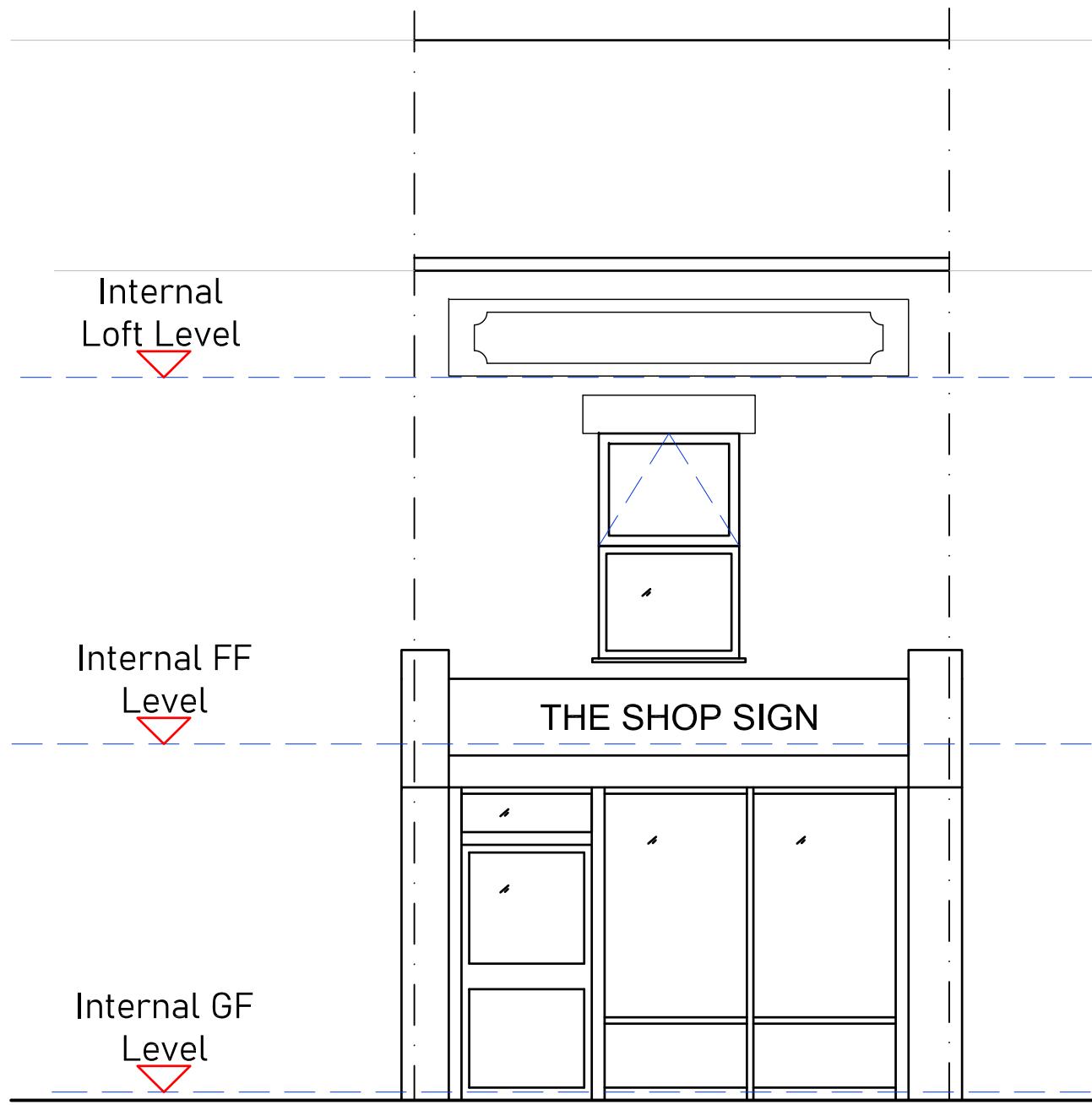
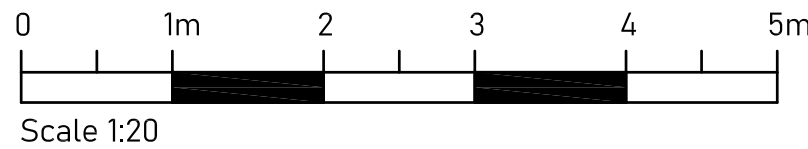
