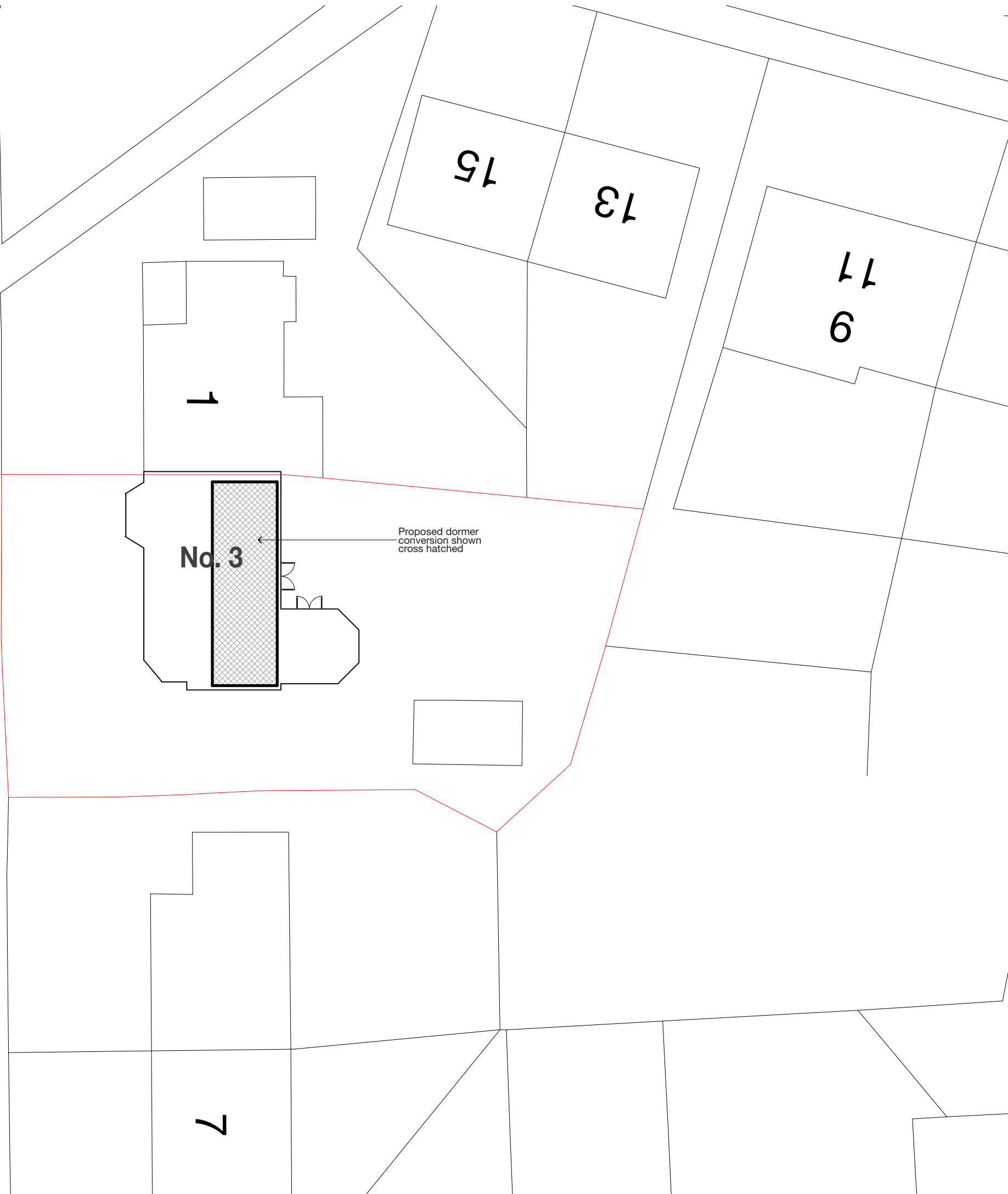




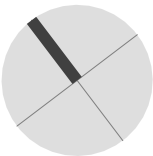
These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

1:200 @ A3

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.

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.

[illegible]

flocc

Flocc Studio Ltd.

