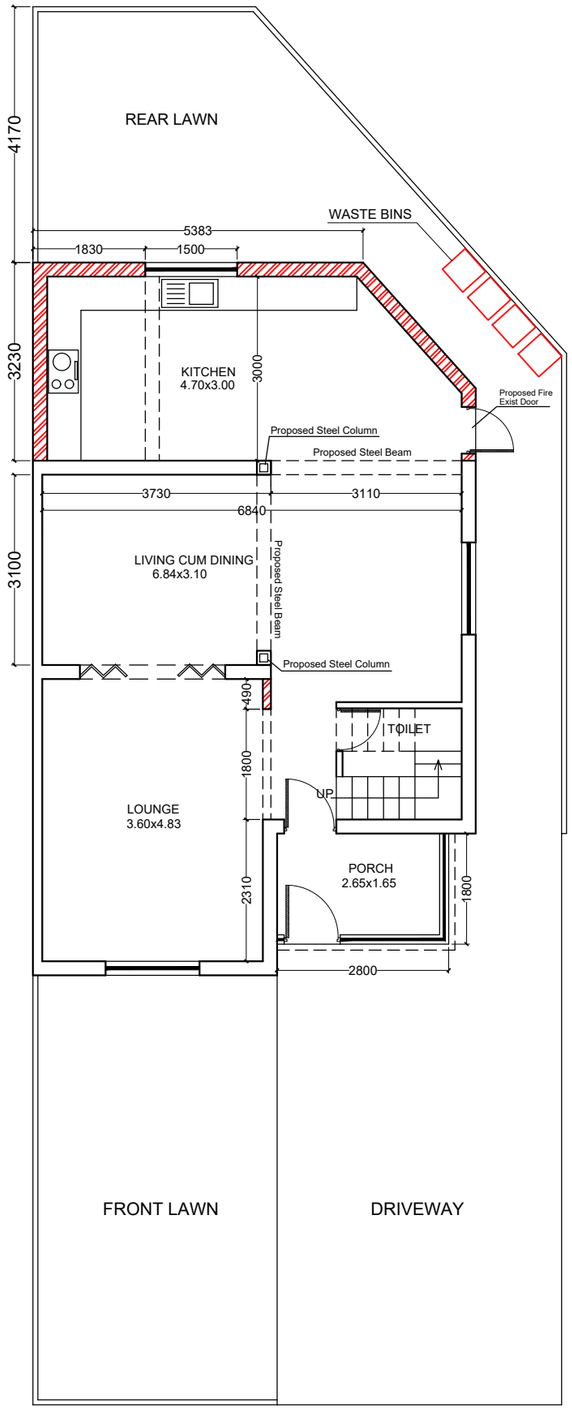
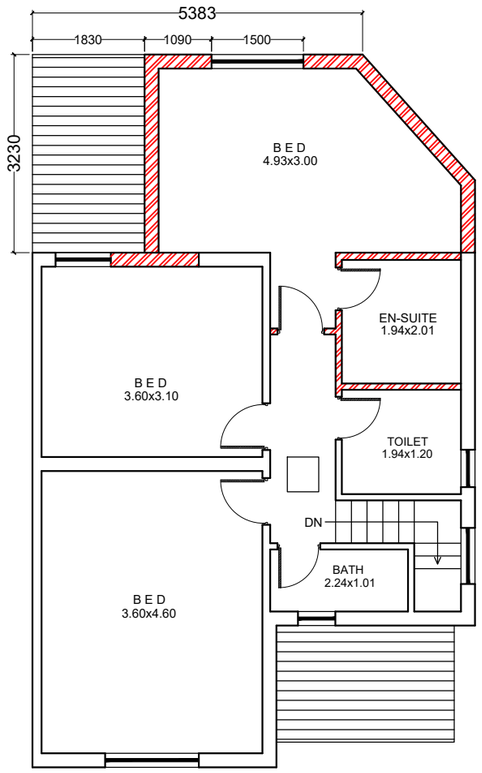
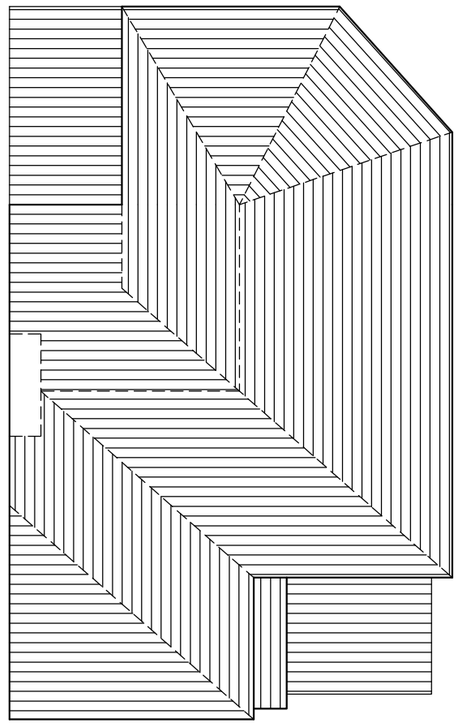


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

PURPOSE OF ISSUE	PLANNING

Do not scale from this drawing.All information should be checked by the contrator site before commencing work. Any discreprencies should be reported to the architect immediately . All rights are reserved and are not transferable.Unauthorised reproduction of this drawing are not permitted

GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
2. THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
3. BEFORE WORK COMMENCES - ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
4. ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
5. CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM APPROPRIATE TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
6. THE BUILDER IS TO FAMILIARIZE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
7. THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
8. DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY, IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
9. THE CONTRACTOR IS TO CHECK ALL THE DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
10. ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
11. ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN APPROVED BY L.A.B.C.O PRIOR TO ANY COVERING UP OF WORK
12. NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BYB THE COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
13. ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
14. ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328: 1981 AND BS1282:1985
15. ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3:1985
16. ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
17. ALL WORKS REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTIONS.
18. ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
19. ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P. COMPLETION CERTIFICATE TO BE REQUIREMENT PROVIDED ON COMPLETION OF WORK.
20. SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHING (MIN UPSTAND 150mm & Min 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BY USED WHERE INDICATED
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m k AND U-VALUE OF WINDOWS TO BE 1.6w/m K, & EXTERNAL DOOR 1.8 W/m (I.E CONSTRUCTED AS INDICATED). SAFETY GLAZING TO THE CRITICAL LOCATIONS.
- WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100MM EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000SQMM PER METER RUN.
- THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS AND DOOR OPENINGS.

AEYS' ASSOCIATES UK LTD.

PROJECT:

23 ELSEMORE ROAD,
MANCHESTER M14 7FP

CLIENT:

MR. SALMAN AHMAD

DRAWING TITLE:

PROPOSED BUILDING PLANS

	DRG NO :
	AA-03
DATE : NOVEMBER - 2020	SCALE: 1:100@A3