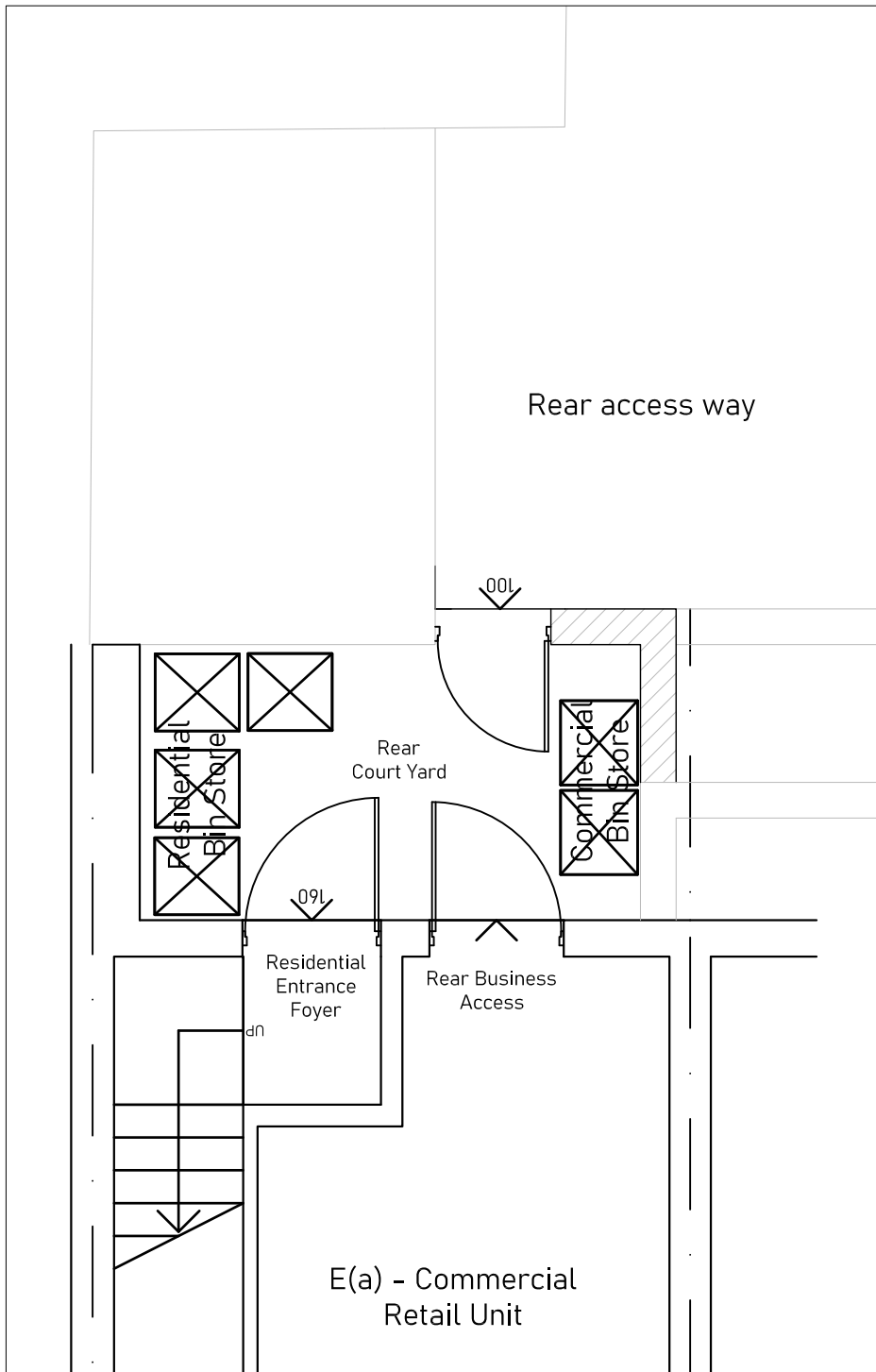




