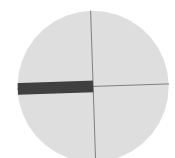
[illegible]

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**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Client

Jocelyn Alphonse Pokam

Project Description

4 Bankwell Street, Hulme

Project Number **BAN004**

Drawing Title

Site Plan - Proposed

Drawing Number	Scale
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WD2.2 1:200 @ 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.

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]

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**FOR PLANNING/
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Client

Jocelyn Alphonse Pokam

Project Description

4 Bankwell Street, Hulme

Project Number **BAN004**

Drawing Title

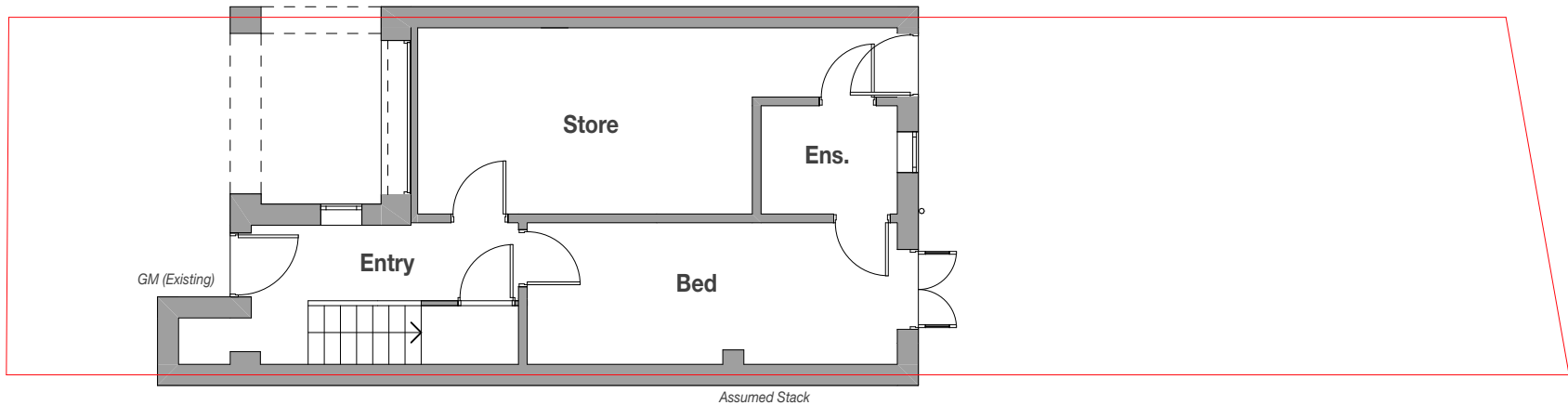
Plans - Existing Ground Floor

Drawing Number

Scale

WD3.1

1:100 @ A3



[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**

Project Description

4 Bankwell Street, Hulme

Project Number	BAN004
Drawing Title	Plans - Proposed Ground Floor Plan
Drawing Number	Scale

WD3.2 1:100 @ A3



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
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Client

Jocelyn Alphonse Pokam

Project Number **BAN004**

Drawing Title

Drawing Number	Scale
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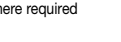
WD3.3 1:100 @ /

