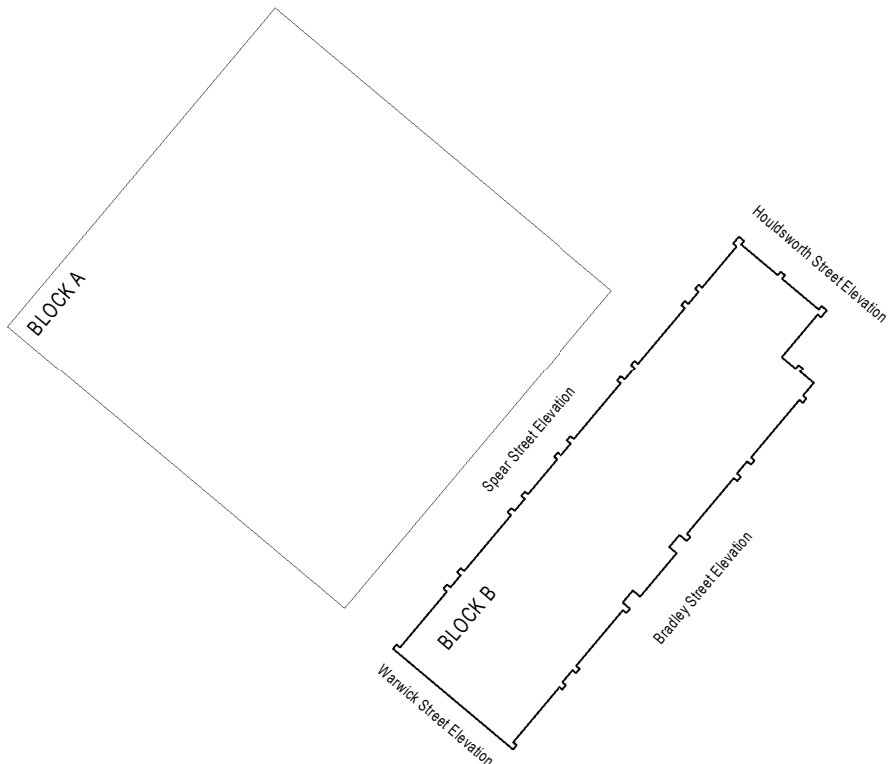


Notes

1. All works are to be completed in accordance with current Building Regulations, Checkmate Requirements and associated British Standards.
2. The proposed elevations are pending formal planning approval by the LPA as part of a Variation to Condition Application
3. Specification of facing materials are subject to formal planning approval via Sample Panel to be constructed on-site by Elliott Group
4. Substitution of systems/ materials are to be equal and approved by FEA
5. Setting out of building fabric is subject to input from SFS, Cladding and Masonry support Supplier
6. Building fabric is to be set out from structural grid. Setting out dimensions are to be read in conjunction with associated details referenced on plan, to ensure critical dimensions are met throughout. Any deviations are to be reported immediately
7. Movement and contraction joints are to be specified by the Structural Engineer in discrete locations to be agreed with FEA
8. All walls are to incorporate deflection heads in accordance with Structural Engineers specification
9. Proposals follow Part B guidance alongside a Fire Engineered Design Strategy by Others. Refer to Omega Fire Strategy Reports
10. This drawing should be read in conjunction with the Fire Strategy report by Omega / BB7
11. Incoming utilities and building services are to be in accordance with M&E Engineers design and specification



1 GA Elevation Spear Street
1 : 100

GENERAL NOTES

1. Do not scale off this drawing unless a scale bar is provided
2. Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site
3. Dimensions are in millimetres unless otherwise stated
4. Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions
5. Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site
6. All levels are in meters unless otherwise stated
7. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project

CDM REGULATIONS

⚠ Denotes a significant hazard or difficult to manage procedure. Please refer to Designer Hazard Register for further information regarding mitigation of hazards.

REVISION NOTES

Rev	Date	Description	Issuer	Checker
P1	2021-04-08	Preliminary First Issue	IB	MJB
P2	2021-06-25	Issued for Comment Prior to S73 Application	IB	MJB
P3	2021-08-12	Issued to Emery as Part of S73 Application	IB	MJB

PROJECT PARTNERS

FRANKLIN ELLIS
ARCHITECTS

Architecture / Landscape / Interiors / Graphics / Project Management

The Old Pumpthouse
5 The Ropewalk Nottingham NG1 5DU
T 0115 9418475
E enquiry@franklinellis.co.uk
W www.franklinellis.co.uk



PARTNER/ASSOCIATE PROJECT LEAD
Ben Dudley Ian Burgess

PROJECT NAME PROJECT No.
Oldham Street, Manchester 21-0005

PROJECT ADDRESS
Land Off Oldham Street & Spear Street
Manchester
M4 1LF

CLIENT / USER NAME
Kempton Homes Ltd

VOLUME	
BB	Block B

SHEET NAME
GA Elevation Proposed Spear Street

FULL DOCUMENT REFERENCE						
Identification / Location				Sheet Number		
Project Code	Originator Code	Volume /Zone	Level /Location	Doc Type	File /ID#	Number
OSM-FEA-BB-XX-DE-A-3701						
Renumbered from:						

REVISION DATE REVISION
2021-08-12 P3

STATUS
AC Construction

SHEET SIZE SCALE
A1 L As indicated