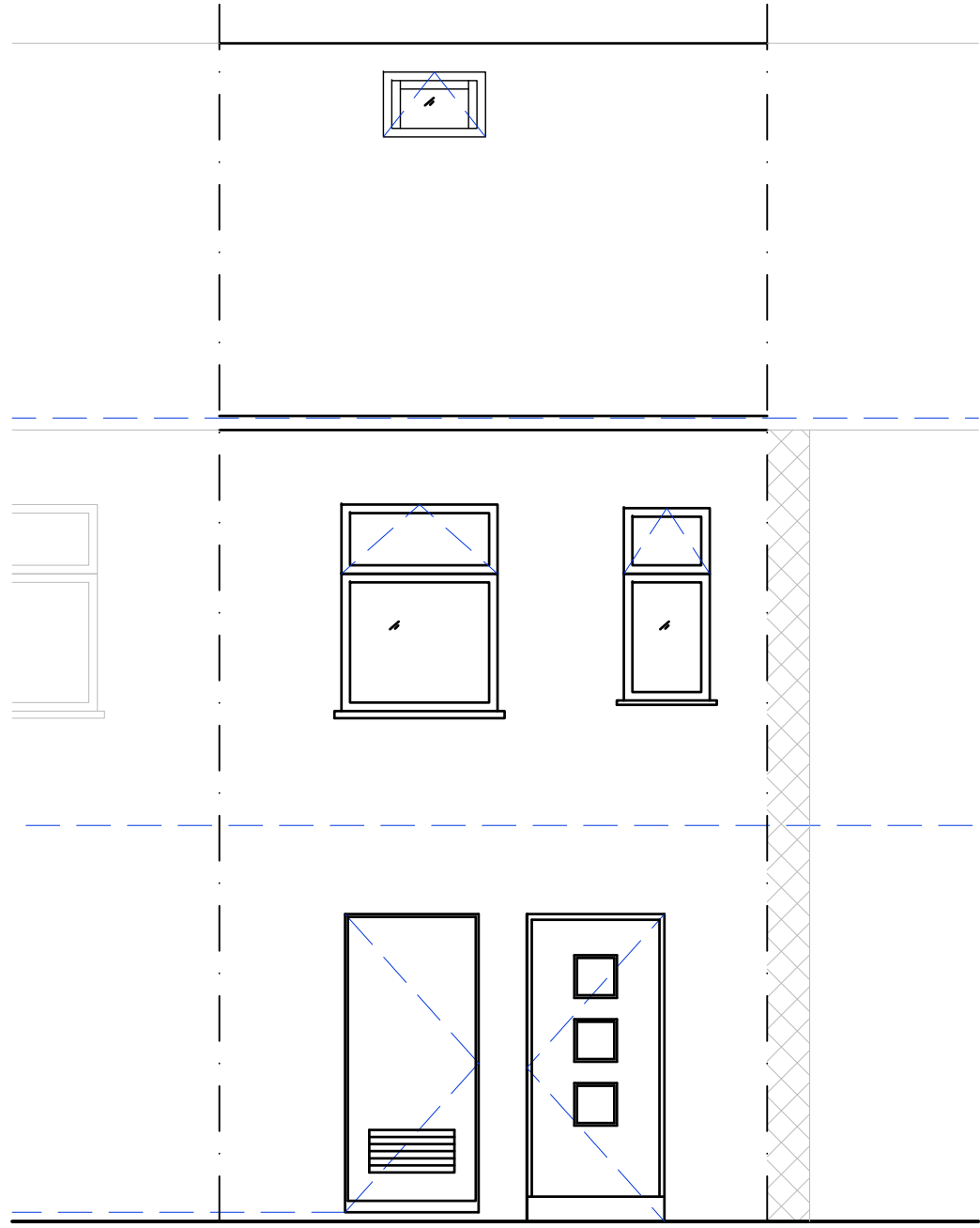
SITE PLAN
1:200



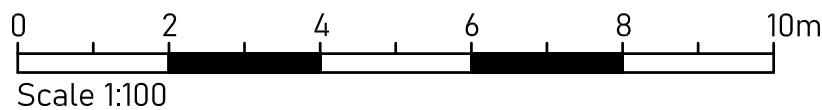