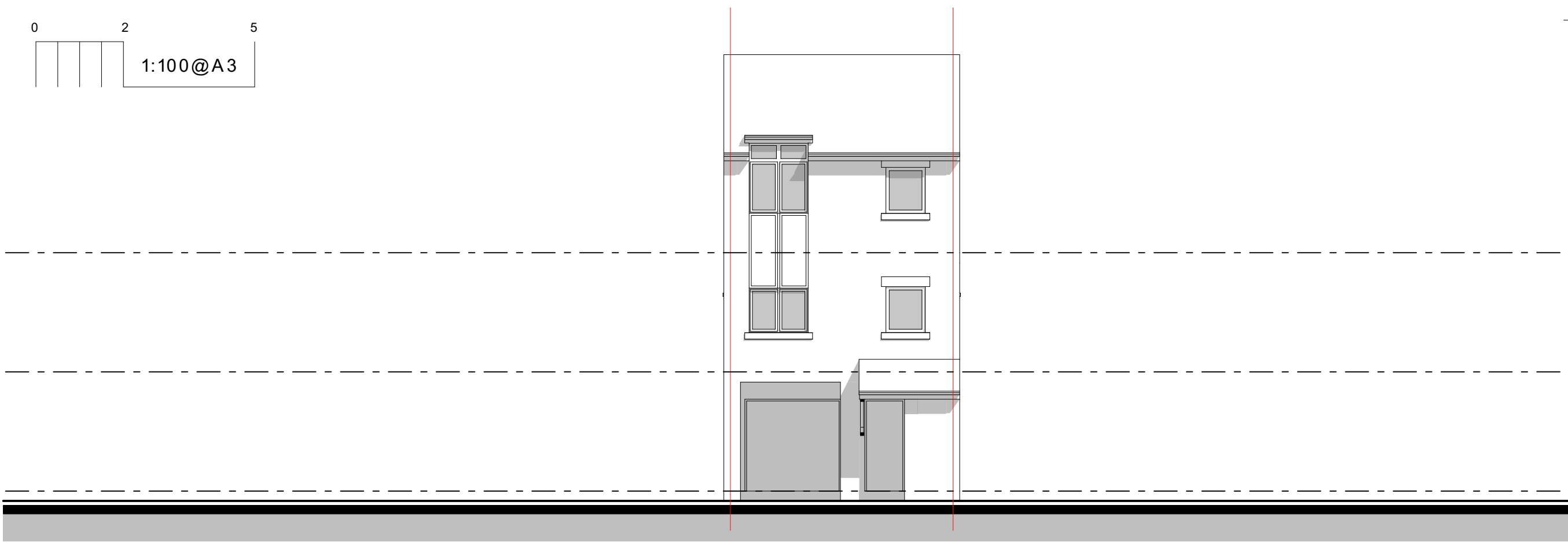


Notes

- 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



Existing Front Elevation

Second Floor

First Floor Plan

Ground Floor Plan

Existing Rear Elevation

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[illegible]

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**FOR PLANNING/
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APPROVAL**

