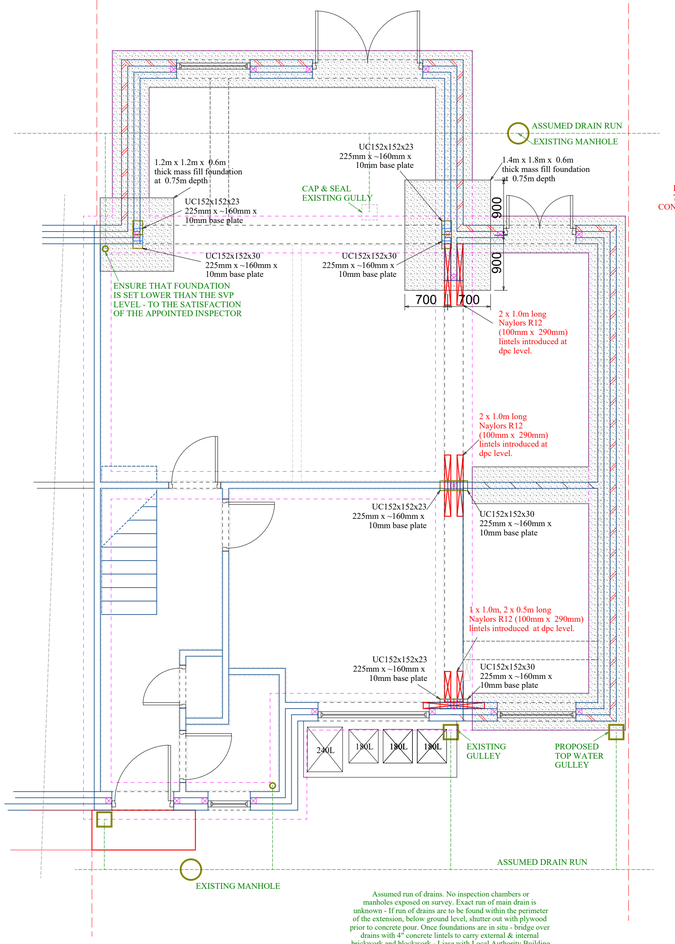
PROPOSED GROUND FLOOR PLAN
CONCRETE SPECS @ GROUND FLOOR & FOUNDATION LEVELS

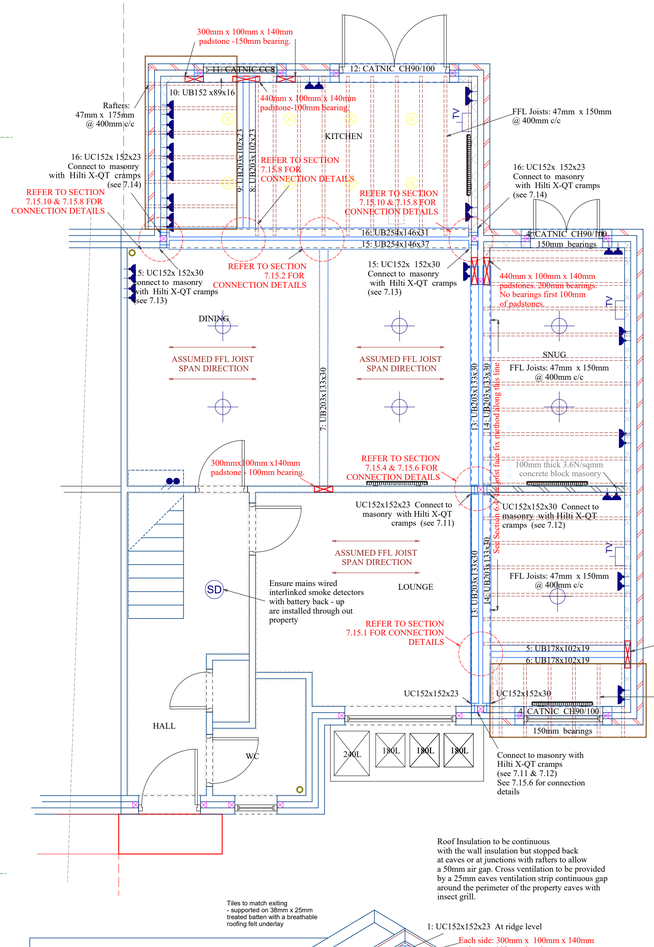
Foundations generally 600mm wide x 300mm thick in C20/25 concrete at 750mm depth.