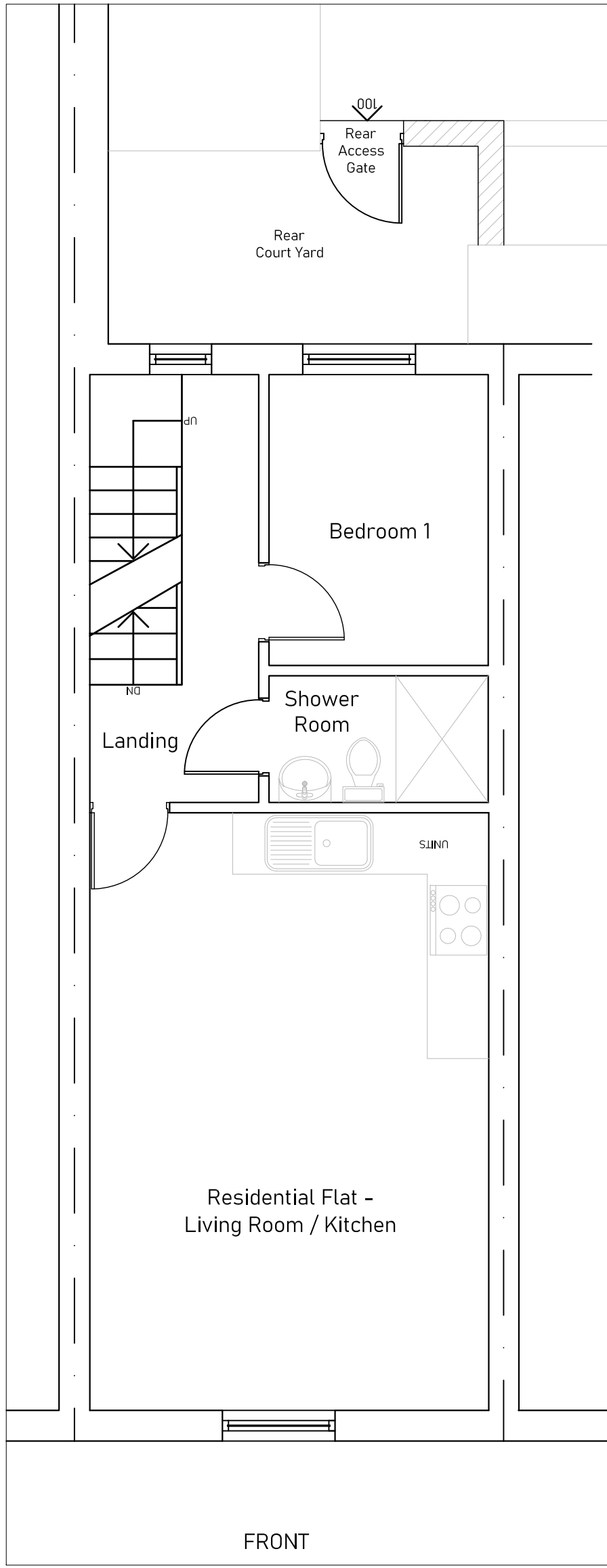
FRONT ELEVATION
1:100



