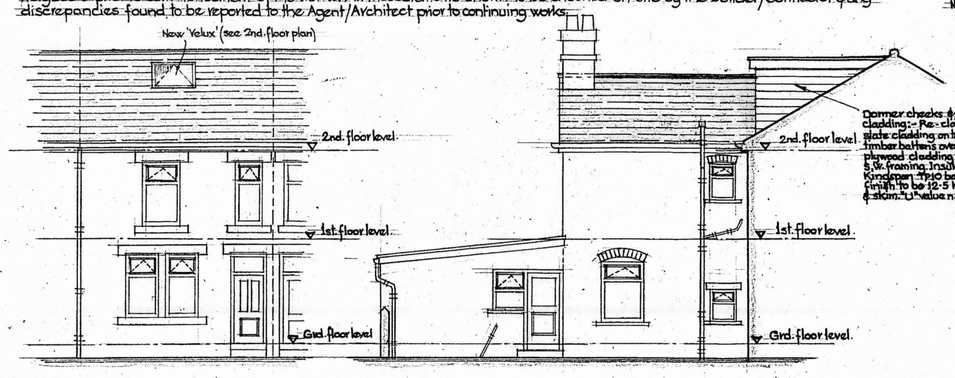
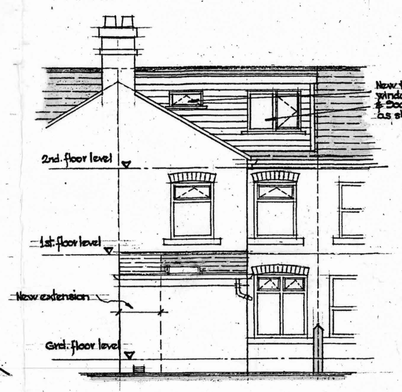
PROPOSED EXTENSION & ALTERATIONS TO EXISTING PROPERTY (H.M.O.) AT No. 32, MABFIELD ROAD, FALLOWFIELD, MANCHESTER, M14 8LW for MR. M. LARSEN.

General Notes:- All work to be carried out to the satisfaction of the local Building Control Surveyor & to comply with the current Building Regulations. All new windows, where fitted, to have min. opening areas of 1/20th. floor area of room served & to have background ventilation of 10,000mm.² for habitable rooms & 4,000mm.² for non-habitable rooms. All window units to have argon filled cavities or to be triple-glazed. Average weighted "U" value through new windows & doors to be 1·6w/m²k. & 1·8w/m²k. respectively. New sink & showers to have 38mm. waste pipes & wash basins, 32mm. waste pipes & all to be fitted with anti-vac traps. Extract fan to Kitchen to provide 60 litres/sec. capacity & fans to Bathroom/Shower Room, 15 litres/sec. Roof rafters & floor joists to be securely anchored to walls at max. 2·00m. centres with 30 x 5mm. (in section) galvanised M.S. tie straps & wallplates similarly tied down to walls. All new drainage to be laid to a min. fall of 1 in 40 so as to be self-cleaning. All new radiators to be fitted with thermostatic valves & gas certificate provided for new boiler, if fitted. Efficiency lighting units to be fitted, details & specification to be provided to the Building Control Surveyor prior to fitting. All electrical work to be designed, installed & tested in accordance with Part P. of the current Building Regulations & electrical certificate provided. All electrical switches & sockets to comply with Part M standards. Evidence to be provided that existing structural items, namely walls, existing lintols, etc. are capable of withstanding the increased loading upon them, to show compliance with Reg 4, schedule 1, parts A1 & A2. Refer to separate Structural Engineer's details & specification for structural steelwork & bearing padstones, etc. & relevant calculations. The owner of the property to be made aware of the Party Wall Act, 1996, where any proposed work is to be carried out near, or adjacent to, a party wall or fence, written notice must be given to the relevant neigbours prior to commencement of the works. All measurements shown to be checked on site by the Builder/Contractor & any discrepancies found to be reported to the Agent/Architect prior to continuing works.

