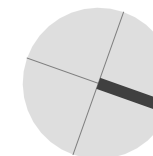


Issue/ Rev	Description	Date
#	Initial Issue	21.08.2019
A	Initial Issue	19.10.2019

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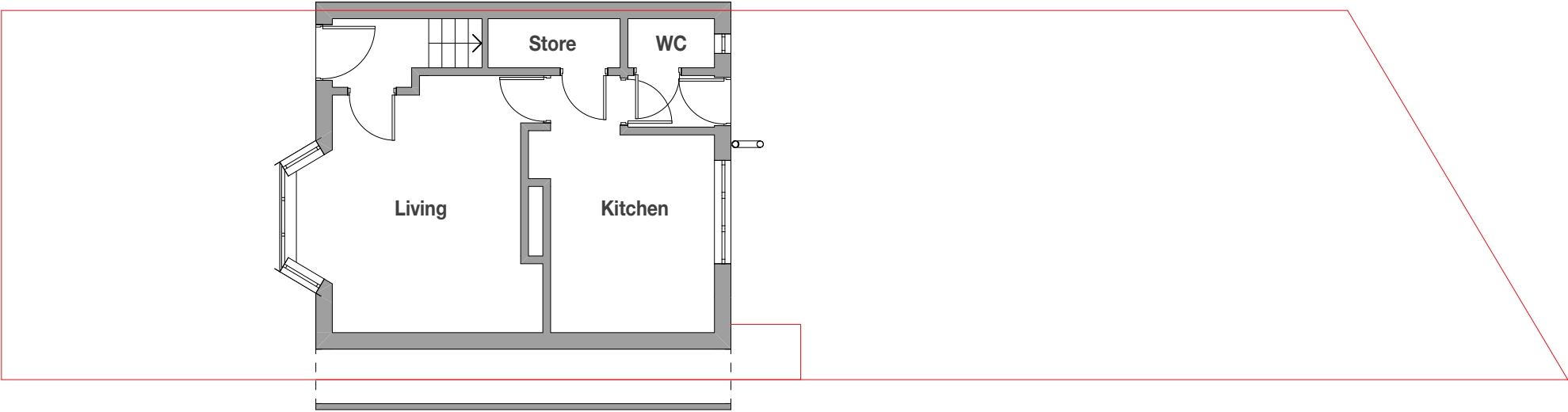
+44 161 307 1766
info@flocstudio.co.uk

