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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.

*****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

Existing roof space to be insulating using min. 300mm thick mineral wool insulation. Refer to typical pitched roof detail.

All bathrooms should be provided with controllable background ventilation giving a minimum of 4000mm2 free area. These should be positioned a minimum of 1.7m from the finished floor level to mitigate issues with drafts. Mechanical ventilation to ensuite bathrooms Mechanical extraction should be provided to ensuites and bathrooms with a minimum of 15 litres/second. The extractor should be linked to the light and be provided with a 15-minute over-ride. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.

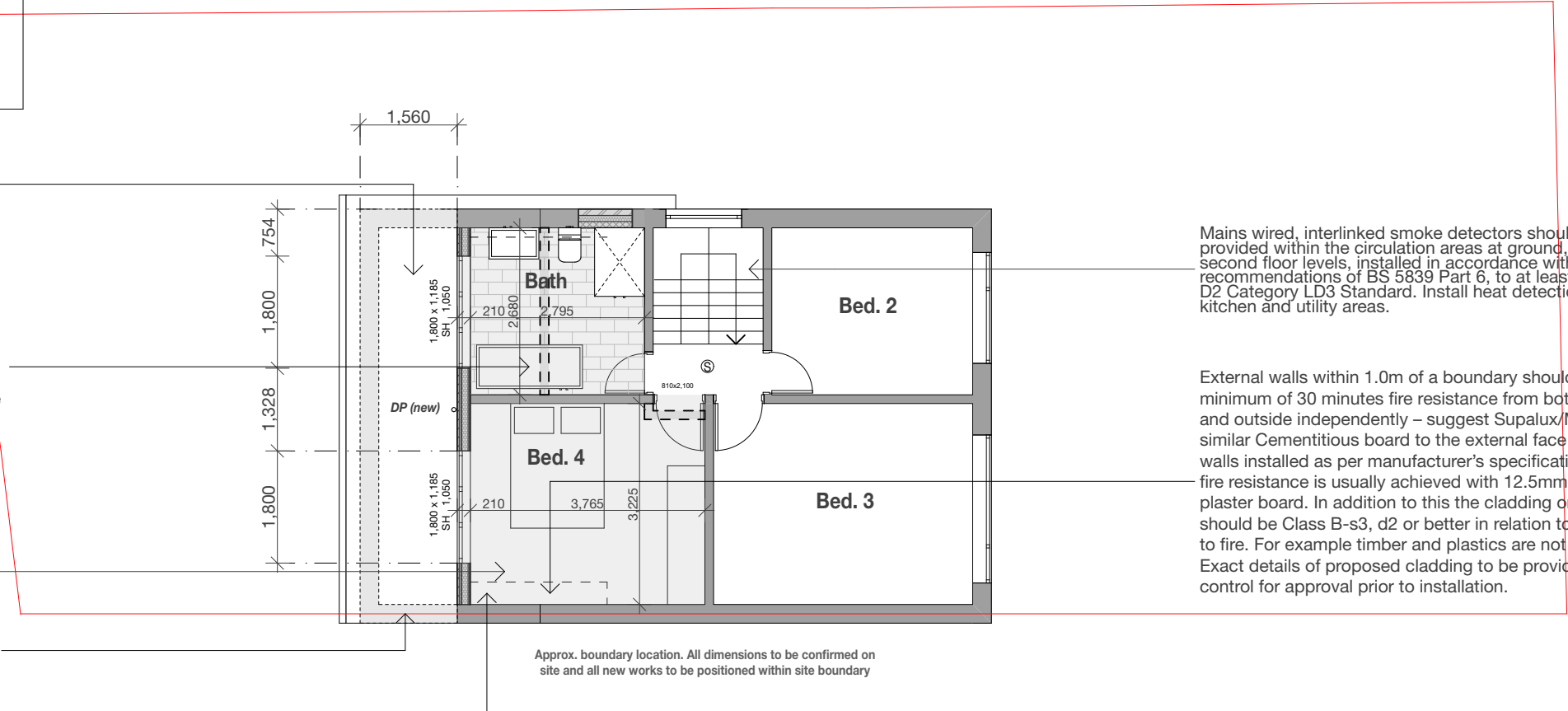
Renovated Aread: 22.33 m²

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

Existing external walls below shown grey dashed

Extent of sloped ceiling shown dashed, typical

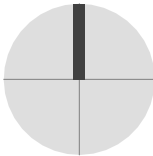
Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary



Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor 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.

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.

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

Flocc Studio Ltd.
963 Stockport Rd Levenshulme
Manchester M19 3NP.
+44 161 307 1766
info@floccstudio.co.uk

Client
Darren Alley

Project Description
**25 Windermere Drive,
Ramsbottom**
Project Number **WIN025**
Drawing Title

**Plans - Proposed First Floor
Plan**
Drawing Number Scale

WD3.2 1:100 @ A3

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall type 1	HOP	hopper	***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***
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	

Notes	Notes on setting out	Brickwork
- 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 for quotation purposes, to structural opening sizes 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***	***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