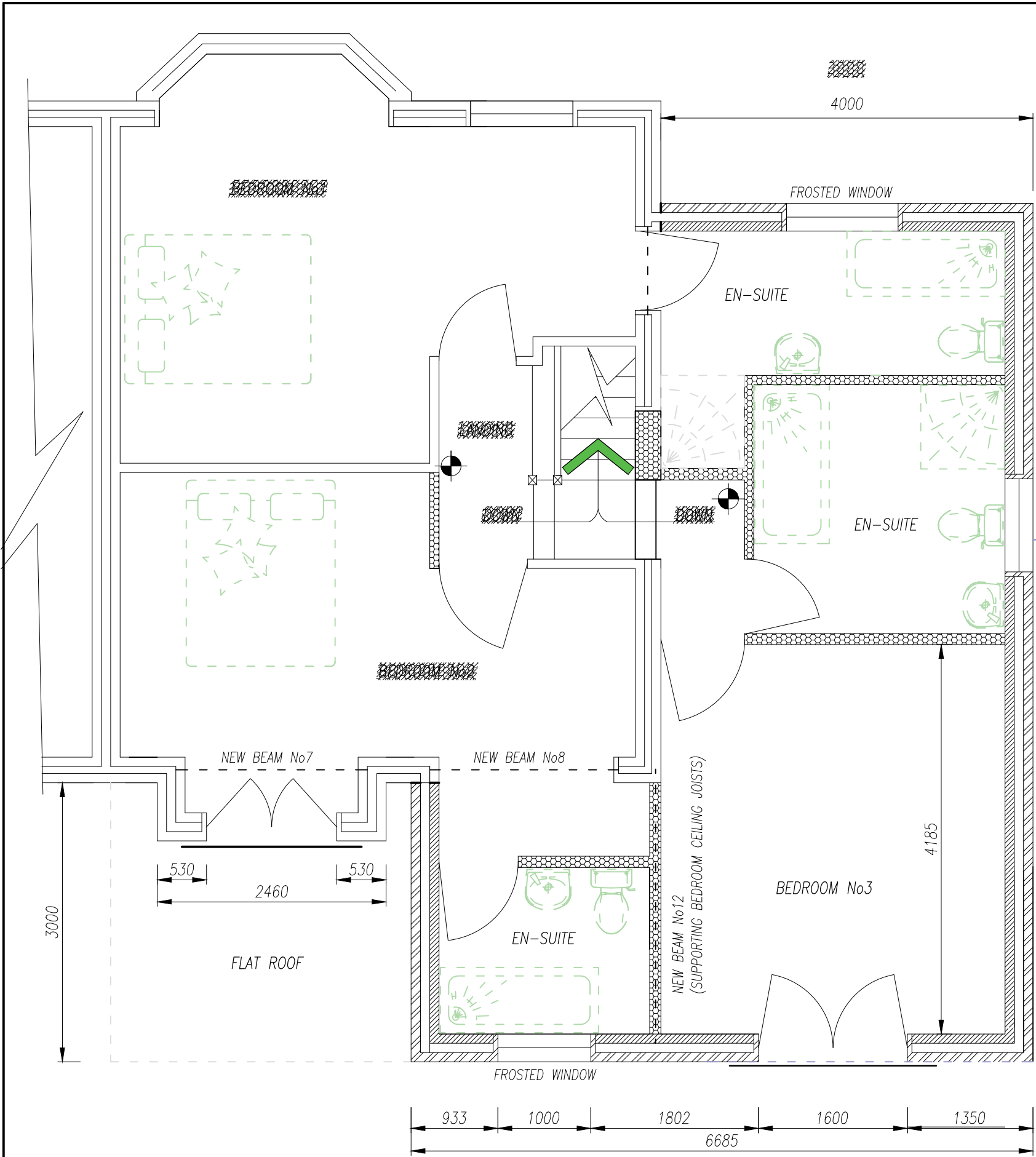




GENERAL NOTES TO COVER ALL AREAS
INSULATION NOTES:
MINIMUM INTERMITTENT MECHANICAL EXTRACTION TO ANY NEW KITCHEN TO BE: 30L/S ADJACENT TO HOB OR 60L/S ELSEWHERE.

MINIMUM INTERMITTENT MECHANICAL EXTRACTION TO ANY LAUNDRY/UTILITY ROOM TO BE: 30L/S LINKED TO THE MAIN LIGHT WITH A 15 MINUTE OVER RUN.