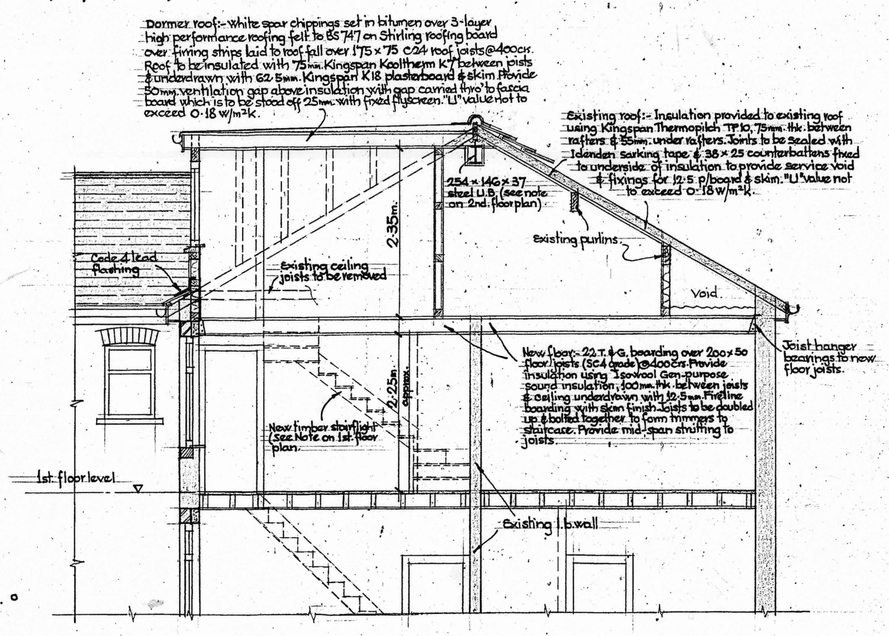


◦ FRONT ELEVATION ◦
(As proposed).

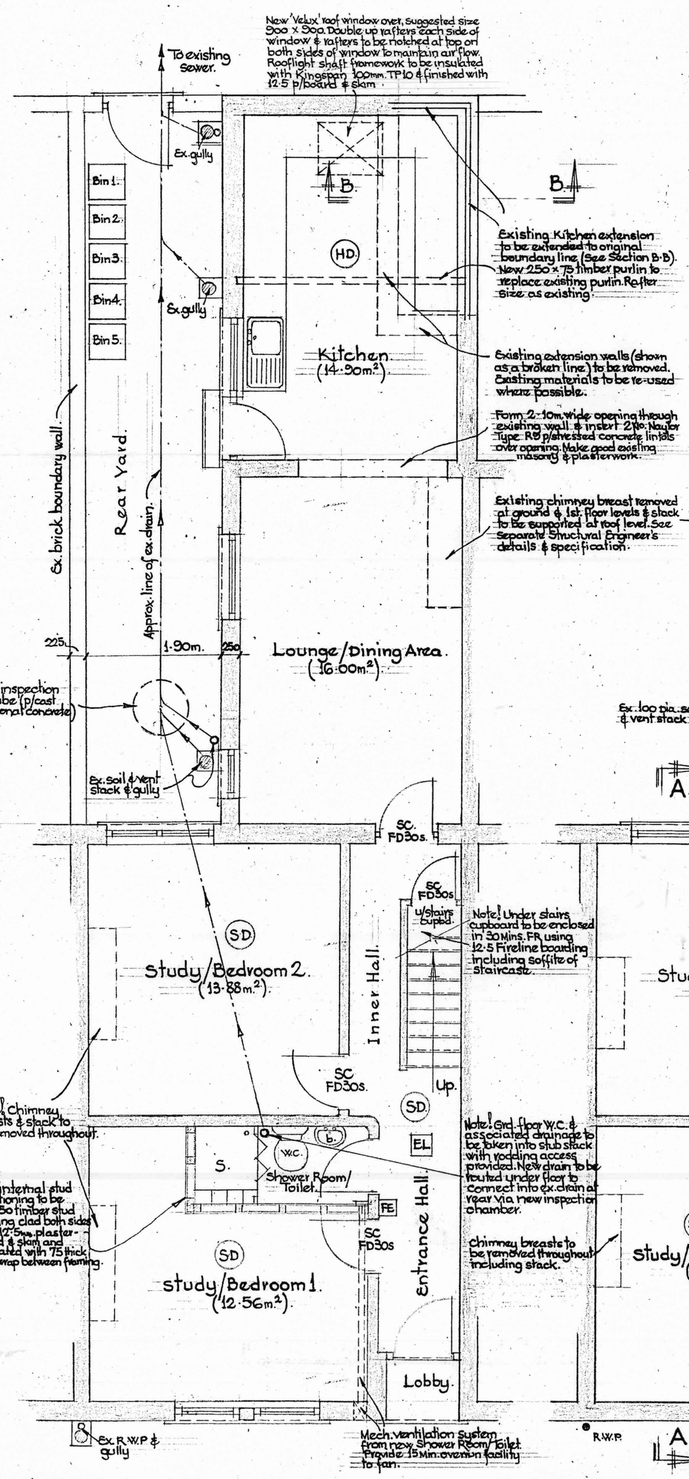
◦ SIDE ELEVATION (WEST) ◦
(As proposed).



