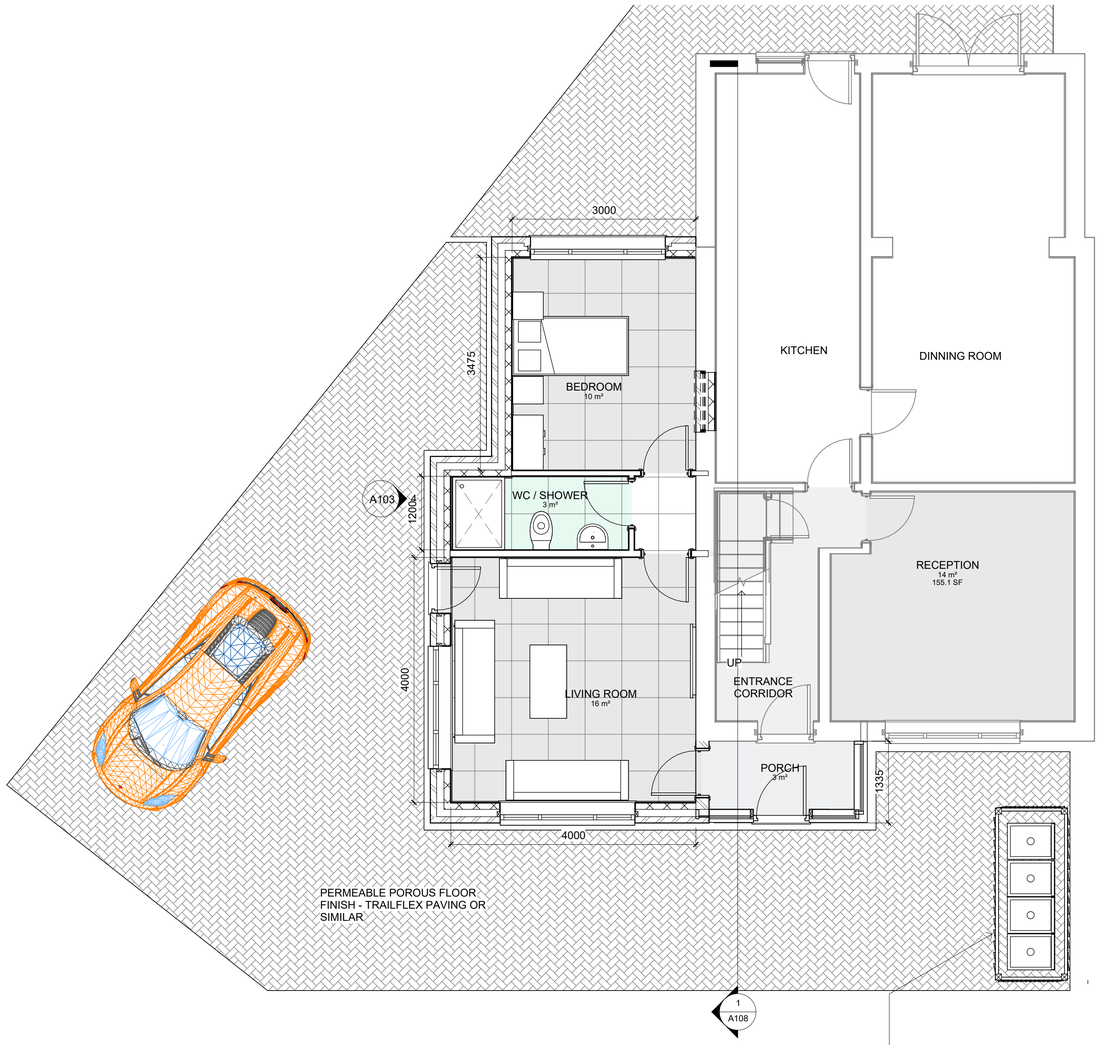


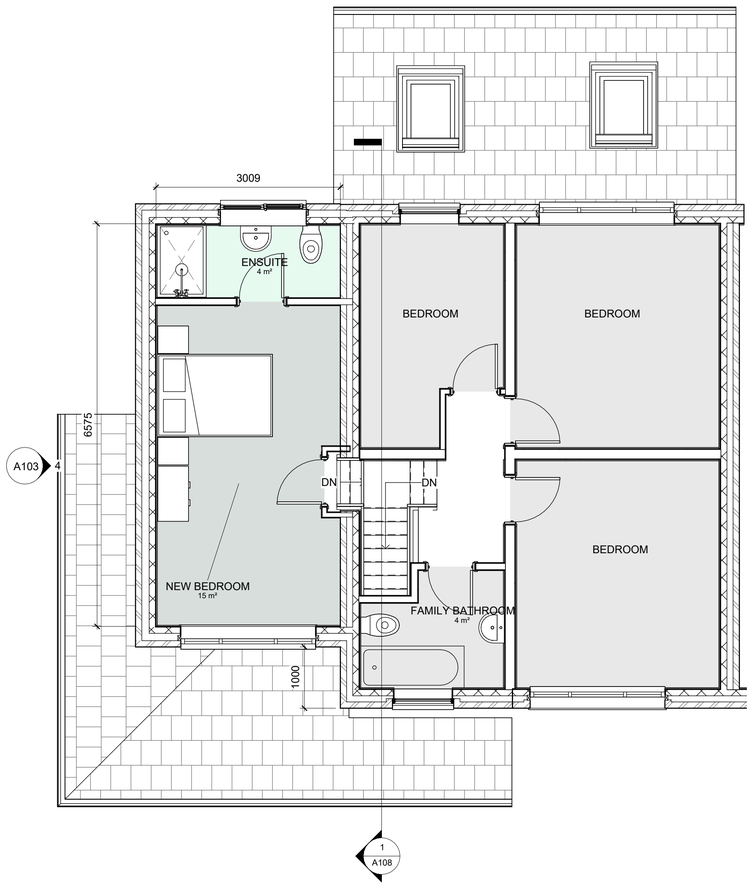
1 GF PROPOSED

1 : 50

PROPOSED BIN STORE - TIMBER FEATHER EDGE BOARD PANELS 1.8m IN HEIGHT TO ALL SIDES WITH SWING OPENING GATE - 240L 4 X WASTE UNITS

Room Area Legend

- BEDROOM
- ENTRANCE CORRIDOR
- KITCHEN
- LIVING ROOM
- PORCH
- RECEPTION
- WC / SHOWER



2 1ST FFL PROPOSED

1 : 50

Room Area Legend

- BEDROOM
- ENSUITE
- FAMILY BATHROOM
- NEW BEDROOM
- NEW LANDING

Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS..

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS,BRITISH STANDARDS,CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS,AGREMENT CERTIFICATES ETC.ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL

- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONECTION POINTS BEFOIRE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OT NOT SPECIFICALLY STATED ON THESE DRAWINGS
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING, ALL DIMENSION TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT.
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

Text Key

1. Proposed White K-Rend Coloured Render System
