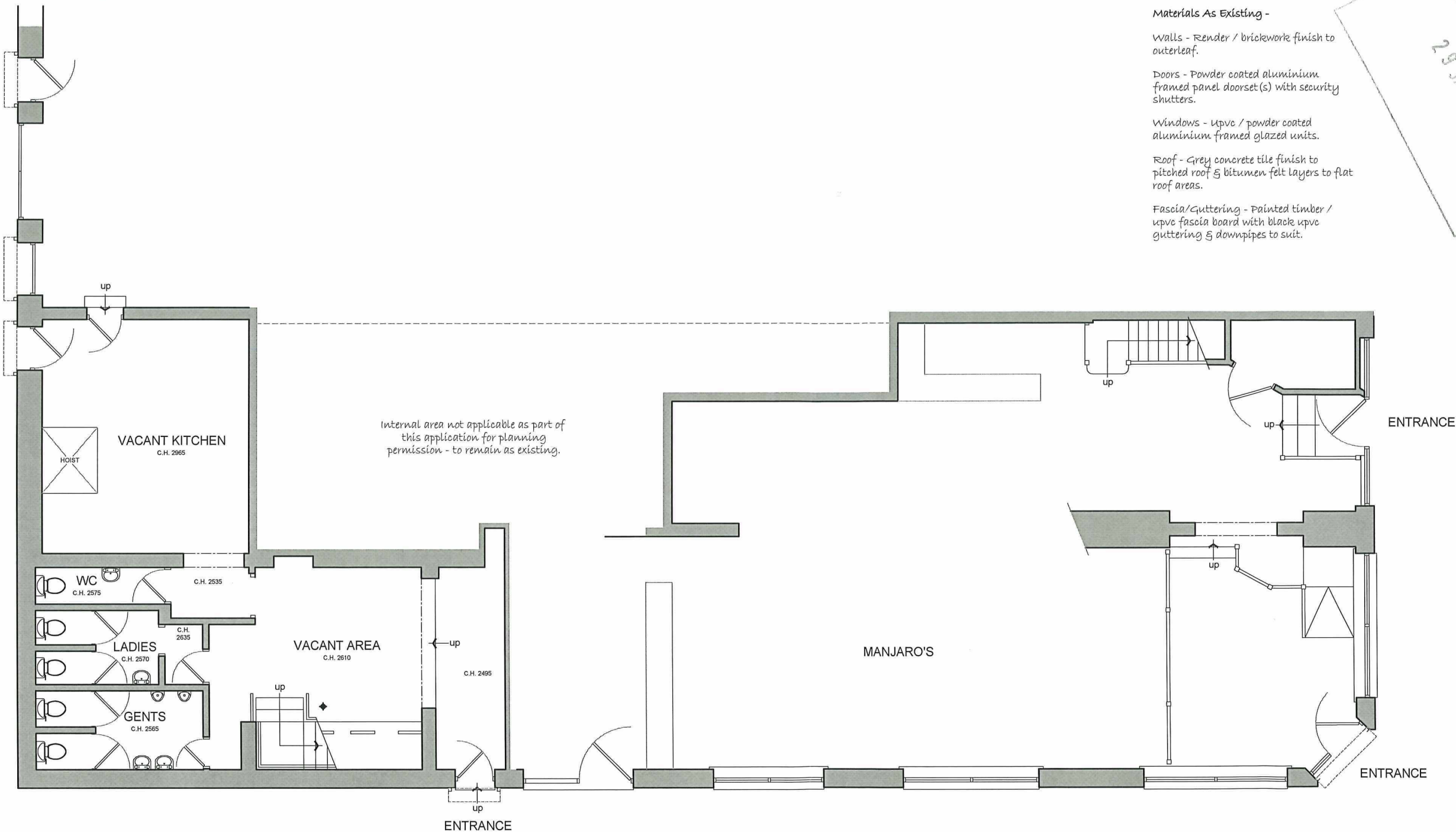




EXISTING GROUND FLOOR PLAN
SCALE - 1:100

Materials As Existing -

Walls - Render / brickwork finish to outerleaf.

Doors - Powder coated aluminium framed panel doorset(s) with security shutters.

Windows - upvc / powder coated aluminium framed glazed units.

Roof - Grey concrete tile finish to pitched roof & bitumen felt layers to flat roof areas.

Fascia/Guttering - Painted timber / upvc fascia board with black upvc guttering & downpipes to suit.

NOTES

All efforts have been made in measuring existing site.
However the contractor / builder is responsible for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal

Application for planning permission for the proposed external alterations including roof structure to the existing flat roof forming a sheltered smoking area.

Internal alterations to meet end-user requirements as illustrated on the application plans.

The existing & proposed planning use class to remain as A3 - Restaurants & Cafes.

1) GENERAL BUILDING NOTES

- a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- b) All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
- c) All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
- d) All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
- e) The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

- a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

PLANNING ISSUE

Rev	Description	Date	By	App'd
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Client
Junoon Cafe

Project
109-111 Wilmslow Road
Manchester, M14 5AN

Drawing title
Existing Ground Floor Plan

Drawn by AM	Date 12/19	App'd -
Drawing no EX-02	Project no 19-663	Scale @ A3 1:100
		Rev -

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CDM 2015

RISKS

- 1. RESTRICTED ACCESS TO SITE
- 2. SITE WELFARE REQUIREMENTS
- 3. SITE CLEARANCE
- 4. INSTALLATION OF TEMPORARY AND RE-ROUTED SERVICES
- 5. HANDLING LOADS