Client

Jocelyn Alphonse Pokam

Project Description

4 Bankwell Street, Hulme

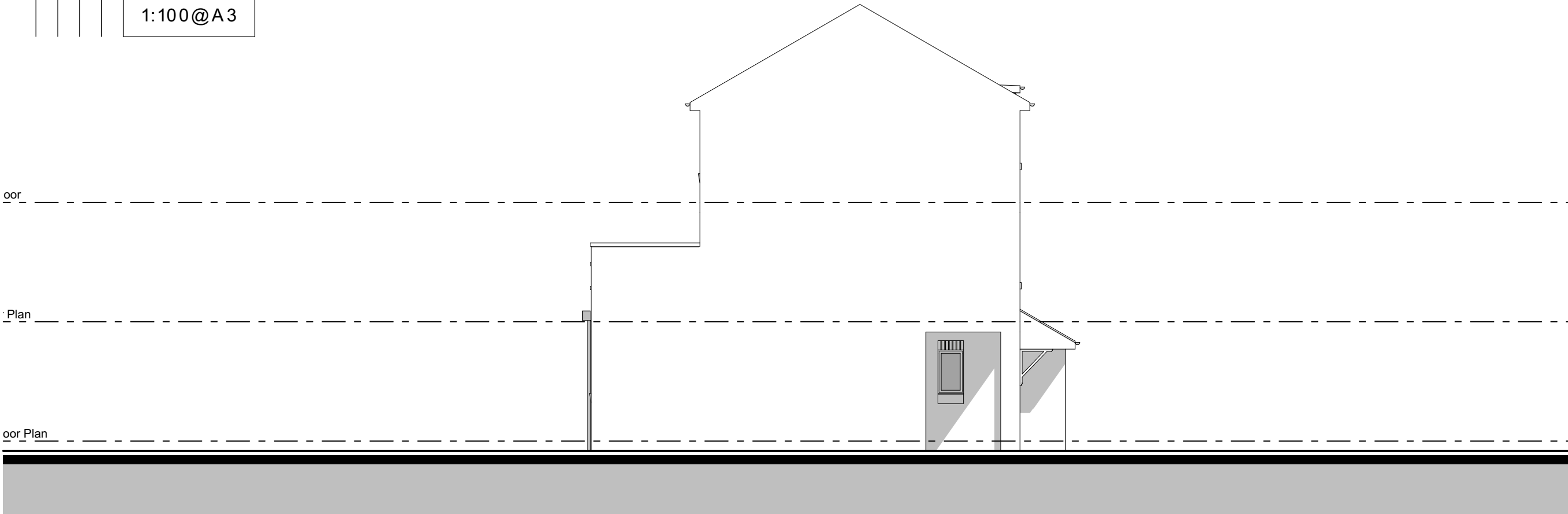
Project Number **BAN004**

Drawing Title

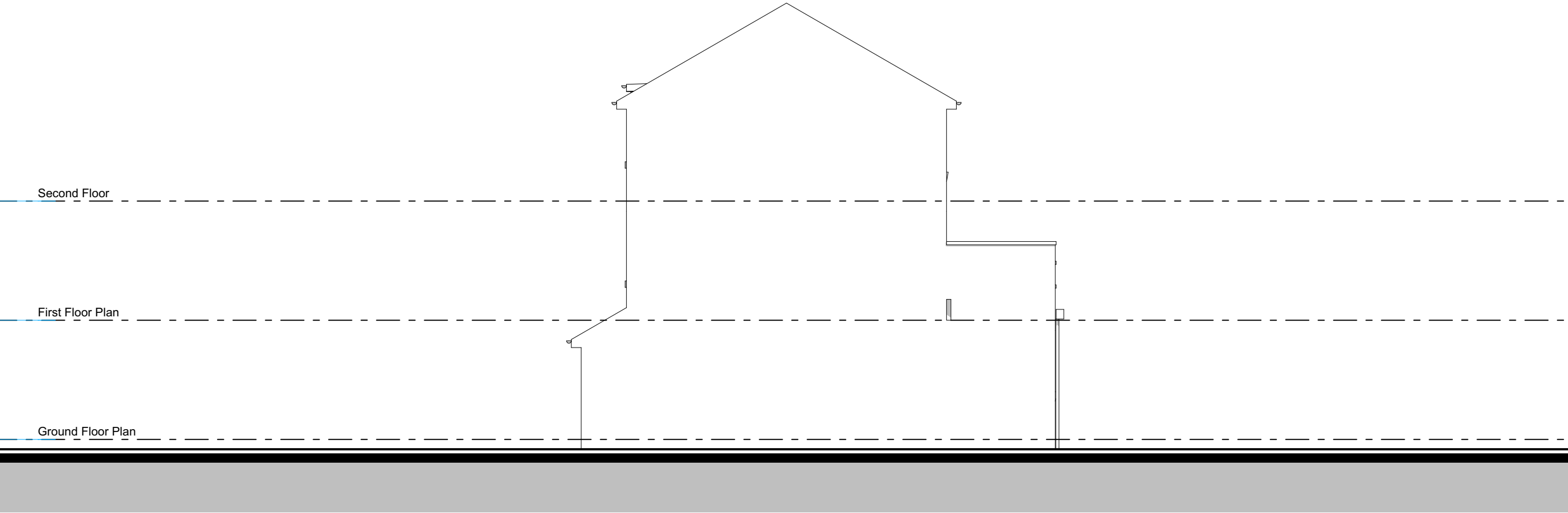
Elevations - Existing

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

WD5.1 1:100 @ A

[illegible]

Existing Side Elevation



Existing Side Elevation

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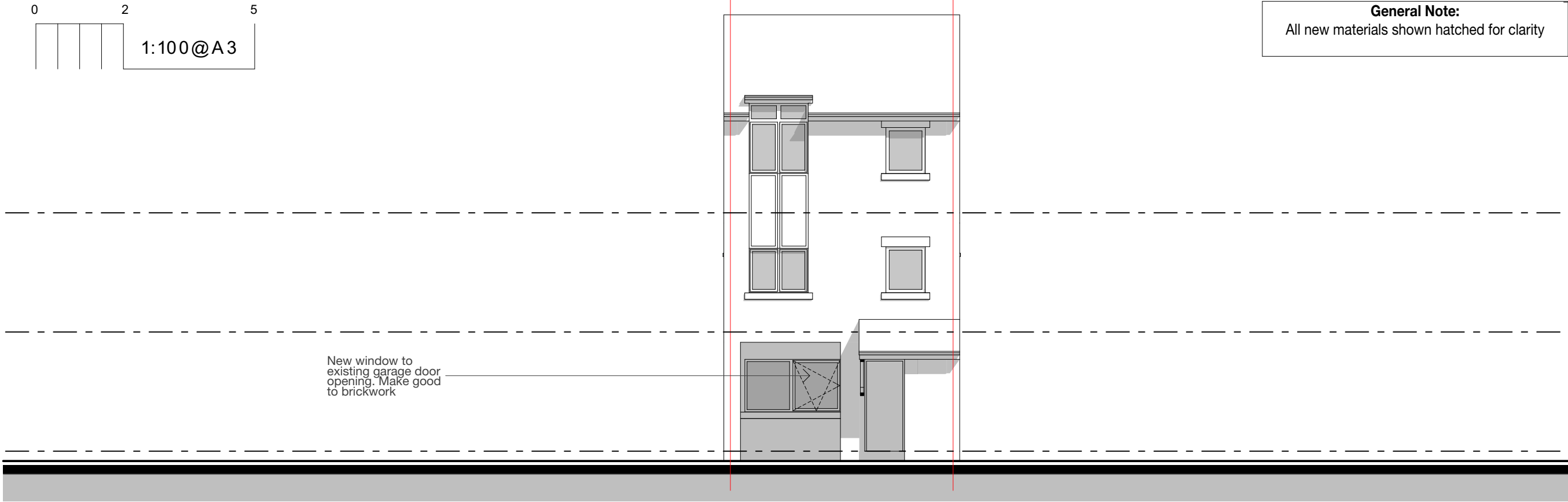
Project Description

