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Issue/ Rev	Description	Date
#	Initial Issue	23.02.24

FOR PLANNING/ **BUILDING CONTROL APPROVAL**





Flocc Studio Ltd.

157 Harcourt Street Stockport SK56UP

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Lauren Darling & Ben Brindle

Project Description

46 Bankhall Road, Heaton Mersey

Project Number BAN046

Drawing Title

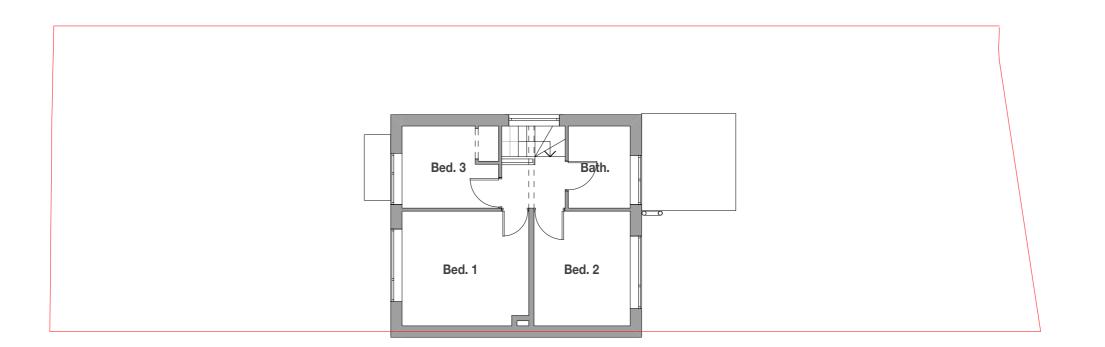
Site Plan - Proposed

WD2.2

1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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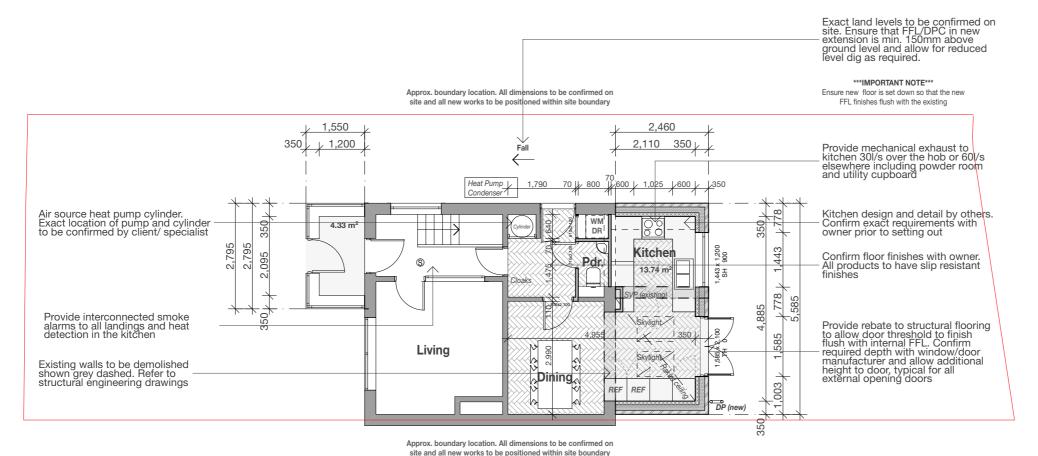
Plans - Existing

Drawing Number

WD3.1

Sc

1:100 @ A3



Legend Refer to General Notes For Details overflow ref. refrigerator boiler HOP washing machine W1 wm

wall type 1 hopper ***All structure shown as graphic W2 wall type 2 UTY Utility representation: please refer to roof type 1 R1 S sink structural engineering package for SVP PS plumbing stack soil vent pipe exact details of footings, concrete walk in wardrobe R1 roof type 1 gas meter slab, timber framed floors, wall & roof DP ΕM electricity meter pdr. powder room downpipe framing***

dw

shr.