MINIMUM INTERMITTENT MECHANICAL EXTRACTION TO ANY NEW WC / BATHROOM EN-SUITE TO BE: 30L/S LINKED TO THE MAIN LIGHT WITH A 15 MINUTE OVER RUN. PURGE VENTILATION AND BACKGROUND VENTILATION (8000mm² EQUIVALENT AREA) WILL BE ACHIEVED THROUGH A COMBINATION OF MECHANICAL EXTRACTION (AS ABOVE) AND WINDOWS AND OPENABLE DOORS. ALL WINDOWS WILL OPEN IN EXCESS OF 15°

NOTE: PRIOR TO STARTING WORKS ON SITE THE LOCATION OF THE BOUNDARY BETWEEN THIS PROPERTY AND THE NEIGHBOURING PROPERTIES ARE TO BE AGREED WITH ALL ASSOCIATED LAND / PROPERTY OWNERS. FOR THE PURPOSE OF THIS DESIGN THE BOUNDARY HAS BEEN SHOWN IN ITS CURRENT LOCATION AS MEASURED ON SITE. ALL AGREEMENTS MUST BE IN PLACE BEFORE STARTING WORKS ON SITE INCLUDING ALL REQUIREMENTS OF THE PARTY WALL ACT.

THE PROPOSED EXTENSION MUST NOT OVERHANG THE NEIGHBOURING PROPERTIES / NEIGHBOURING LAND AT ANY LOCATION. THIS INCLUDES GUTTERING / PIPEWORK / LEDGES & SPECIALISED FEATURES. THE DIMENSIONS OF THE NEW EXTENSION MUST BE ADAPTED AS NECESSARY TO ENSURE THAT THIS DOES NOT OCCUR (UNLESS SPECIAL AGREEMENTS ARE IN PLACE). ALL DIMENSIONS MUST BE CONFIRMED ON SITE BY THE APPOINTED BUILDER / CONTRACTOR PRIOR TO CONSTRUCTION.

UNLESS STEEL BEAMS ARE INDICATED ON THE DRAWING PROVIDE NEW LINTELS OVER ALL NEW OPENINGS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

INDICATES THE POSITION OF SMOKE DETECTORS. ALLOW FOR NEW MAINS POWERED INTERLINKED SMOKE DETECTORS IN ALL CIRCULATION AREAS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

FINAL STYLE OF WINDOWS / OPENING POSITIONS ARE TO BE DETERMINED ON SITE AND AGREED WITH THE LOCAL AUTHORITY. ALL WINDOWS TO BE FIRE / EMERGENCY ACCESS WINDOWS TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER ON SITE.

NOTE: – THE INTERNAL STUD PARTITION WALLS MAY BE ADAPTED THROUGHOUT THE DESIGN BUILD DUE TO PRODUCT SIZES / NEEDS OF THE HOUSEHOLDER.

THE NEW WINDOWS ARE FOR EMERGENCY EGRESS AND WILL OPEN IN EXCESS OF 15° TO LOCAL AUTHORITY STANDARDS WITH A MINIMUM AREA OF 0.33m² WITH NO DIMENSIONS LESS THAN 450mm, THE BOTTOM OF WHICH IS SITUATED NOT MORE THAN 1100mm ABOVE THE FLOOR. WINDOWS ARE TO BE GLAZED WITH 24mm (4:16:4) SEALED DOUBLE GLAZED (LOW-E: EMISSIVITY OF 0.15) UNITS WITH A MINIMUM U-VALUE OF 1.6 W/m² K (TO BE CONFIRMED WITH BUILDING CONTROL OFFICER). ALL GLASS SHALL BE IN ACCORDANCE WITH BS 6262:2005. ALL WINDOWS AND DOORS ARE TO BE WEATHER STRIPPED.

SUBJECT TO REQUIREMENT FD20 RATED FIRE DOORS TO BS 476-22:1987 (FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME IF REQUIRED BY BCO). WHERE APPLICABLE,

AMENDMENT 'A' – OCT 2020 – REAR EXTENSION REDUCED IN PROJECTION FROM 4m TO 3m PLUS SIDE WINDOWS REMOVED AT FIRST FLOOR			
MAY 20 –DRAWINGS FOR LOCAL AUTHORITY APPROVAL		TO BE PRINTED AT A3	
LOCATION ADDRESS: 42 SPRINGDALE GARDENS, DIDSBURY M20	DRAWING TITLE: PROPOSED FIRST FLOOR LAYOUT PLAN	DATE: MAY 20	SHEET No: 07 OF 17
		DRAWING NUMBER: RT/0520/07A	

PROPOSED FIRST FLOOR LAYOUT PLAN (1:50)

REVISED DRAWINGS FOR LA APPROVAL