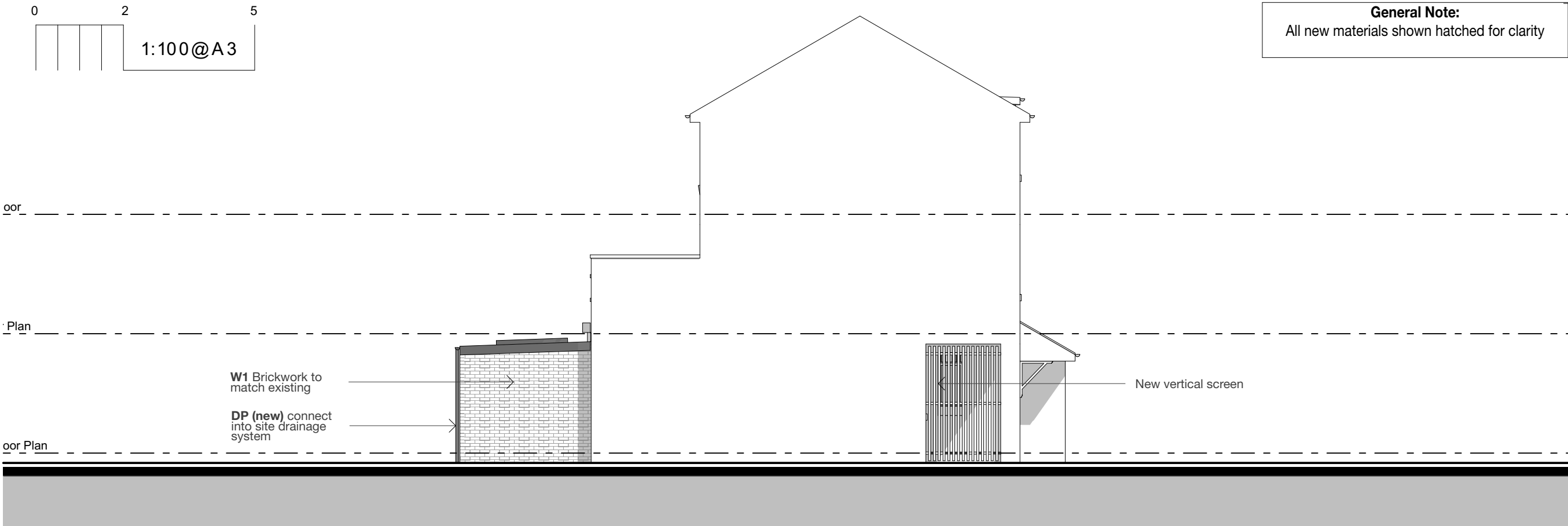
4 Bankwell Street, Hulme

Project Number **BAN004**
Drawing Title

Elevations - Existing

Drawing Number	Scale
WD5.2	1:100 @ A3





Architectural elevation drawing of a building facade. The drawing shows a gabled roof structure with a chimney on the right side. The facade is divided into three horizontal levels by dashed lines: Second Floor, First Floor Plan, and Ground Floor Plan. The ground floor features a brick wall section on the right, which is annotated with 'W1 Brickwork to match existing' and 'DP (new) connect into site drainage system'. The drawing is a technical line drawing with no shading or color.

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	  
wo.	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			
shr.	shower	R1	roof type 1	S	sink			
st	store	PS	plumbing stack	SVP	soil vent pipe			
wir	walk in wardrobe	RP	roof type 1	GM	gas meter			
pdr.	powder room	DP	downpipe	EM	electricity meter			

[illegible]

WD5.4 1:100 @ /

1:100 @ A3