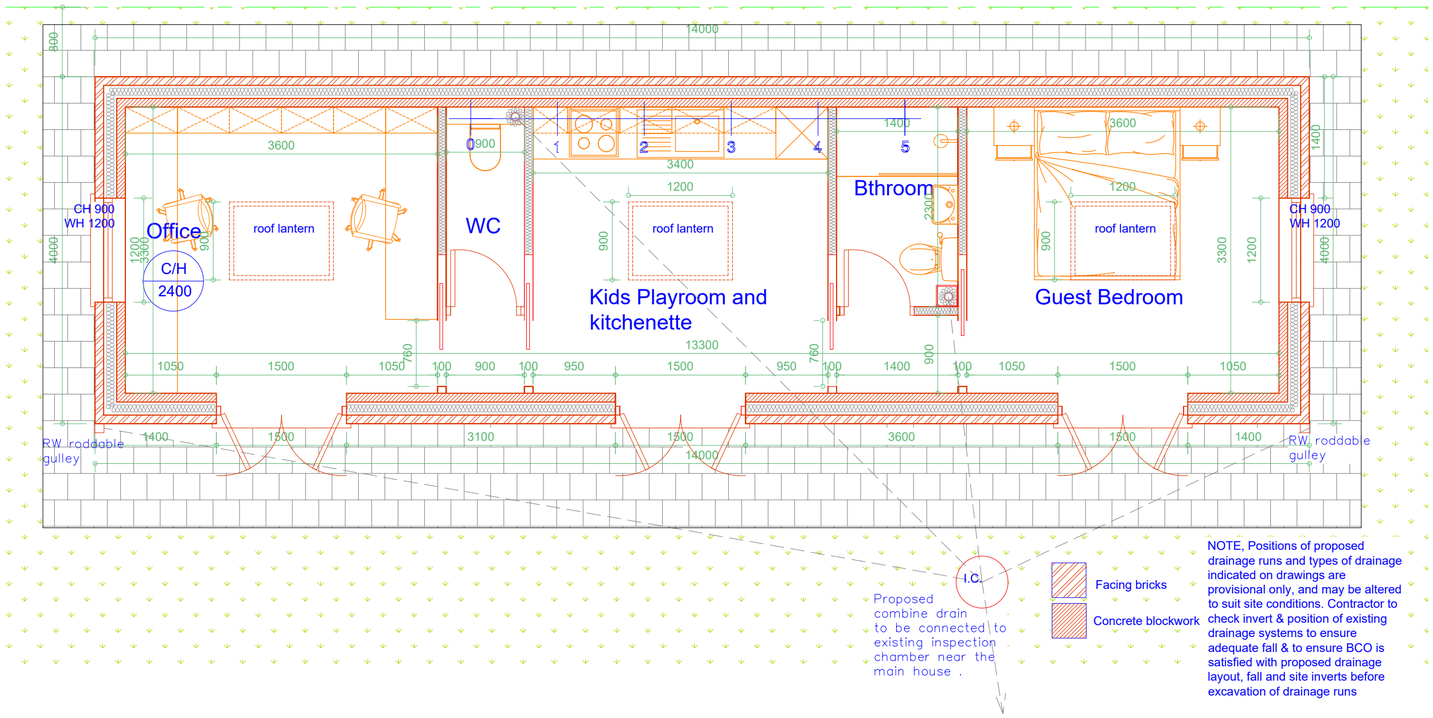
All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.