Assumed run of drains. No inspection chambers or manholes exposed on survey. Exact run of main drain is unknown - If run of drains are to be found within the perimeter of the extension, below ground level, shutter out with plywood prior to concrete pour. Once foundations are in situ - bridge over drains with 4" concrete lintels to carry external & internal brickwork and blockwork - Liase with Local Authority Building Control officer. Backfill drains with 10mm pea gravel - Ensure inspection is carried out prior to backfill.

PROPOSED GROUND FLOOR PLAN
TIMBER & STEEL BEAM SPECS @ FIRST FLOOR LEVEL

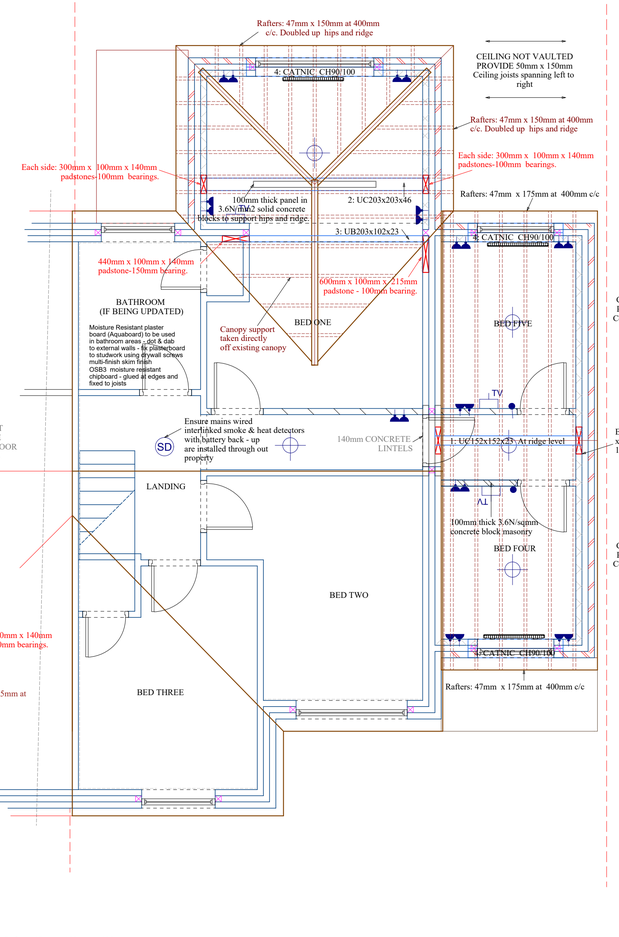
ALL STEEL IS GRADE S355 / ALL TIMBER IS GRADE C16



Roof Insulation to be continuous with the wall insulation but stopped back at eaves or at junctions with rafters to allow a 50mm air gap. Cross ventilation to be provided by a 25mm eaves ventilation strip continuous gap around the perimeter of the property eaves with insect grill.

PROPOSED FIRST FLOOR PLAN
TIMBER & STEEL BEAM SPECS @ CEILING & ROOF CANOPY LEVELS

ALL STEEL IS GRADE S355 / ALL TIMBER IS GRADE C16



CEILING NOT VAULTED PROVIDE 50mm x 150mm Ceiling joists spanning left to right

CEILING NOT VAULTED PROVIDE 50mm x 150mm Ceiling joists spanning left to right

CEILING NOT VAULTED PROVIDE 50mm x 150mm Ceiling joists spanning left to right

ELECTRIC & PLUMBING LEGEND

ALL QUANTITIES AND LOCATIONS TO BE CONFIRMED ONSITE BETWEEN CLIENT & CONTRACTOR

LOUNGE
- 1 x Centre light - existing switch
- 3 x Double Sockets
- 1 x TV Aerial point
- 1 x Double radiator - Plumbing & heating engineer to determine BTU output requirements

KITCHEN
- Install clients kitchen as per layouts provided by client
- 1 x Centre lights - incl switch
- 12 x Double Sockets
- 1 x Kitchen Extractor - Refer to notes
- 1 x Double radiator - Plumbing & heating engineer to determine BTU output requirements
- 1 x TV Aerial point

BED 1 - EXTENDED
- 1 x Centre light - existing switch
- 4 x Double Sockets
- 1 x TV Aerial point
- 1 x Double radiator - Plumbing & heating engineer to determine BTU output requirements