**Studio 157 Harcourt Street
Reddish SK56UP**

07940 123 631
tommy@flocstudio.co.uk

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client

Felix & Yemi Osiogo

Project Description

**3 Bleasdale Road,
Wythenshawe**

Project Number **BLE003**

Drawing Title

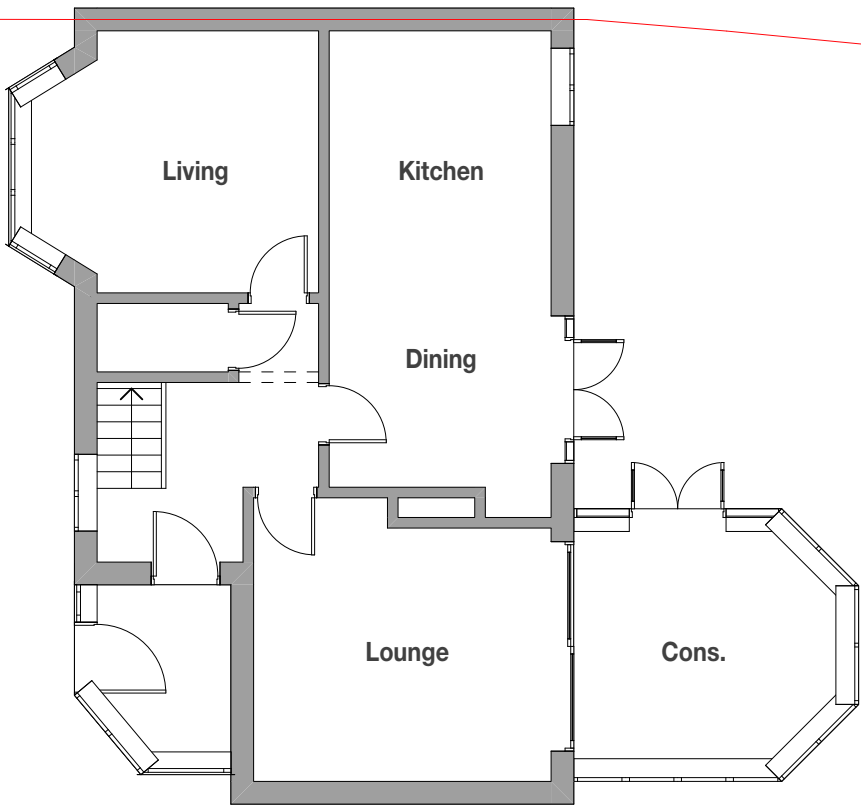
Plans - Existing

Drawing Number

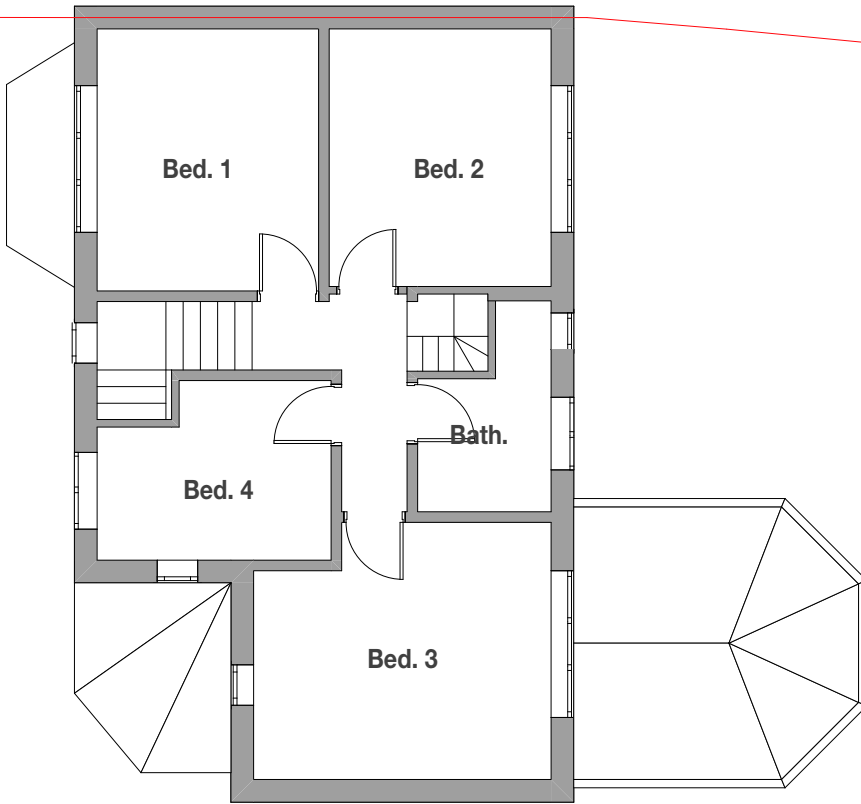
Scale

WD3.1

1:100 @ A3



Existing - Ground Floor Plan

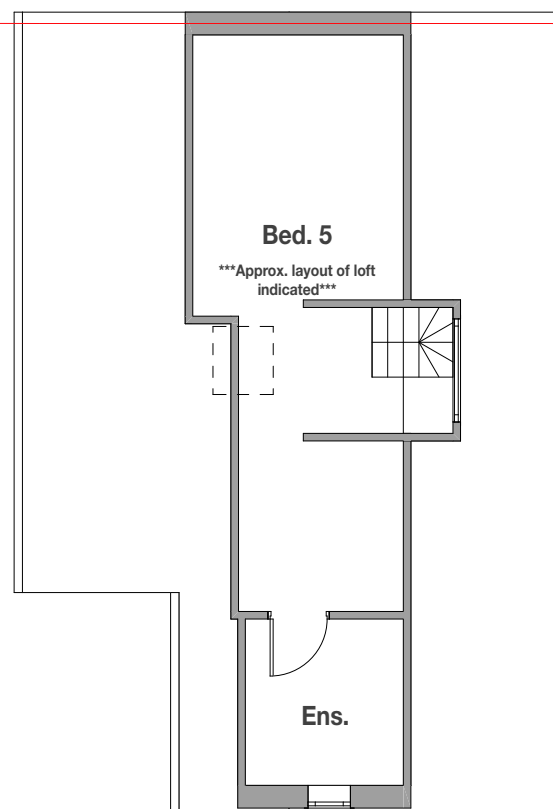


Existing - First Floor Plan

0 2 5

1:100@A3

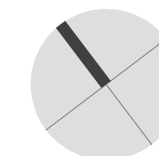
Existing - Loft Floor Plan



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.

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.

[illegible]

floc

Flocc Studio Ltd.

**Studio 157 Harcourt Street
Reddish SK56UP**

07940 123 631
tommy@flocstudio.co.uk

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client

Felix & Yemi Osioqo

Project Description

**3 Bleasdale Road,
Wythenshawe**

Project Number **BLE003**

Drawing Title

Plans - Existing

Drawing Number

Scale

WD3 2

1:100 @ A3

Flocc Studio Ltd.
Studio 157 Harcourt Street
Reddish SK56UP
07940 123 631
tommy@floccstudio.co.uk

Client

Felix & Yemi Osigbo

**3 Bleasdale Road,
Wythenshawe**

Project Number **BLE003**

Drawing Title

**Plans - Proposed Ground Floor
Plan**

Drawing Number Scale

WD3.3 **1:100 @ A**

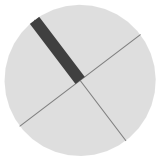


Notes

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

[illegible]

flocc

Flocc Studio Ltd.
Studio 157 Harcourt Street
Reddish SK56UP
07940 123 631
tommy@floccstudio.co.uk