NOTE, Positions of proposed drainage runs and types of drainage indicated on drawings are provisional only, and may be altered to suit site conditions. Contractor to check invert & position of existing drainage systems to ensure adequate fall & to ensure BCO is satisfied with proposed drainage layout, fall and site inverts before excavation of drainage runs

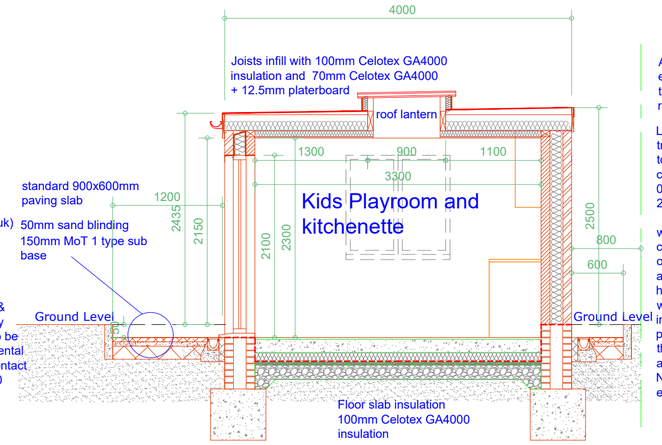
Proposed Ground Floor Plan
Scale 1:50

Kingspan Thermabate Cavity Wall Closers (or equivalent) will be used.

ELECTRICITY service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with UK Power Networks (plans@ukpowernetworks.co.uk) before commencing on site, position of service cable to be marked on site, and also on copy of plans.

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected froaccidental / wilful damage at all times, contact United Utilities 0845 746 2200

GAS service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe with Transco 01204 - 546900, before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 111999 IMMEDIATELY



Note:
Ground conditions to be investigated to determine the foudation type and depth and to be approved by Building Control Officer

Internal drainage shall be to BS 5572 : 1978 and BS5414 all internal drainage to be by 'Bartol' or similar approved UPVC high temperature waste system, 100, 032 & 040mm as necessary [minimum trap sizes & seal depths] IE : depth of seal 075mm
depth of seal 075mm

All windows to have openable casements equal to min. 1/20th floor area of room and to be fully weatherstripped all non-habitable rooms IE bathrooms, kitchen, utility, etc

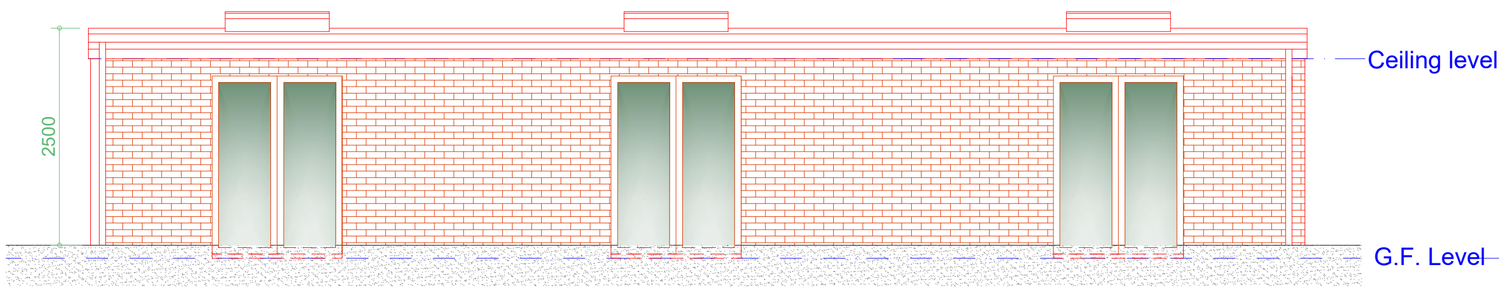
Lateral restraint provided to bottom truss chords parallel to external wall to be of 030x005mm MS straps, carried over min. 3 no. chords [with 050x100mm noggins under] at 2000mm centres.

wall construction to be of 350mm cavity construction outer skin to be of facing brick as exist. or similar approved, built at gauge to ensure horizontal alignment, 150mm cavity with150mm Rockwool full fill insulation installed as work proceeds, inner leaf to be of 100mm thermalite turbo blockwork or similar approved,
NOTE. cavity wall insulation to extend past DPC to top of cavity fill.

