CONTROL
APPROVAL

flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client
Elisabeth & William Pearse

Project Description
10 Catterick Ave, Manchester

Project Number **CAT010**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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.

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

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client

Elisabeth & William Pearse

10 Catterick Ave, Manchester

Project Number **CAT010**

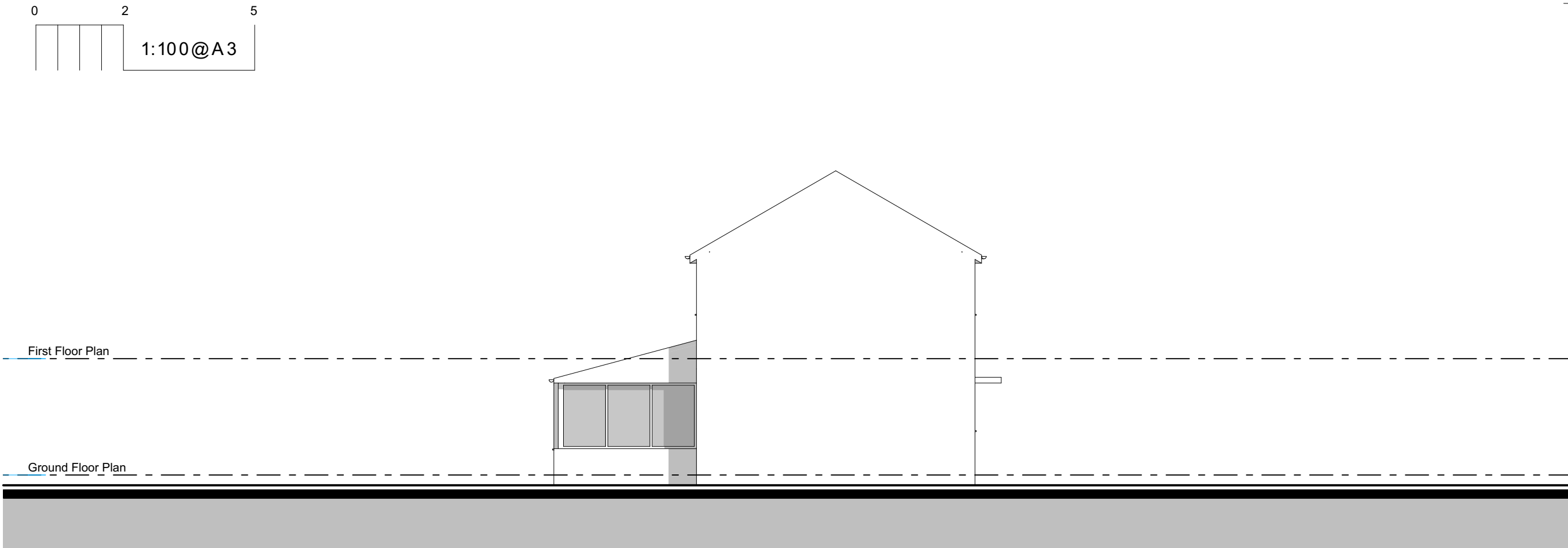
Drawing Title

Elevations - Existing

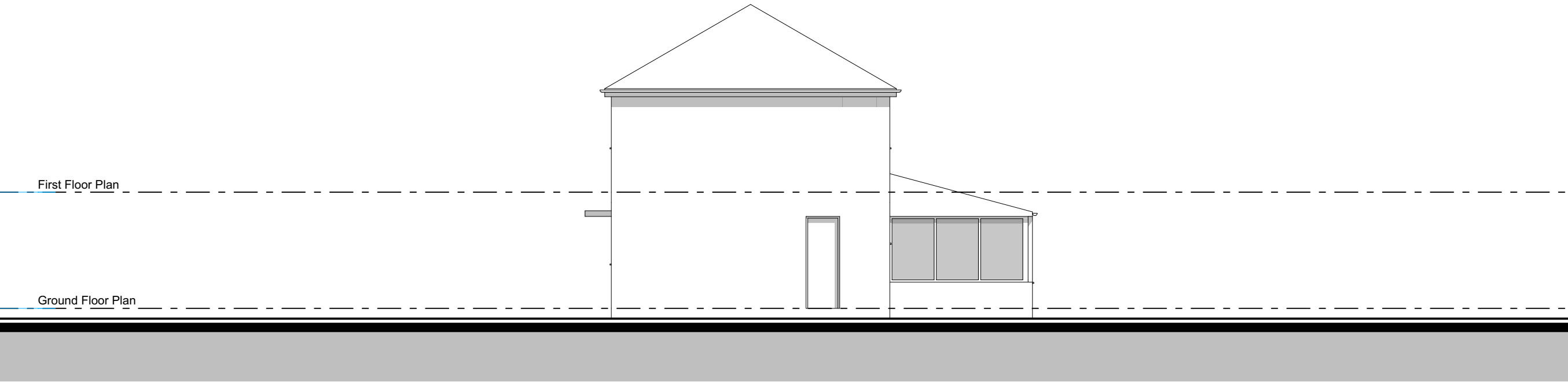
Drawing Number	Scale
----------------	-------

WD5.2 1:100 @ A

WD5.2 1:100 @ A



Existing Side Elevation



Existing Side Elevation

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client

Elisabeth & William Pearse

10 Catterick Ave, Manchester

Project Number **CAT010**

Drawing Title

Elevations - Proposed

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

WD5.3 1:100 @ A

Proposed Front Elevation

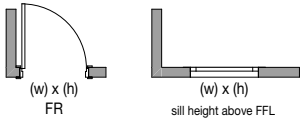
(W1) Brickwork to match existing with 'raked joints to rear elevation'