st

dishwasher

shower

store

Notes

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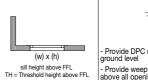
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sg.m. and at 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

Ц



windpost and restraint uirements for piers less than mm wide to be confirmed by structural engineer <u></u> √ <665 √

Brickwork

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

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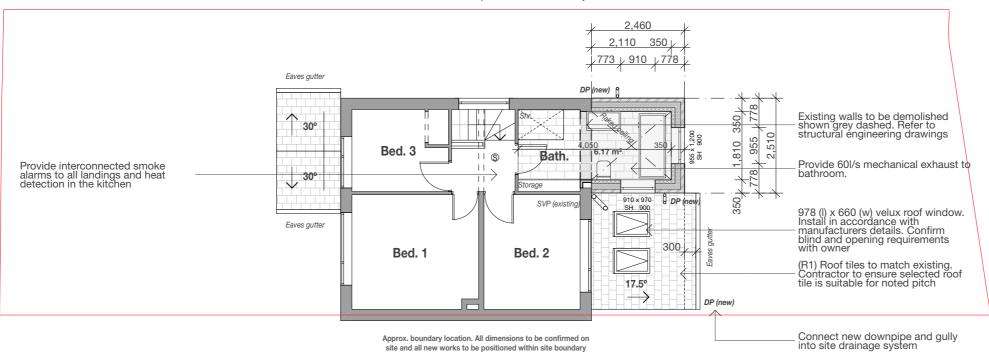
Project Number BAN046

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number

WD3.2 1:100 @ A3 Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary



Notes **Brickwork** Notes on setting out Legend - Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before windpost and restraint uirements for piers less than mm wide to be confirmed by structural engineer ***All opening sizes are to structural openings** Refer to General Notes For Details commencement of any work or shop drawings overflow FR = Fire rated door where required ref. refrigerator boiler - All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ wall type 1 HOP washing machine W1 hopper 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 wm ***All structure shown as graphic <665 <u></u> dishwasher W2 wall type 2 UTY Utility representation: please refer to and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All roof type 1 shr. shower R1 S sink structural engineering package for windows to achieve the minimum U values specified in the British Standards. SVP PS st store plumbing stack soil vent pipe - All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the exact details of footings, concrete Ц minimum U values listed under Approved Document Part L of the British Regulations.

- Confirm all finishes and materials with owner. walk in wardrobe R1 roof type 1 gas meter - Provide DPC min. 150mm above natural slab, timber framed floors, wall & roof around leve DP ΕM electricity meter pdr. powder room downpipe - Provide weep holes at 900mm centers above all openings sill height above FFL TH = Threshold height above FFL framing*** ***All works to be constructed in accordance with accredited construction details***