Eucharistia Ijeoma Jakpa

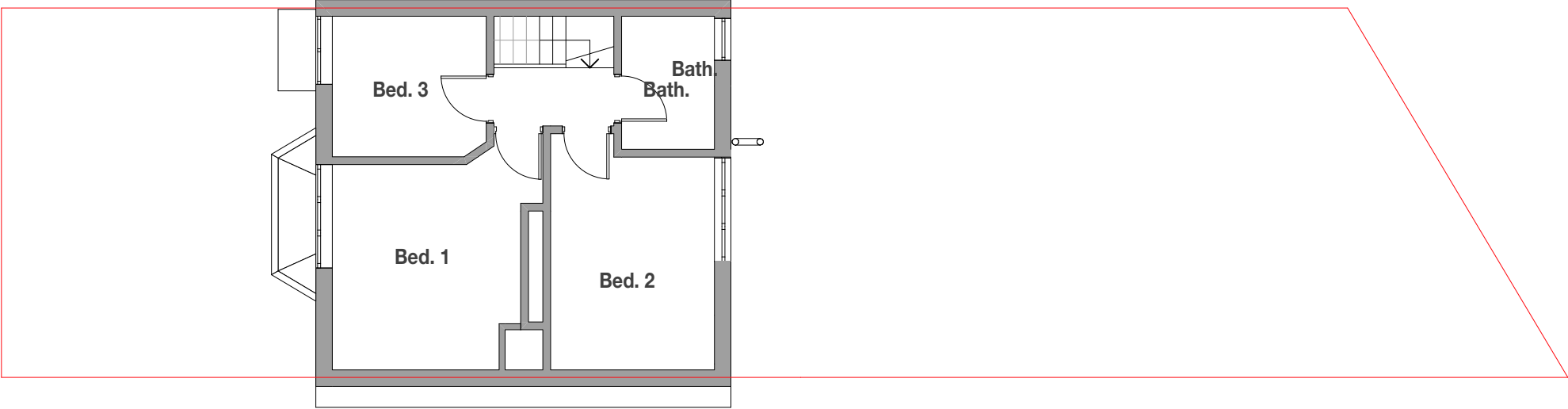
Site Plan - Proposed

Scale

1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	21.08.23

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Client
Eucharía Ijeoma Jakpa

Project Description
7 John Heywood Street,
Manchester
Project Number JOH007

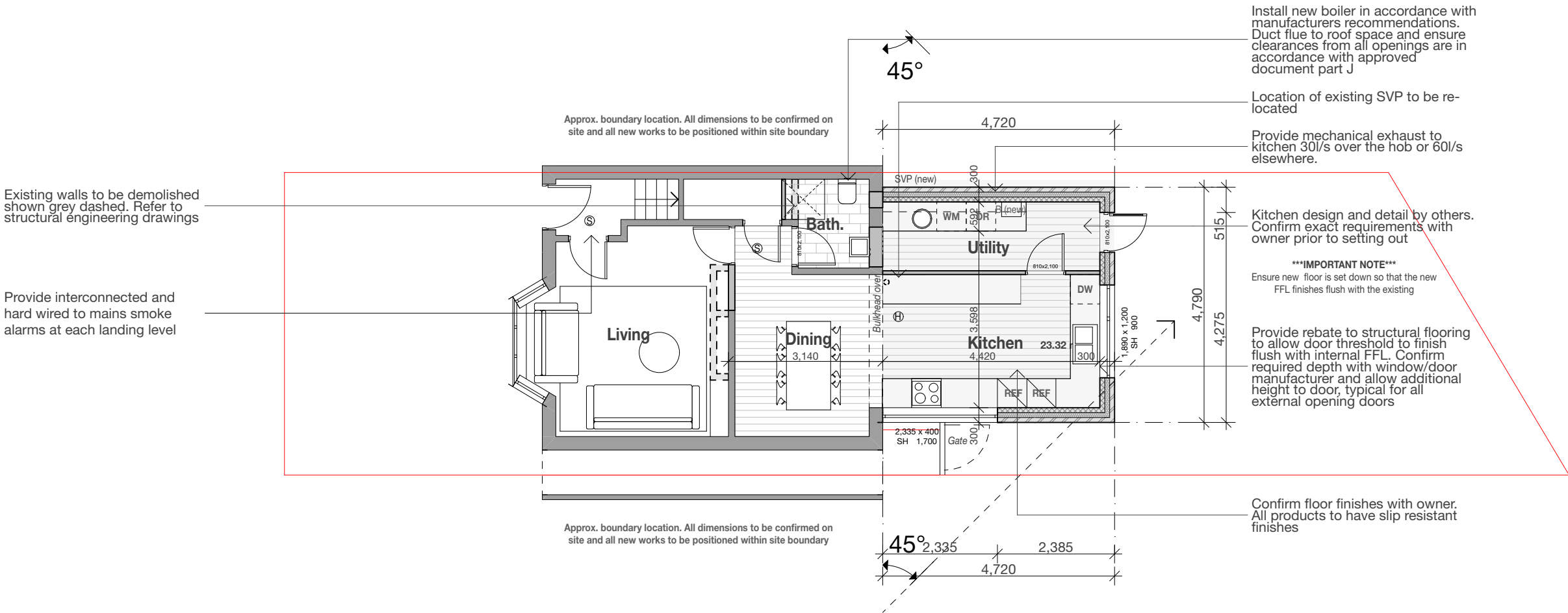
Drawing Title
Plans - Existing

Drawing Number	Scale
WD3.1	1:100 @ A3

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Drawing Title

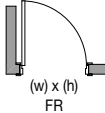
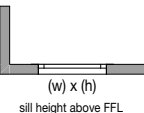
Plans - Proposed Ground Floor
Plan