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	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	

- 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*****

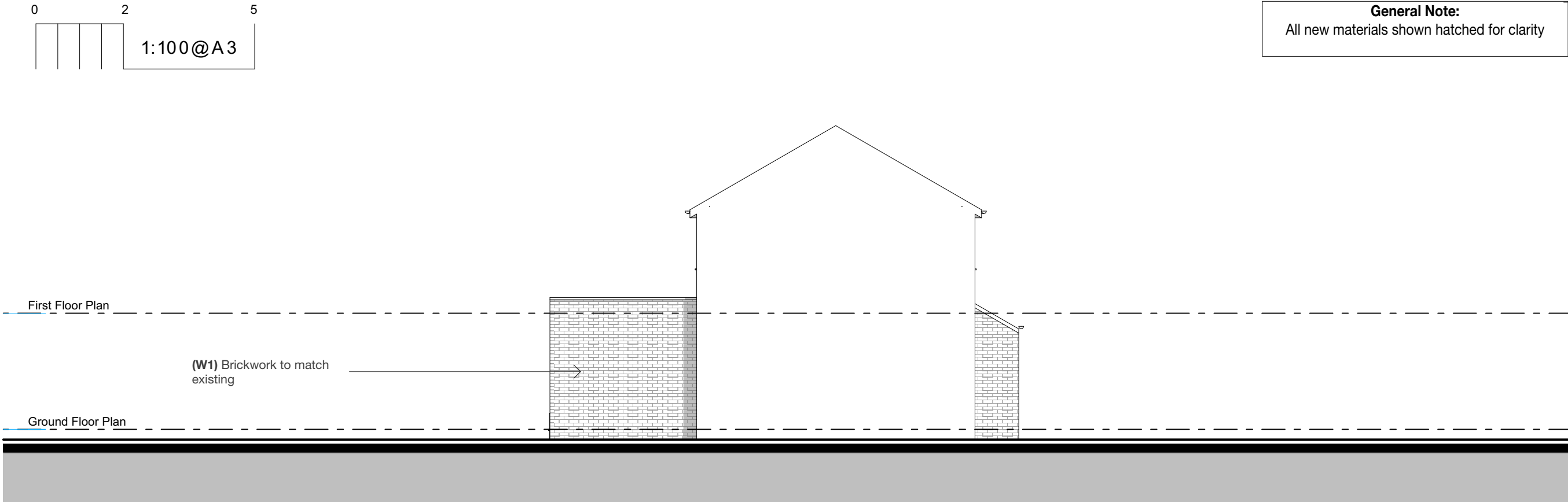
***All opening sizes are to structural openings**
FR = Fire rated door where required



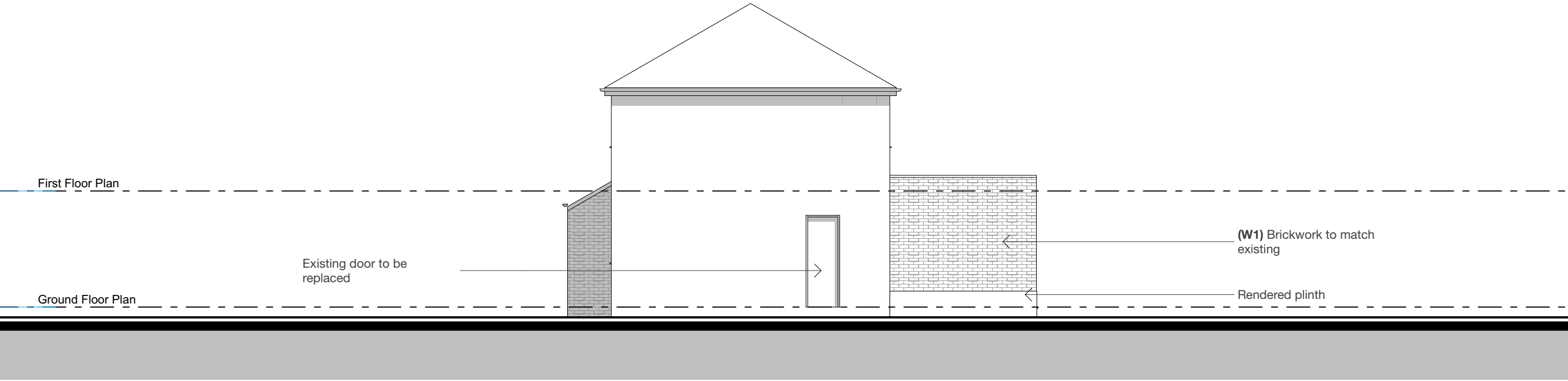
windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer

The diagram shows a cross-section of a pier. It is a rectangle with a width dimensioned as <665. The pier is divided into three horizontal layers: a top layer with diagonal hatching, a middle solid layer, and a bottom layer with cross-hatching. Above the pier, there are two vertical lines with diagonal hatching, representing windposts or restraints.

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



Proposed Side Elevation



Proposed Side Elevation

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	***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	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	Notes on setting out	Brickwork
- 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***	***All opening sizes are to structural openings*** FR = Fire rated door where required (w) x (h) FR (w) x (h) sill 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

FOR PLANNING/
BUILDING CONTROL
APPROVAL

flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client
Elisabeth & William Pearse

Project Description
10 Catterick Ave, Manchester

Project Number CAT010
Drawing Title

Elevations - Proposed

Drawing Number Scale

WD5.4 1:100 @ A3