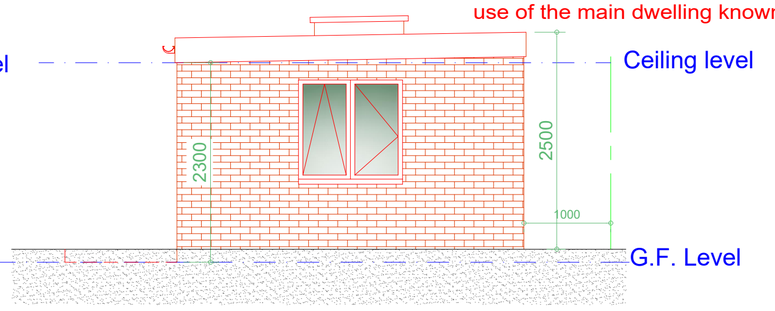
Proposed Section **Scale 1:50**

Note for Planning Department:

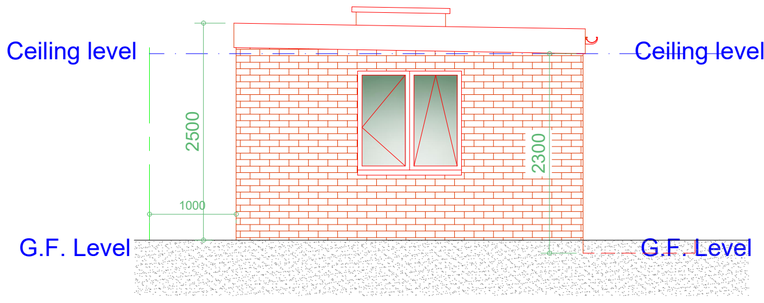
The Garden Annex will not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known.



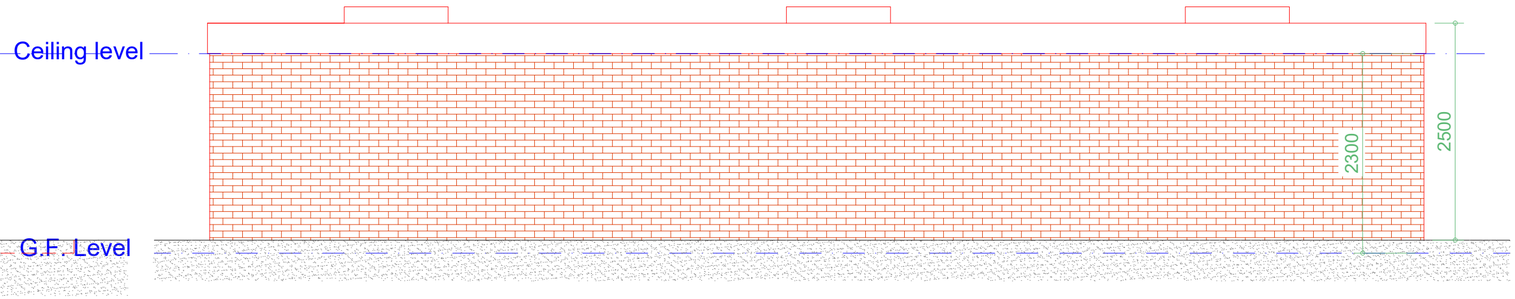
Proposed Front Elevation
Scale 1:50



Proposed R/H Side Elevation
Scale 1:50



Proposed L/H Side Elevation
Scale 1:50



Proposed Rear Elevation
Scale 1:50

Rev	Date	Description

Issued For INFORMATION PURPOSES ONLY

Client
Mr. Alex Xie

Project
25 Dennison Ave, Manchester. M20 1AE
Proposed garden annex.

Scheme - Drawing Title
Proposed Floor Plan, Section and Elevations.

01 — Drawing No. Revision
Date 05.03.24
Scale 1:50 @A2

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