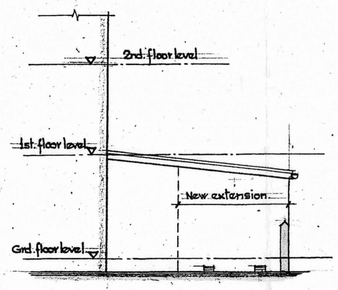
◦ REAR ELEVATION ◦
(As proposed).



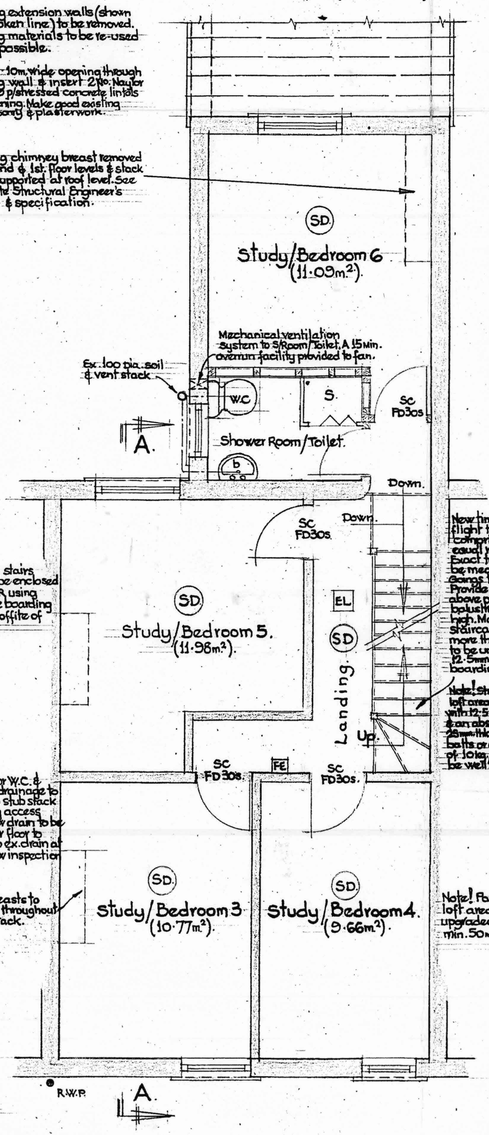
◦ SECTION A◦A ◦



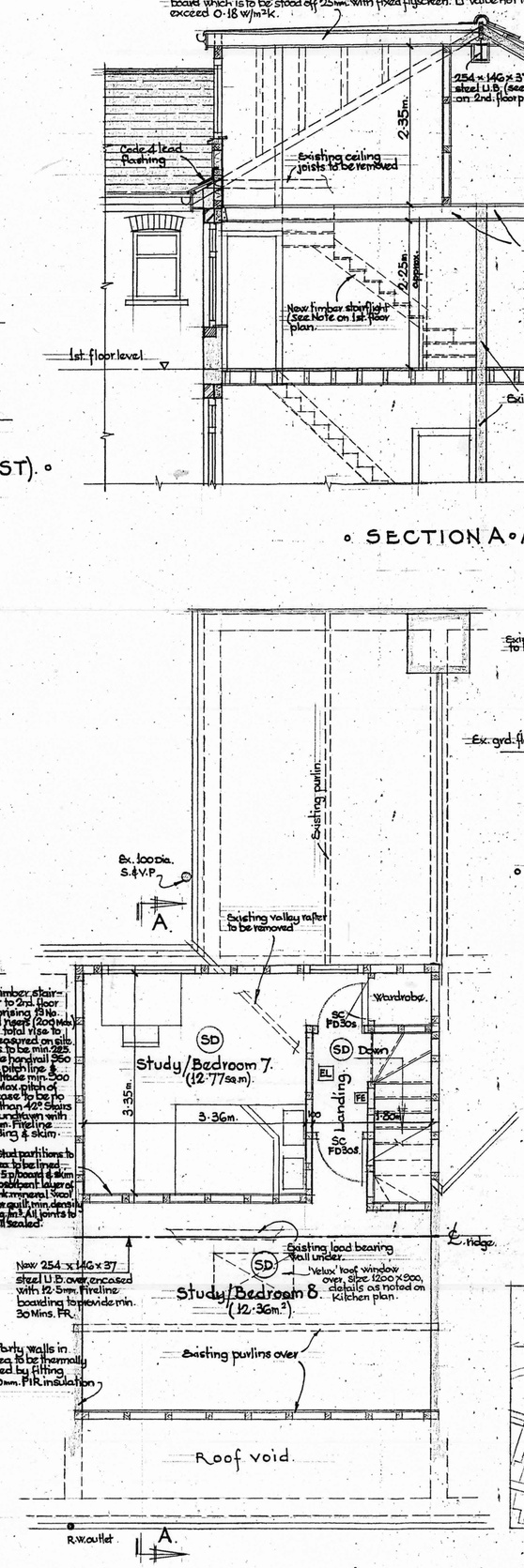
◦ GROUND FLOOR PLAN ◦
(As proposed).



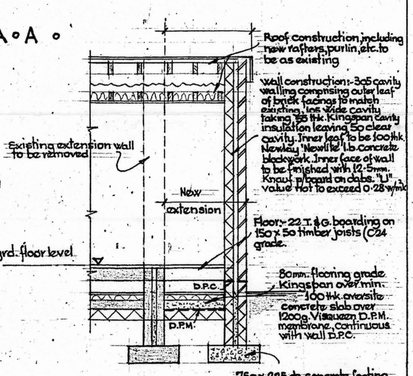
◦ SIDE ELEVATION (EAST) ◦
(As proposed).

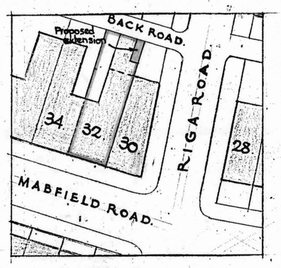


◦ FIRST FLOOR PLAN ◦
(As proposed).

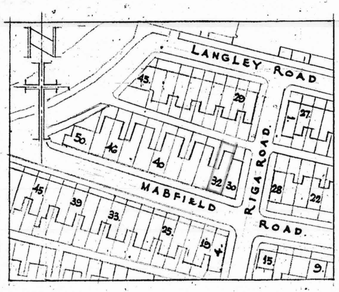


◦ SECTION B◦B ◦





◦ SITE PLAN ◦
Scale: 1:500.



◦ LOCATION PLAN ◦
Scale: 1:1250.

Fire Precautions Legend (H.M.O).

- SC FD30s. — Approved fire doors, 30 mins. FR. doors fitted with overhead hydraulic self-closing device (SC) & intumescent strips & cold seal smoke seals.
- (SD) — Smoke detectors. To BS. 5446, Pt. 1, 1990.
- (HD) — Heat detectors. To BS 5446, Part 2.
- EL — Emergency lighting.
- FB — Fire blanket, manufactured in accordance with BS EN3, 1996.
- FE — Fire extinguisher to BS EN3. Min. of 1 No. 2 kg. dry powder or Carbon dioxide.

Note! The Fire Alarm system to be in accordance with BS. 5839, Part 6, Category LD2.

Scales: 1:100 & 1:50.

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