Drawing Number Scale

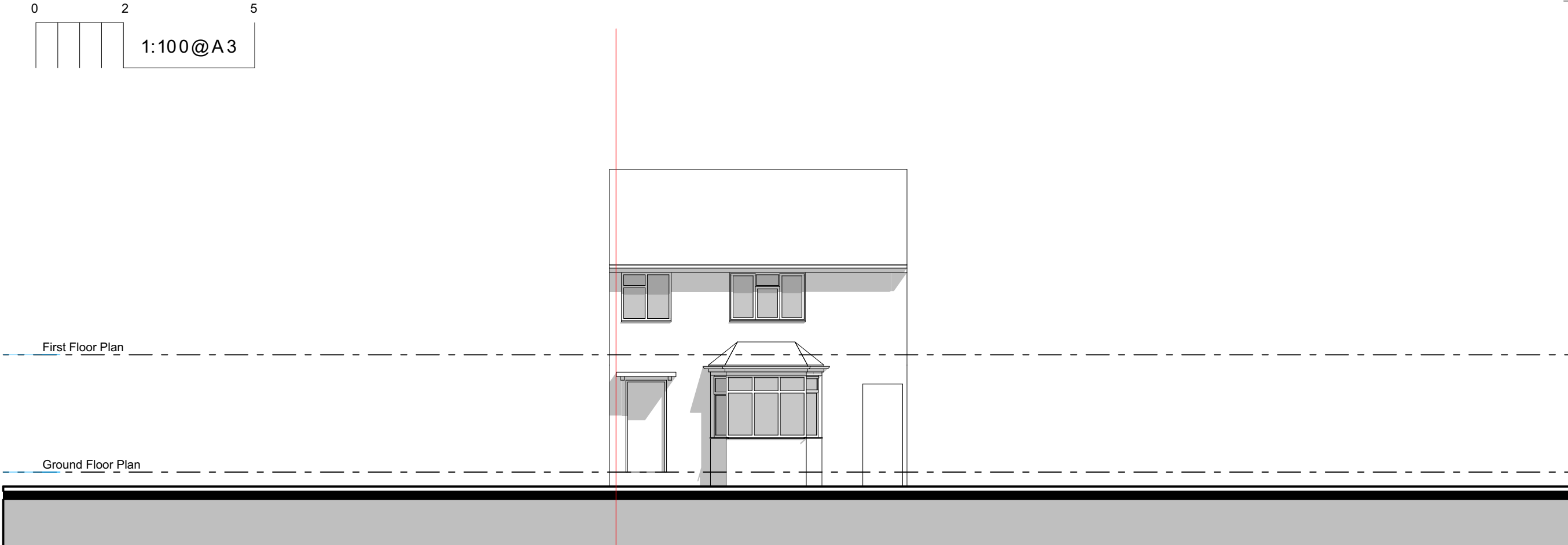
WD3.2 1:100 @ A3

Legend					
ref.	refrigerator	B	boiler	OP	overflow
H	heat detection	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
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					