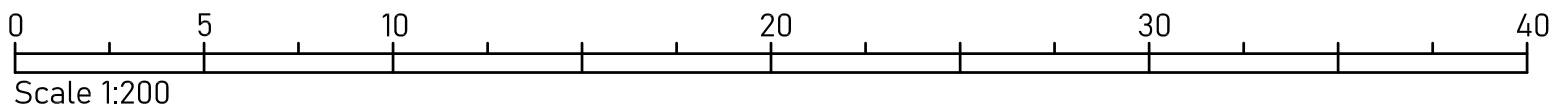
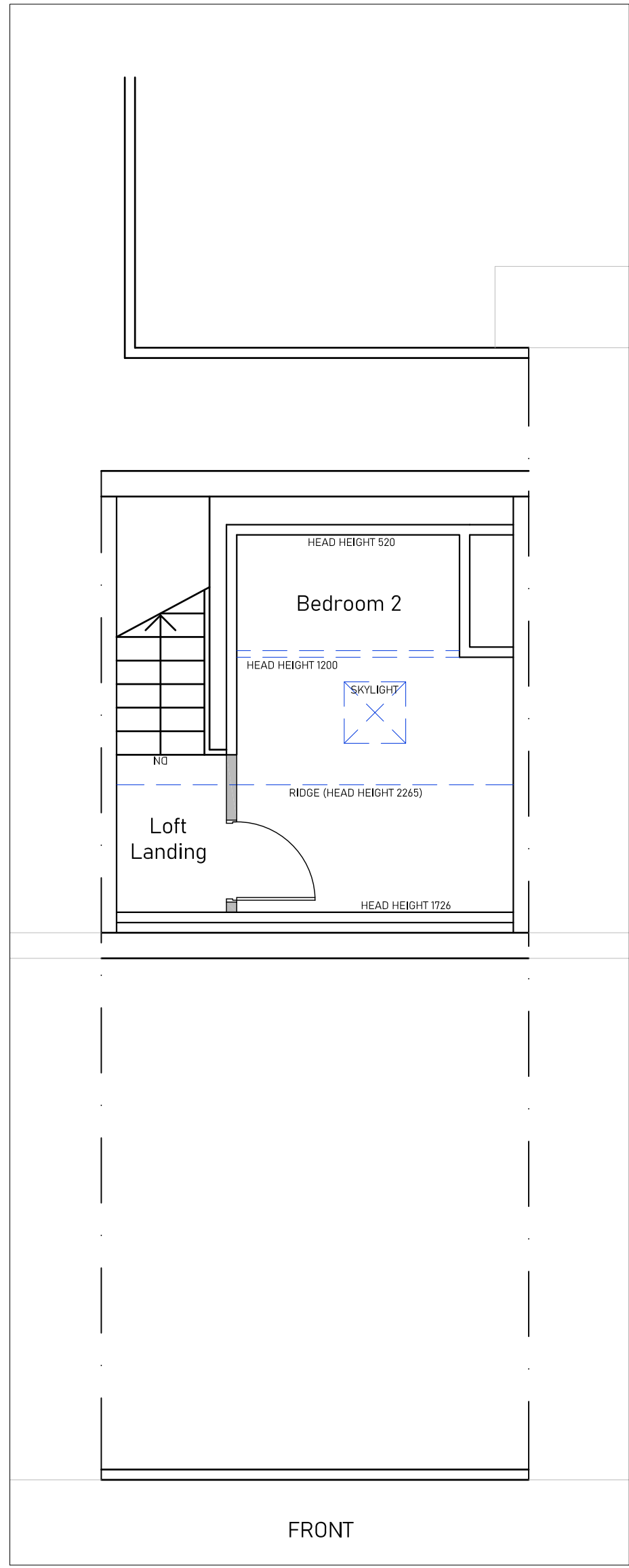
GROUND FLOOR PLAN
1:50



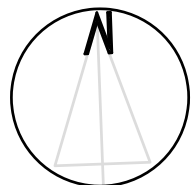
REAR ELEVATION
1:100



FIRST FLOOR PLAN
1:50



LOFT PLAN
1:50



faraharchitectural.com
fa-architecturalservices@outlook.com
07732-522-992

General Notes
Assumed foul drainage and rainwater drainage.
To be confirmed on site by contractor.

Structural calcs to take precedent on all drawings. Please refer to structural calculations for confirmation of sizes of Rafter, Joists and Beams.

Check lintels for suitability and replace where needed.

Existing structure to be checked for suitability of new loading before the commencement of any works

Exact depth of new foundations to be determined on site.

Before commencement of the works, the contractor must check and verify all buildings and site dimensions and levels, all relevant sewer outfalls, invert levels and connection points.

Building Regulations Drawings & Specification notes to be used as guidance only and not to be solely relied on for construction purpose.

CDM REGULATION
CDM Regulation will apply to the project which would require under Health & Safety Legislation. Client shall be responsible for appointing a Planning Supervisor under the Health & Safety Legislation to oversee all site works and ensure compliance with required legislation.

KEY	
	GULLY
	RAINWATER PIPE & GULLY
	BOILER
	ELECTRIC
	GAS
	INSPECTION CHAMBER
	EXTERNAL TAP
	SOIL PIPE / SVP
	RH ROOM HEIGHT
	WH WINDOW HEIGHT
	CH CILL HEIGHT
	RODDING EYE

Planning Revision: 18/21/2023 - Rear residential foyer removed to allow for bin storage on property

CLIENT	Ian Kelly
ADDRESS	1325 Ashton Old Road Manchester M11 1JT
TITLE	Proposals
PROJECT STATUS	Planning Application
DATE	March 2023
SCALE	as indicated
SHEET No.	P2
REFERENCE	0018/23/FA
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