

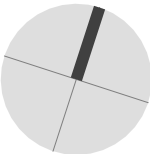
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These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations.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

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

| Issue/ Rev | Description         | Date     |
|------------|---------------------|----------|
| #          | Initial Issue       | 11.01.26 |
| A          | See clouded changes | 28.01.26 |

FOR PLANNING/  
BUILDING CONTROL  
APPROVAL



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Client

Helen Haney

Project Description

11 Coniston Ave, Prescott

Project Number **CON011**  
Drawing Title

Plans - Proposed Loft Level

Drawing Number Scale

WD3.51:100 @ A3

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

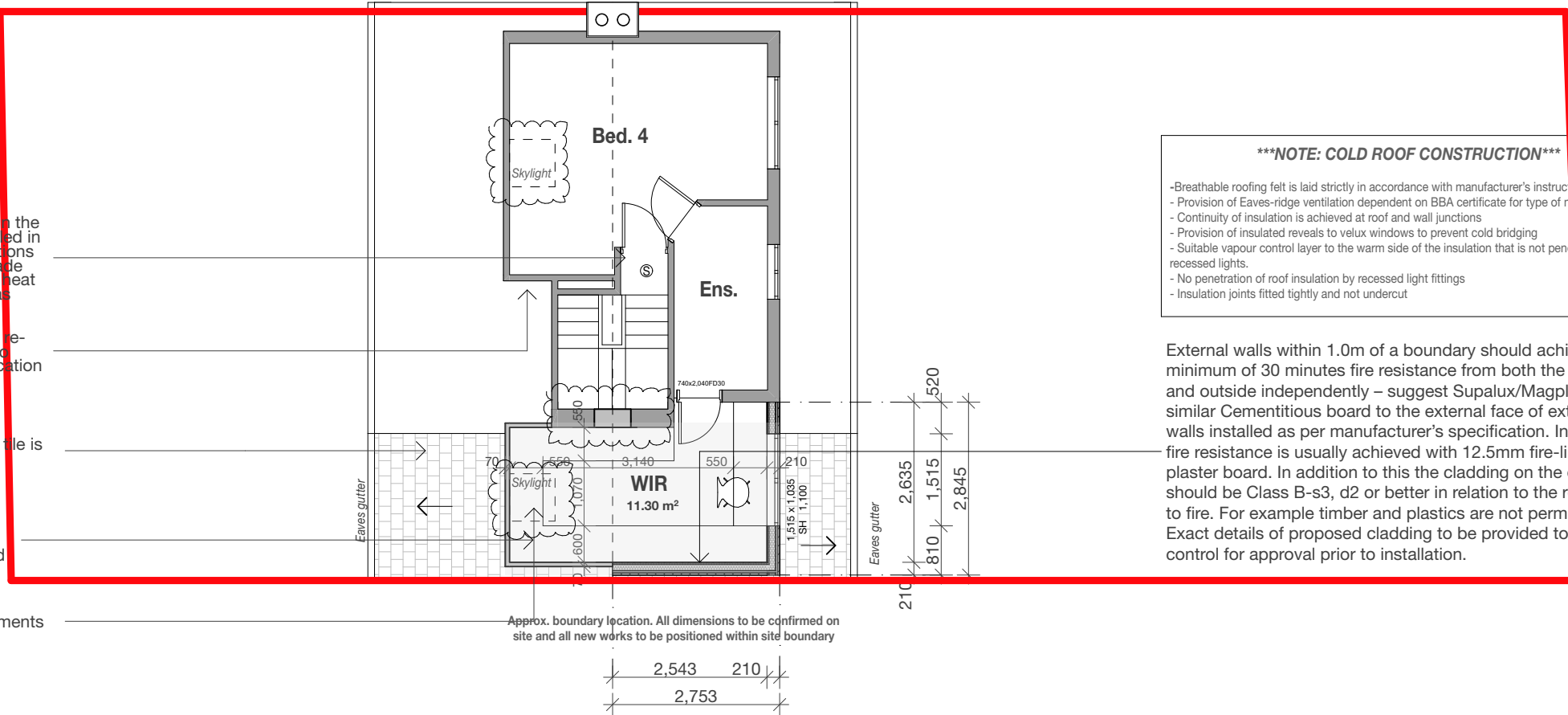
Existing boiler to be re-moved and re-located to new utility room. Refer to ground floor plan for suggested location

(R1) roof tiles to match existing. Contractor to ensure selected roof tile is suitable for noted pitch and site geographical location.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

780(w) x 978 (l) velux roof window. Confirm blind and opening requirements with owner

Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary



\*\*\*NOTE: COLD ROOF CONSTRUCTION\*\*\*

- Breathable roofing felt is laid strictly in accordance with manufacturer's instructions
- Provision of Eaves-ridge ventilation dependent on BBA certificate for type of membrane
- Continuity of insulation is achieved at roof and wall junctions
- Provision of insulated reveals to velux windows to prevent cold bridging
- Suitable vapour control layer to the warm side of the insulation that is not penetrated by recessed lights.
- No penetration of roof insulation by recessed light fittings
- Insulation joints fitted tightly and not undercut

External walls within 1.0m of a boundary should achieve a minimum of 30 minutes fire resistance from both the inside and outside independently – suggest Supalux/Magply or similar Cementitious board to the external face of external walls installed as per manufacturer's specification. Internal fire resistance is usually achieved with 12.5mm fire-lined plaster board. In addition to this the cladding on the outside should be Class B-s3, d2 or better in relation to the reaction to fire. For example timber and plastics are not permitted. Exact details of proposed cladding to be provided to building control for approval prior to installation.

| Legend                                                                                                                                                                                      |                  |    |                |     |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|----------------|-----|-------------------|
| ref.                                                                                                                                                                                        | refrigerator     | B  | boiler         | OP  | overflow          |
| wm                                                                                                                                                                                          | washing machine  | W1 | wall type 1    | HOP | hopper            |
| dw                                                                                                                                                                                          | dishwasher       | W2 | wall type 2    | UTY | Utility           |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Notes on setting out                                                                                                                                                                                                          | Brickwork                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>- All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings</p> <p>- 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.</p> <p>- 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.</p> <p>- Confirm all finishes and materials with owner.</p> <p>***All works to be constructed in accordance with accredited construction details***</p> | <p>***All opening sizes are to structural openings***</p> <p>FR = Fire rated door where required</p> <div><div>(w) x (h)<br/>FR</div><div>(w) x (h)<br/>sill height above FFL<br/>TH = Threshold height above FFL</div></div> | <p>windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer</p> <div><div>&lt;665</div></div> <p>- Provide DPC min. 150mm above natural ground level</p> <p>- Provide weep holes at 900mm centers above all openings</p> |