2. Proposed Tiles to Match Existing Roof Covering
3. Proposed Anthracite PVCu Roof Lantern
4. Proposed Anthracite PVCu Double Glazed Windows
5. Proposed Anthracite PVCu Obsecured Double Glazed Windows
6. Proposed Velux PVCu Roof Light
7. Bi-Fold Aluminium Antheracite External Door
8. GRP Flat Roof - Antheracite top cop finnish
9 Composite Double Glazed doors

Proposed Drainage route to existing Main Sewer

Dashed Green line indicating - Proposed Structural Elemnets defined by Structural Engineer - refer to Engineers Documentation

Rev	Description	Date	Dr by	App by
original by: NK		date created: 09/09/2023		approved by: NK

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19 HEXAGON CLOSE, MANCHESTER, M9 8RN

client name: MR A ALI

project: 16 BRYNTON ROAD, MANCHESTER ROD, M13 0RB, SIDE DOUBLE STOREY EXTENSION

drawing: PROPOSED GF AND 1ST FLOOR GA PLAN

computer file	plot date
C:\Users\nkhan\Dropbox\NKARC\16 BRYNTON ROAD\16 BRYNTON ROAD.rvt	
project number: 2021.0042.2247	scale: 1 : 50 @A1
drawing number: A100	rev: A
issue status: PLANNING	

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