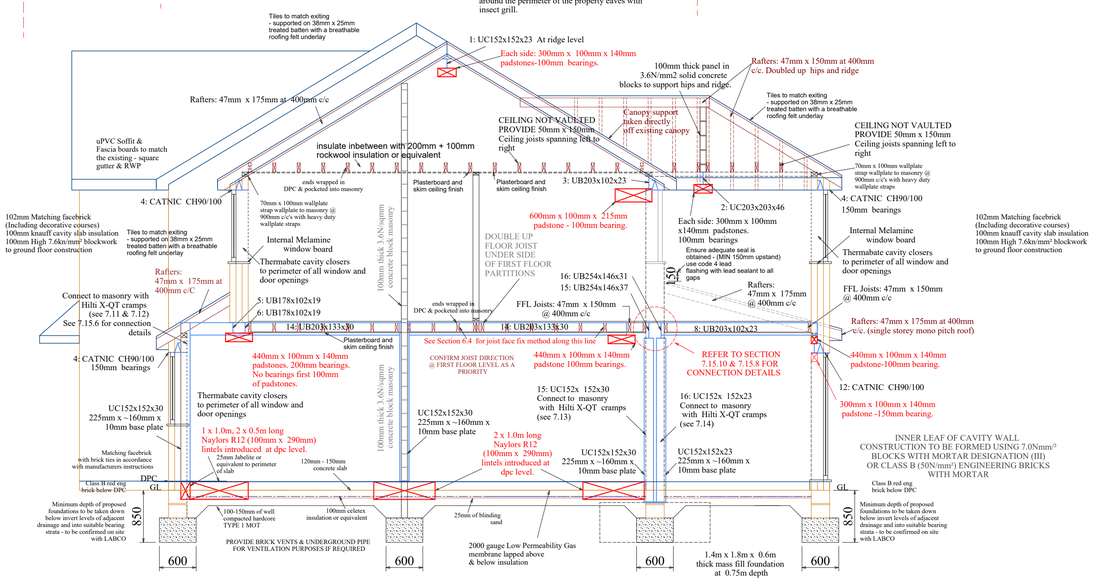
DINING/SNUG
- 6 x Centre lights - incl switch
- 4 x Double Sockets
- 2 x Double radiator - Plumbing & heating engineer to determine BTU output requirements
- 1 x TV Aerial point

HALL/LANDING
- 2 x Centre lights - incl switch
- 1 x Double Sockets
- Ensure mains wired interlinked smoke & heat detectors with battery back - up are installed through out (hall & landing)

BEDS 4 & 5
- 1 x Centre light - existing switch
- 3 x Double Sockets
- 1 x TV Aerial point
- 1 x Double radiator - Plumbing & heating engineer to determine BTU output requirements

PROPOSED RIGHT SIDE ELEVATION CROSS SECTION
LIAISE WITH STRUCTURAL ENGINEERS REPORTS

Foundations generally 600mm wide x 300mm thick in C20/25 concrete at 750mm depth.



Notes

These Drawings have been provided for submission to the local authority for Planning Approval and/or Building Regulations approval.

Do not scale from this drawing.
It is the responsibility of any nominated builder/contractor to take full site measurements & provisions for drain runs before any development commences.

The survey has been carried out to what is visible to the naked eye. No investigations have been carried out such as the removal of plasterboard the lifting of floorboards, loft investigations or ground suitability.

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M46 0RB
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REFER TO PLANNING APPROVAL FOR FULL LIST OF CONDITIONS RELATING TO THE PROJECT

CONDITIONS OF WHICH REQUIRE DISCHARGE PRIOR TO COMMENCEMENT;

4) Prior to the commencement of development appropriate and comprehensive construction designs shall for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill had ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill had pursuant To policy EN18 of the Manchester Core Strategy (2012).

5) Prior to occupation of the extension hereby approved, the details of the location and materials for a bin store shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved store shall remain in situ whilst the use or development is in operation. Reason - To ensure an acceptable development and to protect amenity, pursuant to policy DM1 of the Manchester Core Strategy

EXAMPLE BIN STORE



W:145.5cm, D:82cm, H125cm x 2

PLANS 2 EXTEND

Plans 2 Extend Ltd: 07557367769

Project
Double storey side & rear extension

16 Smedley Street
Cheetham Hill
M8 8UN

Building Control Drawings

Client
Mr & Mrs Ali

Drawing No.
P2E080819 - Proposed layouts

Date: 13/03/2020
Scale: 1:50
Drawn by: Chris

Page Size - A1

3000 mm

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drawings subject to final approval