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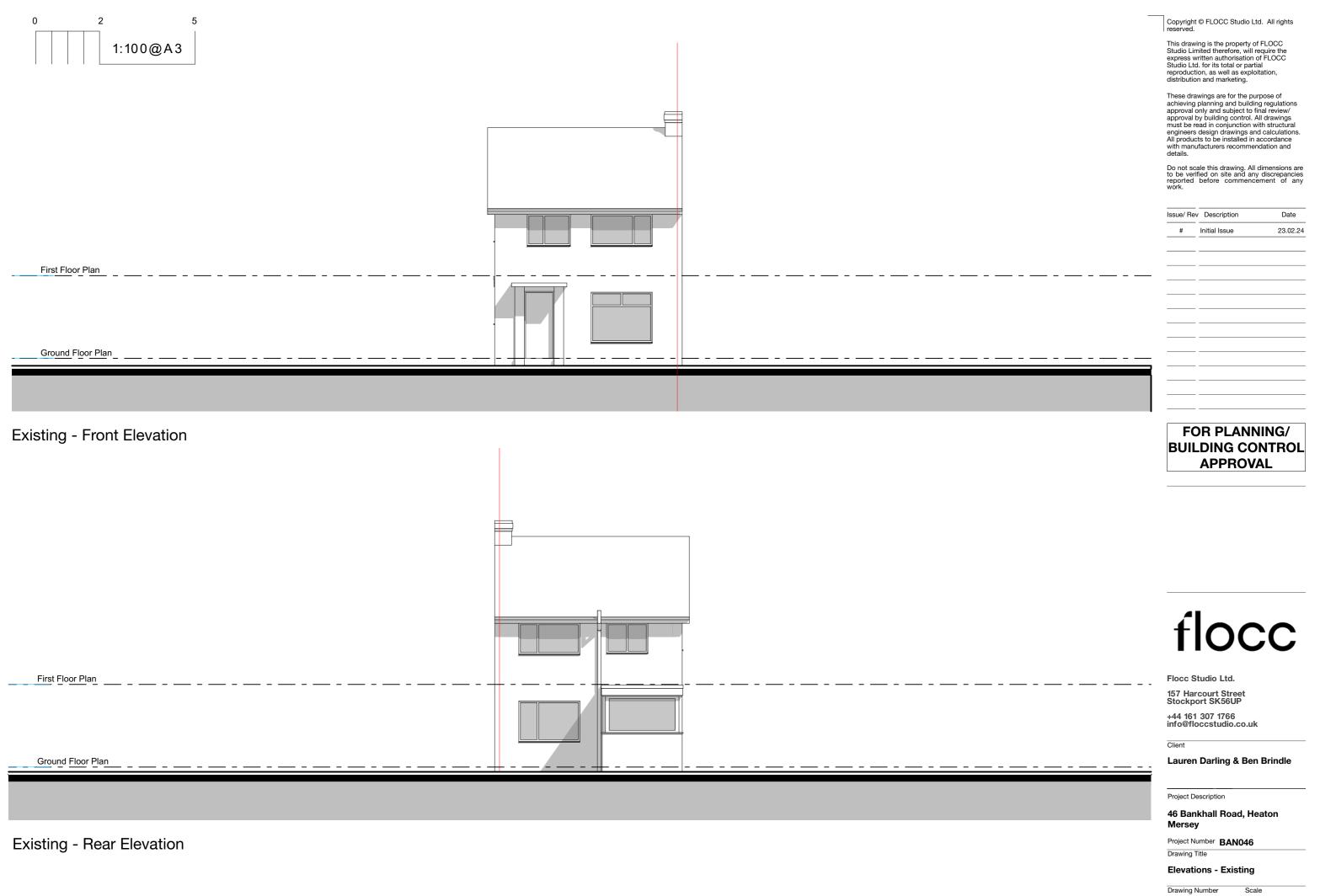
Project Number BAN046

