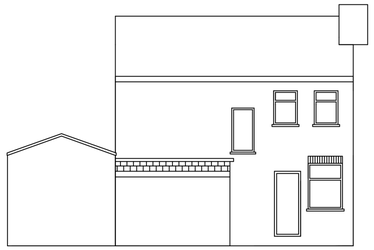


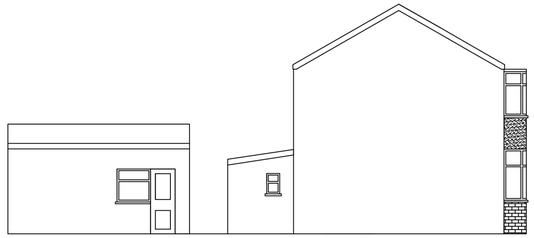
EXISTING FRONT ELEVATION



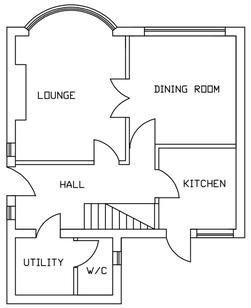
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



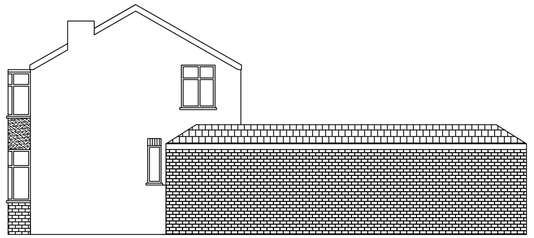
EXISTING SIDE ELEVATION



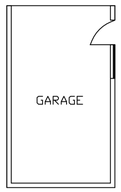
EXISTING GROUND FLOOR LAYOUT

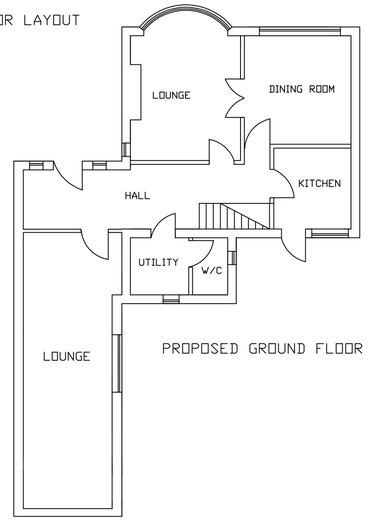


PROPOSED FRONT ELEVATION

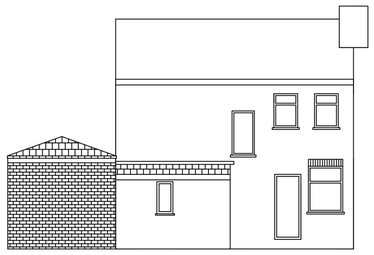


PROPOSED SIDE ELEVATION

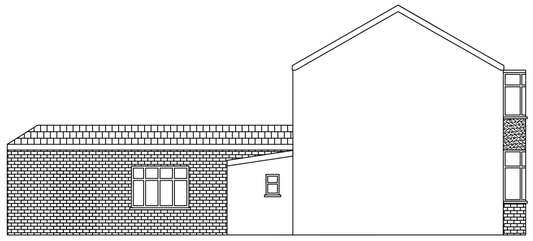




PROPOSED GROUND FLOOR LAYOUT



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

NOTES:

1 The Builder is to familiarise himself with the scheme and fully understand the plans and any structural details before work commence on site.

2 All dimensions indicated are to be checked on site and any discrepancies noted are to be brought to the attention of the designer.

3 Workmanship and materials are to comply with current Building Regulations and British Standards and Codes of Practice where relevant.

4 Any Apect of the work that is subject to statutory inspections is to remain uncovered until inspected and approved by the LA Building Control officer.

5 Drainage and foundations are provisional and may need to be modified to suit ground conditions.

6 Concrete work in accordance with any recommendations made in BS 5328 1981 and BS 532 1985.

7 Brickwork is to be in accordance with BS 5328 PL3 1985.

8 All pipework within an unheated space to be surrounded with 40mm insulation

9 All electrical installations to comply to BS 7671: 2008, 17th edition of IEE Regulations and PLP of the Building Regulations by a NICEIC electrician with a test certificate forwarded to Building Control. Smoke and Heat detectors to BS 5446 Part 1 and to be permanently wired to a seperate fused circuit at the distribution board.

10 Means of Ventilation to be provided by Whole house mechanical ventilation with Heat recovery, as manufactured by Itho or similar approved. Ventilation system to be designed and installed in accordance with the following:

- Domestic Ventilation Compliance Guide 2010 Edition,
- CIBSE B:Heating, ventilation, air conditioning and refrigeration,2005.
- Building Regulations, Approved Doc F:Ventilation, Approved Doc L1: Conservation of fuel and power in dwellings, Approved Doc B: Fire Satety, and
- The relevant British Codes of Practice for ventilation principles and designing for natural ventilation.

NOTE: New windows not to have trickle vent provision, as all required ventilation is to be provided by whole house mechanical ventilation system.

11 All existing door and frames to be replaced with FD30 doors and frames to create protected escape route within stair enclosure.

12 DO NOT scale from this drawing. Figured dimensions take presedence over scaled measurments from the drawing. overrun.

13 Compliance with the Party Wall Act 1996 is to be sought by the client where relevant.

14 75% of all new lighting to be 'low energy' to comply with Part L of the Building Regulations.

Date	Rev.		Initials	

This drawing is subject to copyright and is not to be reproduced in part or whole without approval. Figured dimensions take presendence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement. The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

Notes

SM PLANS & SURVEYORS
23 GREAT ST. ROAD. M32 0ZP.
TEL: 07814 869356

CLIENT: HASSAN RAMZAN
186 MANLEY RD, WHALLEY RANGE
MANCHESTER, M16 8NE.

TITLE: PROPOSED & EXISTING VIEWS

PROJECT: PROPOSED SINGLE STOREY SIDE EXTENSION & CHANGE OF USE FROM GARAGE TO HABITABLE ROOM @ 186 MANLEY ROAD. M16 8NE

DRAWN BY: SAQIB MUNIR

SCALE: 1:100 @ A1

DRAW REF: 186MR/001/HRS/AMM-1