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

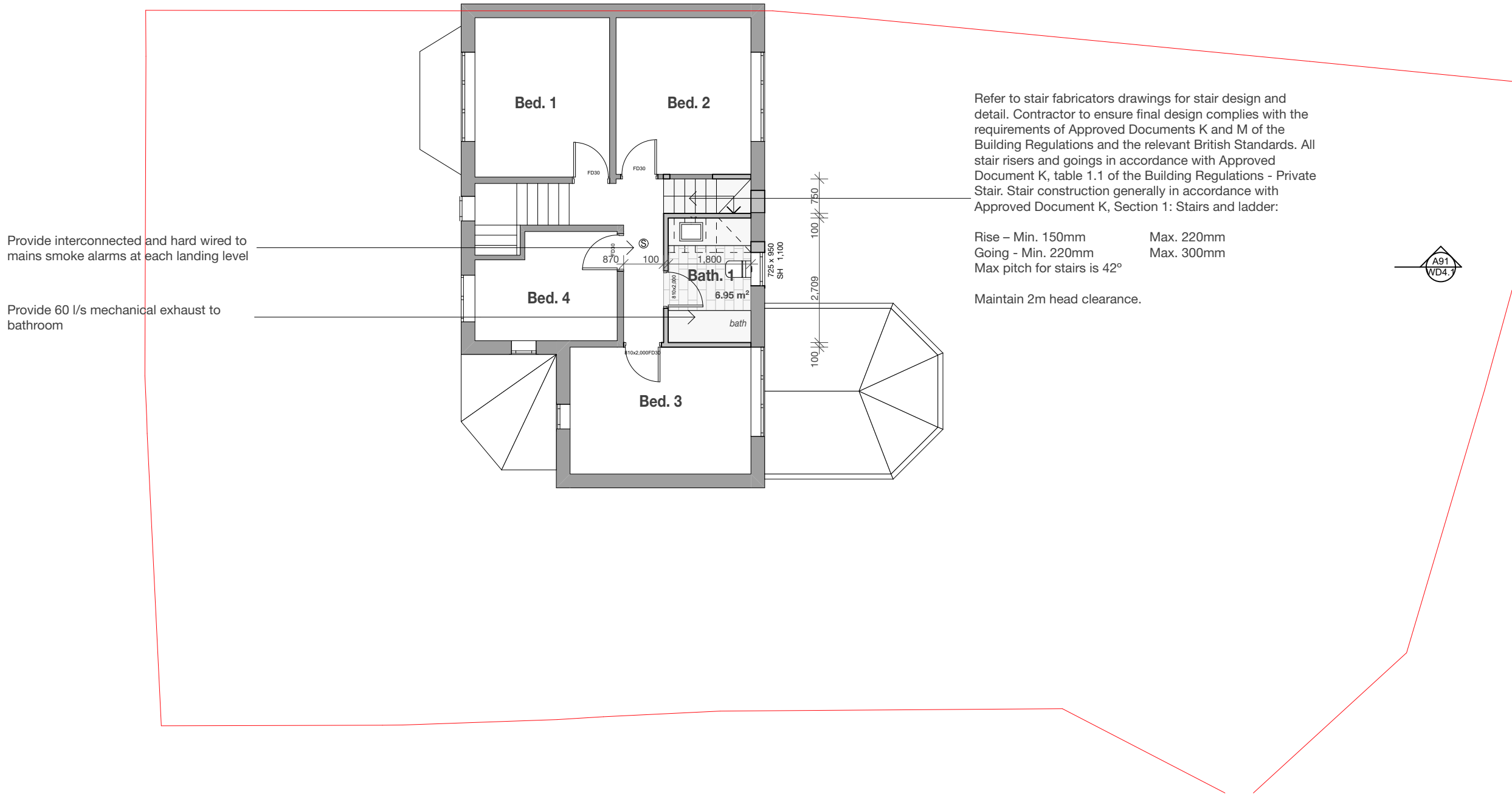
Client

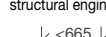
Felix & Yemi Osiogo

Project Description
**3 Bleasdale Road,
Wythenshawe**
Project Number **BLE003**
Drawing Title

Plans - Proposed First Floor Plan

WD3.4 1:100 @ /



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		
dw.	wall oven	W1	wall type 1	HOP	hopper		- 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***			
dw	dishwasher	W2	wall type 2	FG	floor gully					- Provide DPC min. 150mm above natural ground level
shr.	shower	R1	roof type 1	S	sink					- Provide weep holes at 900mm centers above all openings
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					

[illegible]

Flocc Studio Ltd.
Studio 157 Harcourt Street
Reddish SK56UP
07940 123 631
tommy@floccstudio.co.uk

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

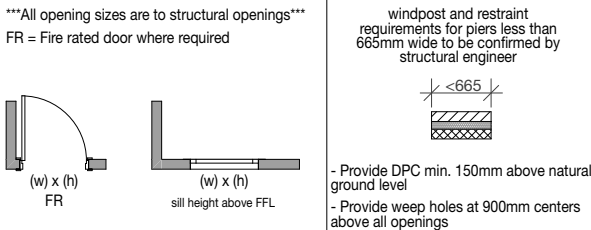
Client

Felix & Yemi Osiogo

Project Description
**3 Bleasdale Road,
Wythenshawe**
Project Number **BLE003**
Drawing Title