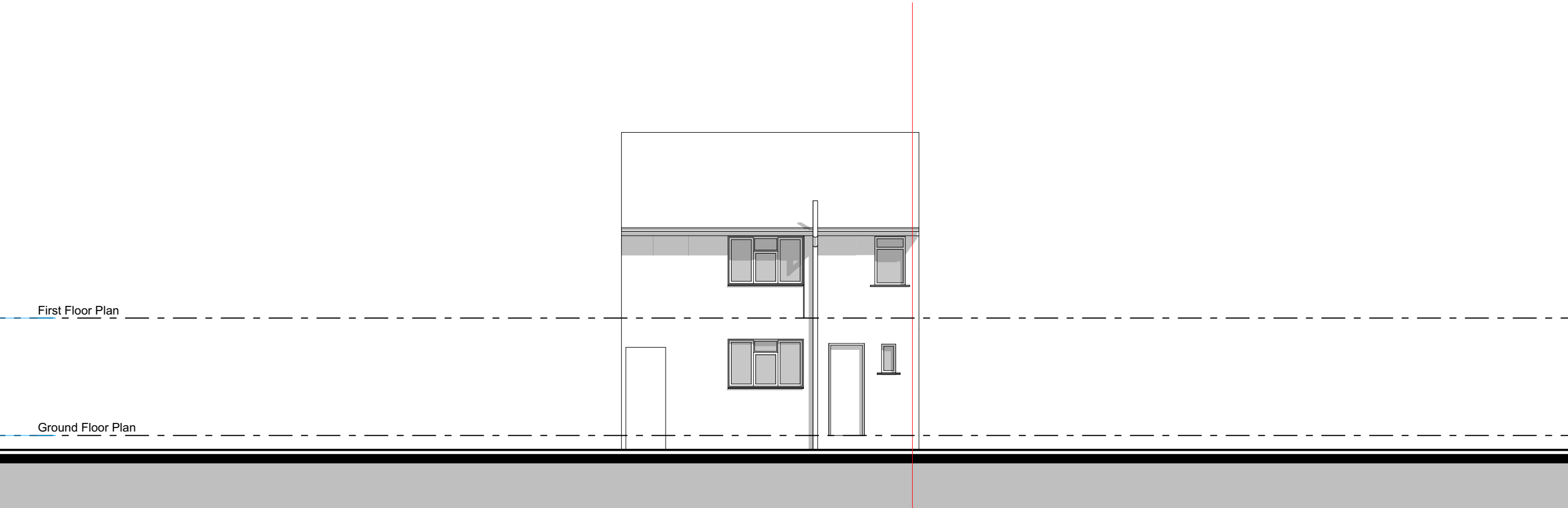
Notes
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations 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	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
	- 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	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	21.08.23

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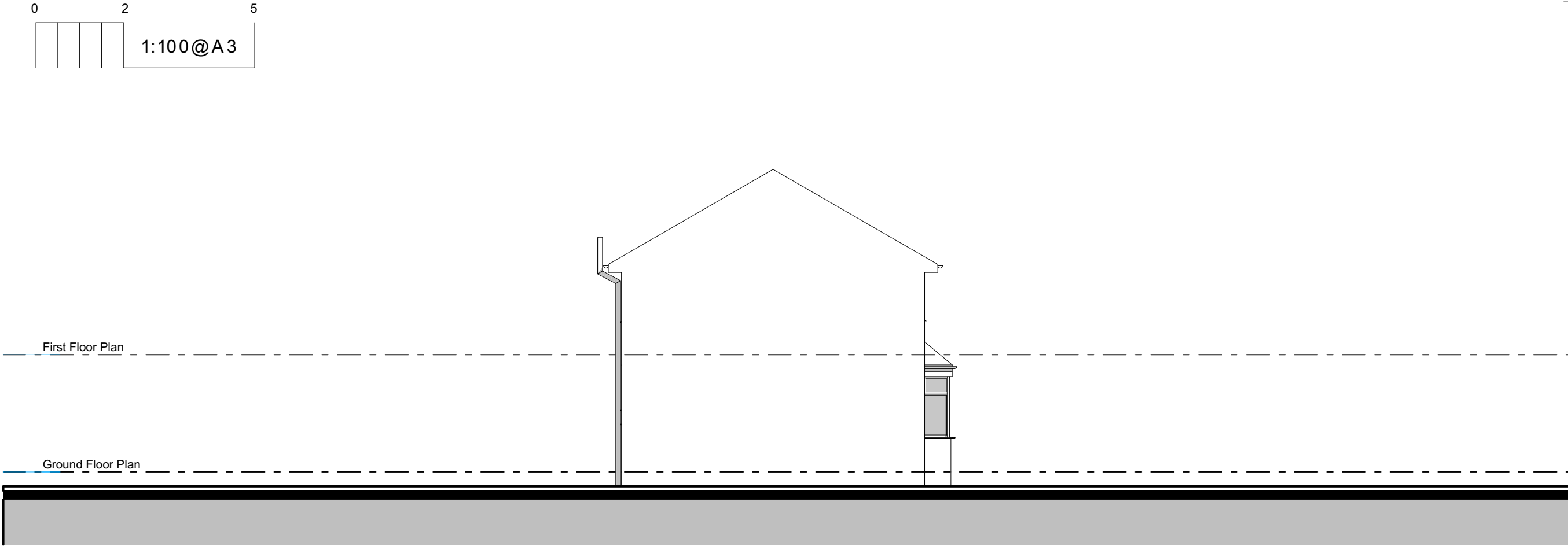
Project Description
7 John Heywood Street,
Manchester