Drawing Title

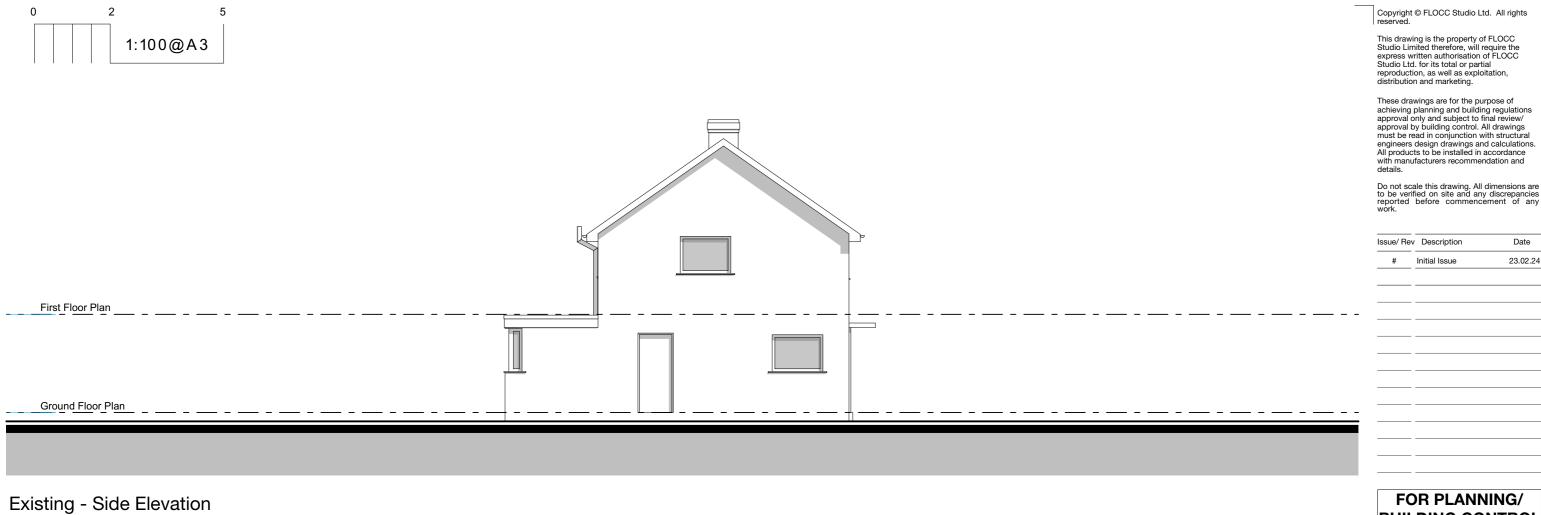
Plans - Proposed First Floor Plan

Drawing Number Sca

WD3.3 1:100 @ A3



WD5.1 1:100 @ A3



FOR PLANNING/ **BUILDING CONTROL APPROVAL**

Date 23.02.24

First Floor Plan Ground Floor Plan

Existing - Side Elevation

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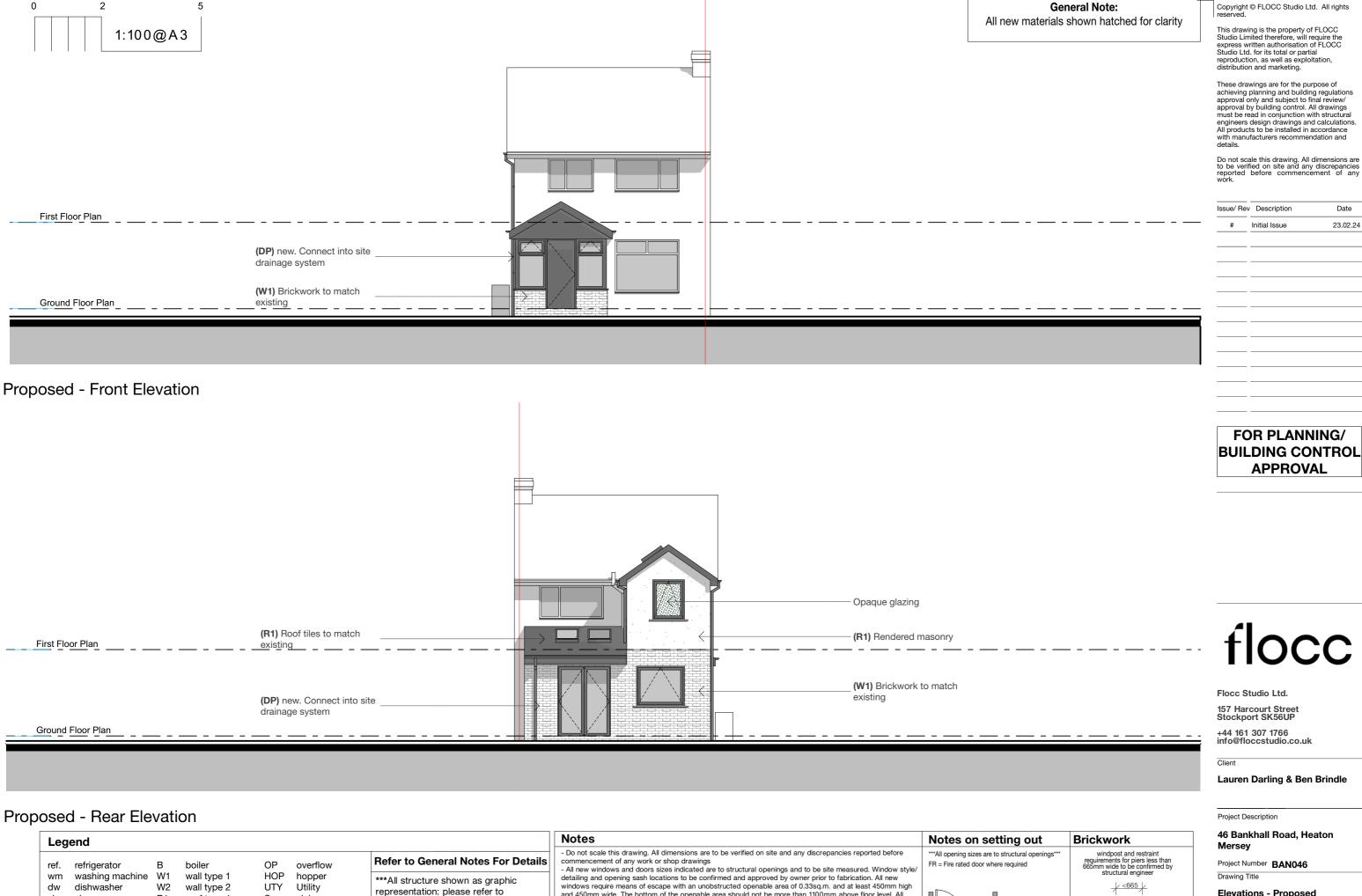
Project Number BAN046

Drawing Title

Elevations - Existing

Drawing Number

WD5.2 1:100 @ A3



and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All

***All works to be constructed in accordance with accredited construction details**

- 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.

windows to achieve the minimum U values specified in the British Standards.

roof type 1

roof type 1

downpipe

plumbing stack

S

SVP

sink

soil vent pipe

electricity meter

gas meter

structural engineering package for

exact details of footings, concrete

framing***

slab, timber framed floors, wall & roof

R1

PS

DP

shr.

st

shower

pdr. powder room

walk in wardrobe R1

store

rnese drawings are for time purpose or 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.