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

WD3.5 1:100 @ /

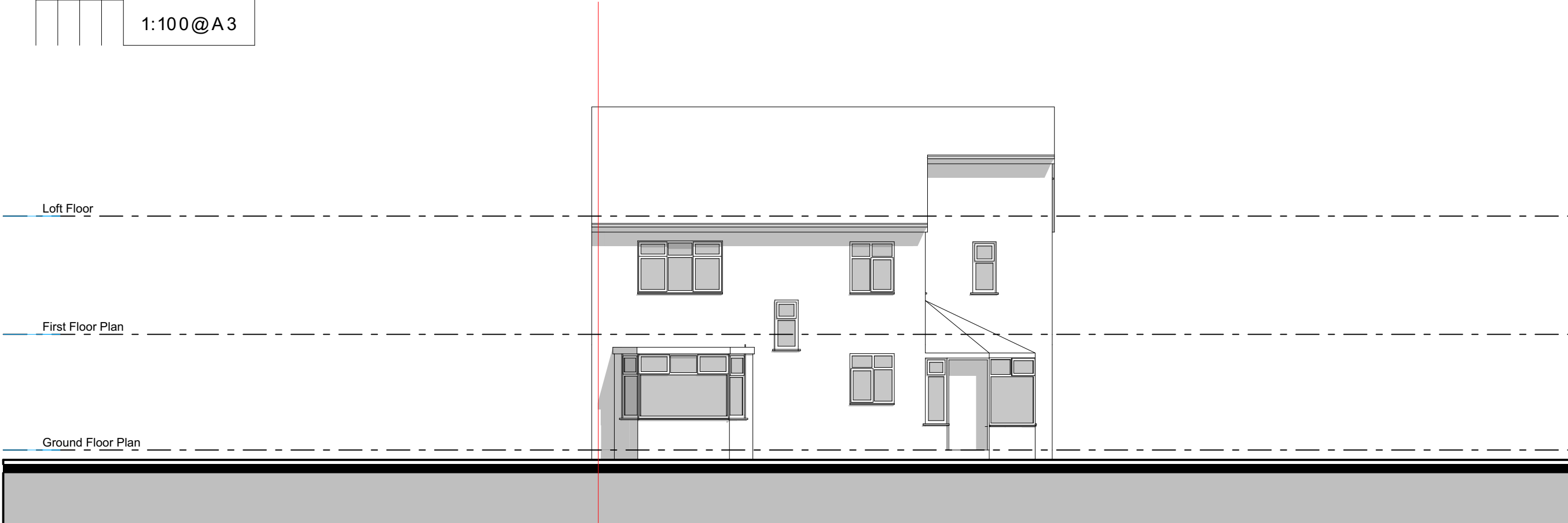


Legend						
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
wo.	wall oven	W1	wall type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

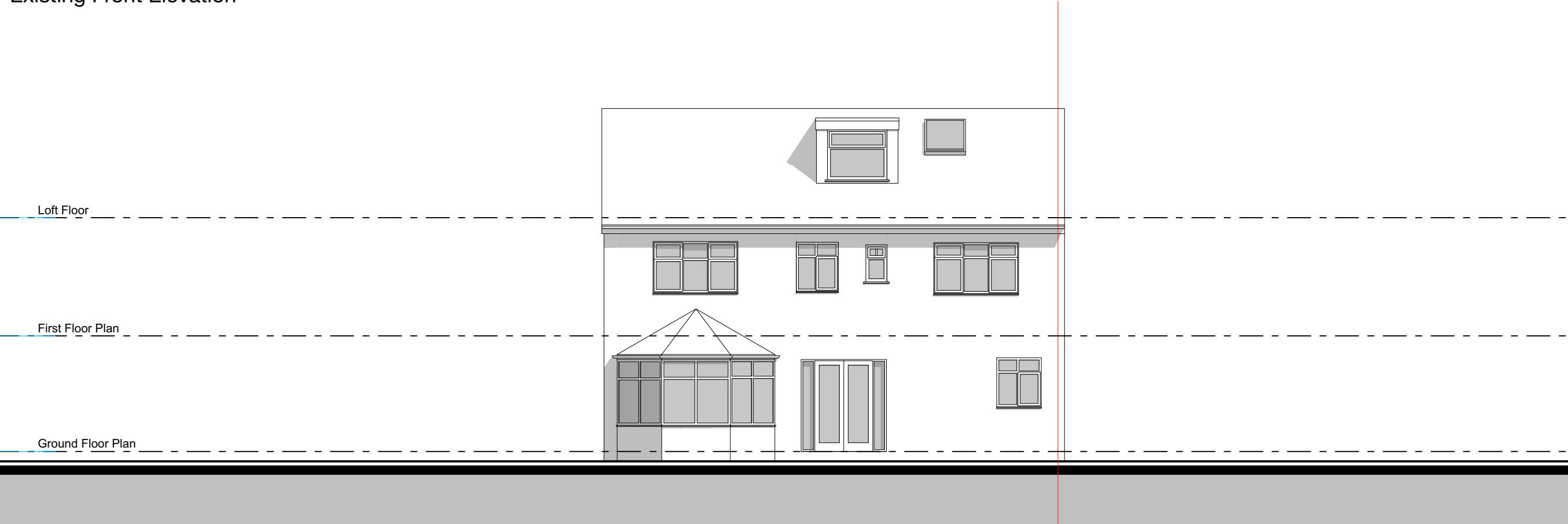
Notes

- 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*****

[illegible]