Project Number JOH007
Drawing Title

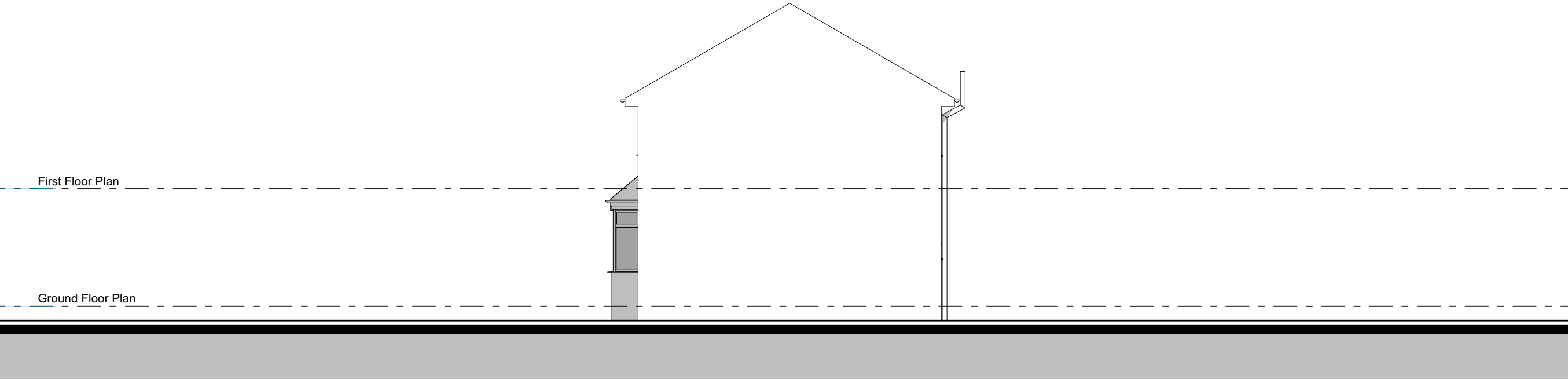
Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3



Existing Side Elevation



Existing Side Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	21.08.23

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Client
Eucharía Ijeoma Jakpa

Project Description
**7 John Heywood Street,
Manchester**

Project Number **JOH007**
Drawing Title

Elevations - Existing

Drawing Number Scale
WD5.2 1:100 @ A3

[illegible]

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Project Number **JOH007**

Drawing Title

Elevations - Proposed

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

WD5 3 1:100 @ 1/4" = 1'

WD5.3 1:100 @ A3

Proposed Rear Elevation

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
H	heat detection	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
---	---

[illegible]

