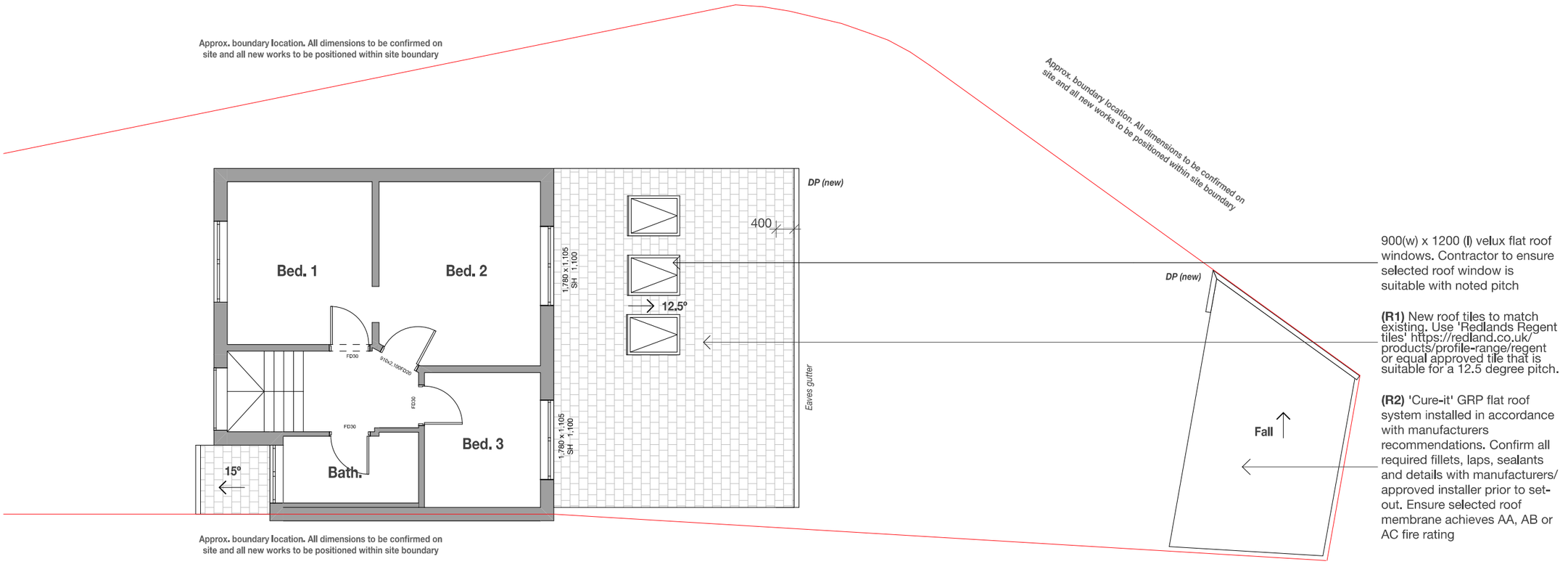
0 2 5

1:100@A3



900(w) x 1200 (l) velux flat roof windows. Contractor to ensure selected roof window is suitable with noted pitch

(R1) New roof tiles to match existing. Use 'Redlands Regent tiles' https://redland.co.uk/products/profile-range/regent or equal approved tile that is suitable for a 12.5 degree pitch.

(R2) 'Cure-it' GRP flat roof system installed in accordance with manufacturers recommendations. Confirm all required fillets, laps, sealants and details with manufacturers/ approved installer prior to set-out. Ensure selected roof membrane achieves AA, AB or AC fire rating

Legend

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

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

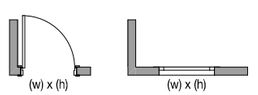
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to 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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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.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	26.10.23
A	See clouded changes	22.11.23
B	Store added to plans	26.02.24
B	Store size reduced	07.05.24
D	Store size reduced	17.05.24

FOR PLANNING/ BUILDING CONTROL APPROVAL



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Client

Nayab Butt

Project Description

36 Walker Road, Manchester

Project Number **WAL036**

Drawing Title

Plans - Proposed First Floor Plan

Drawing Number **WD3.3**

Scale **1:100 @ A3**