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BUILDING CONTROL

Lauren Darling & Ben Brindle

Elevations - Proposed

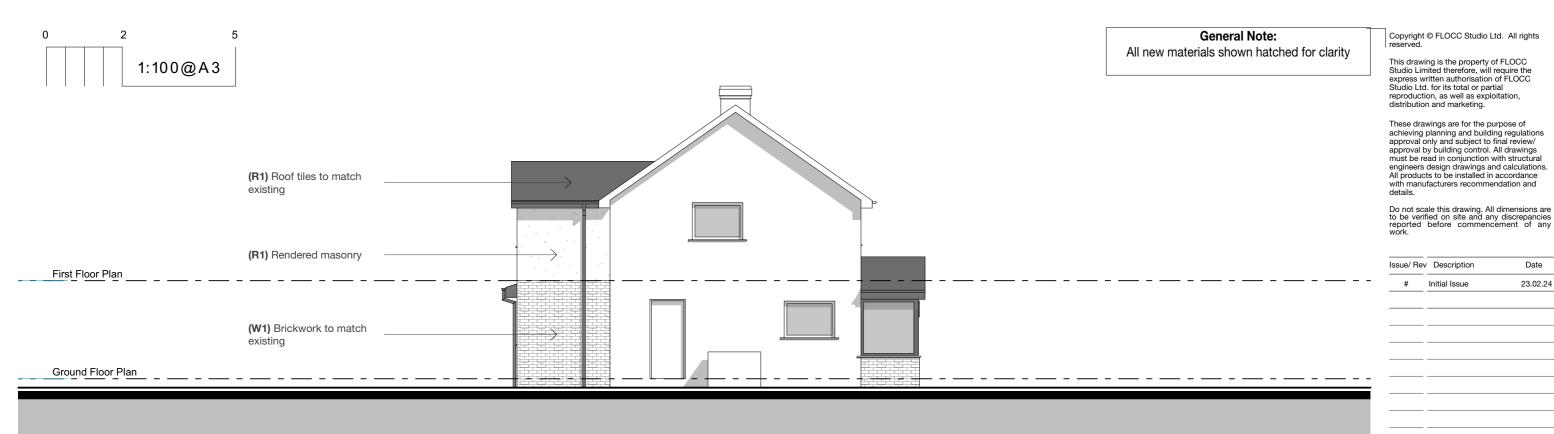
Provide DPC min, 150mm above natura

- Provide weep holes at 900mm centers above all openings

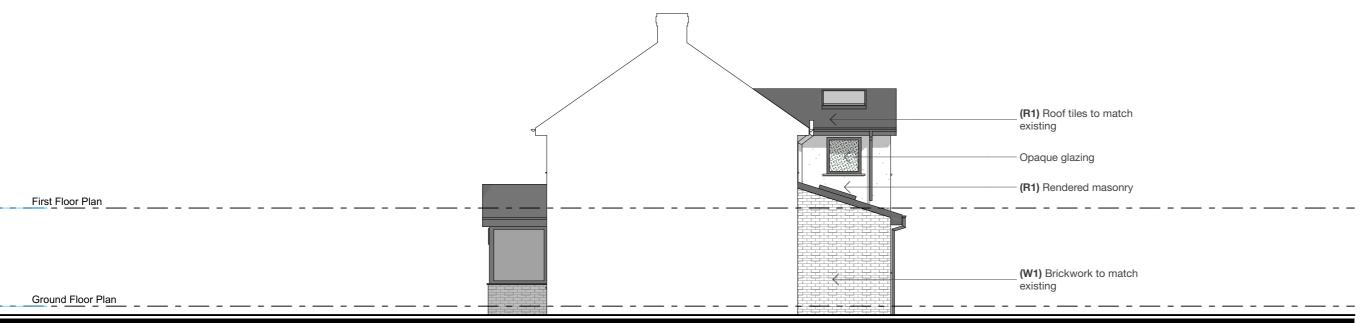
sill height above FFL TH = Threshold height above FFL

Drawing Number

WD5.3 1:100 @ A3



Proposed - Side Elevation



Proposed - Side Elevation

Legend

ref.	refrigerator	В	boiler	OP	overflow	Refer to General Notes For Details
wm dw shr. st wir pdr.	washing machine dishwasher shower store walk in wardrobe powder room	W1 W2 R1 PS R1 DP	wall type 1 wall type 2 roof type 1 plumbing stack roof type 1 downpipe	HOP UTY S SVP GM EM	hopper Utility sink soil vent pipe gas meter electricity meter	***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

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- Confirm all finishes and materials with owner.

All works to be constructed in accordance with accredited construction details

FR = Fire rated door where required

Notes on setting out

***All opening sizes are to structural openings**

sill height above FFL TH = Threshold height above FFL

windpost and restraint uirements for piers less than mm wide to be confirmed by structural engineer <665 <u></u>

Brickwork

- Provide DPC min, 150mm above natural

WD5.4 - Provide weep holes at 900mm centers above all openings

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Drawing Title

Elevations - Proposed

1:100 @ A3

Date

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