Existing Front Elevation



Existing Rear Elevation

flocc

Flocc Studio Ltd.
Studio 157 Harcourt Street
Reddish SK56UP
07940 123 631
tommy@floccstudio.co.uk

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client
Felix & Yemi Osiogo

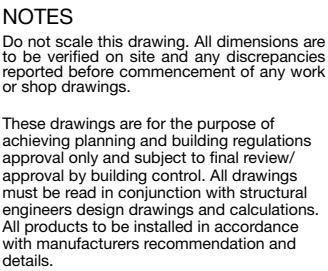
Project Description

**3 Bleasdale Road,
Wythenshawe**

Project Number **BLE003**
Drawing Title

Elevations - Existing

Drawing Number	Scale
WD5.1	1:100 @ A

[illegible]

flocc

Flocc Studio Ltd.
Studio 157 Harcourt Street
Reddish SK56UP
07940 123 631
tommy@floccstudio.co.uk

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client
Felix & Yemi Osiogo

Project Description

**3 Bleasdale Road,
Wythenshawe**

Project Number **BLE003**

Drawing Title

Elevations - Existing

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

Scale

WD5.2 1:100 @ A3



General Note:
All new materials shown hatched for clarity

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.

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.

Issue/ Rev	Description	Date
#	Initial Issue	27.10.22

Proposed Front Elevation



— (DP) new

— **(W2)** Wall tiles. Colour to match existing roof

Proposed Rear Elevation

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***
wo.	wall oven	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.

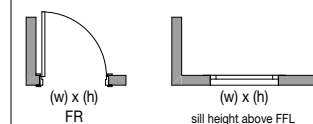
- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**

- 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

Client

Felix & Yemi Osioqo

Project Description

**3 Bleasdale Road,
Wythenshawe**

Project Number **BLE003**

Drawing Title

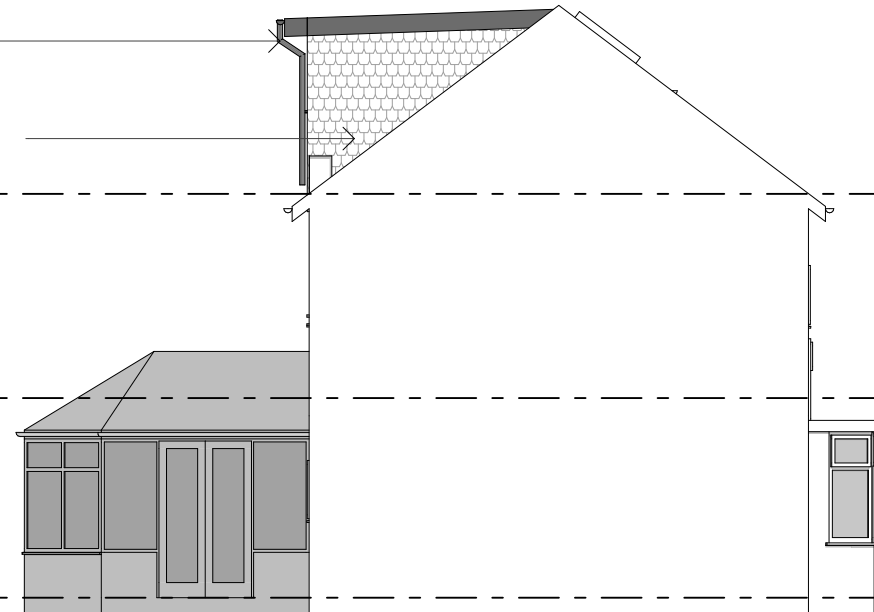
Elevations - Proposed

Drawing Number

Scale

WD5.3

1:100 @ A3



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.

[illegible]

(DP) new

(W2) Wall tiles. Colour to match existing roof

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wo.	wall oven	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*****

Brickwork

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



The diagram shows a cross-section of a brick pier. It is composed of three layers: a top layer of solid bricks, a middle layer of bricks with horizontal lines indicating mortar joints, and a bottom layer of bricks with diagonal lines indicating mortar joints. The width of the pier is indicated by a dimension line with arrows at both ends, labeled with the text "<665".

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

Drawing Number Scale
WD5.4 **1:100 @ A3**