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Project Number **JOH007**

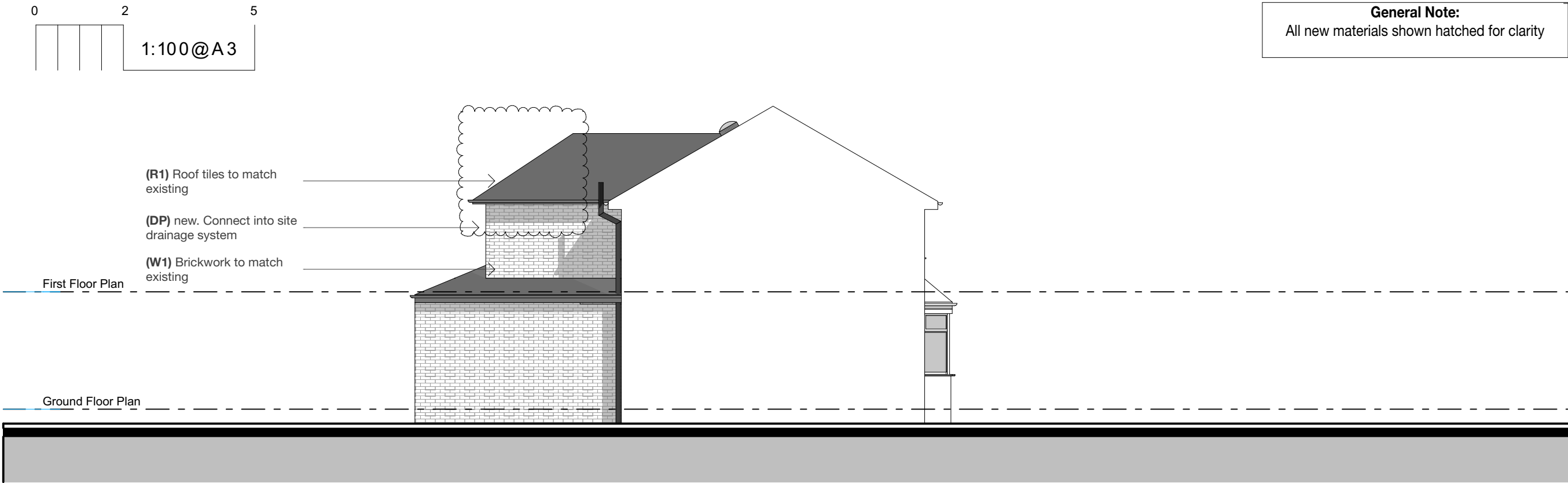
Drawing Title

Elevations - Proposed

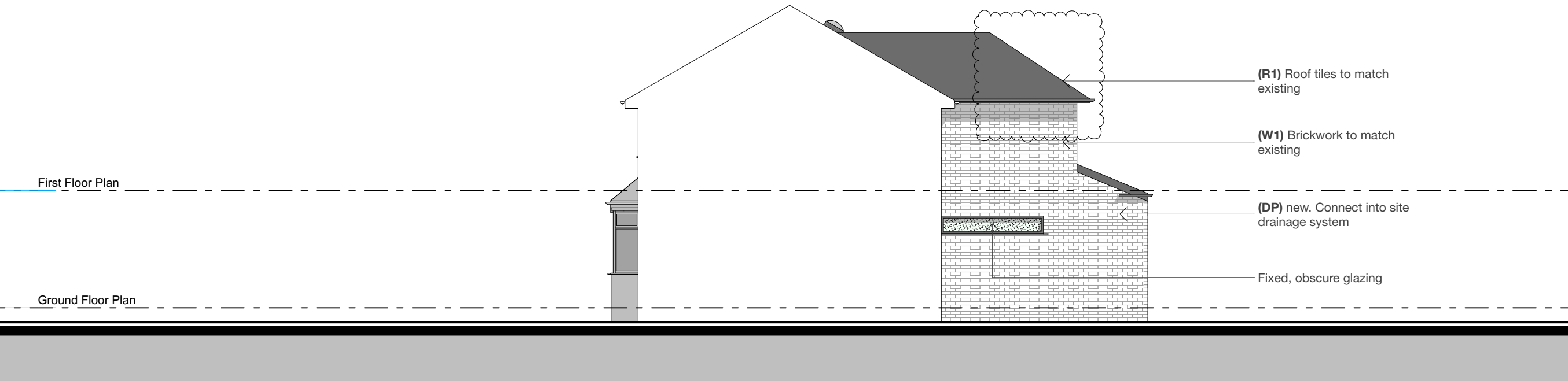
Drawing Number	Scale
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WD5.4 1:100 @ A

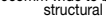
1:100 @ A3



Proposed Side Elevation



Proposed Side Elevation

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	
H	heat detection	W1	wall type 1	HOP	hopper		 (w) x (h) FR	 (w) x (h) sill 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	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				