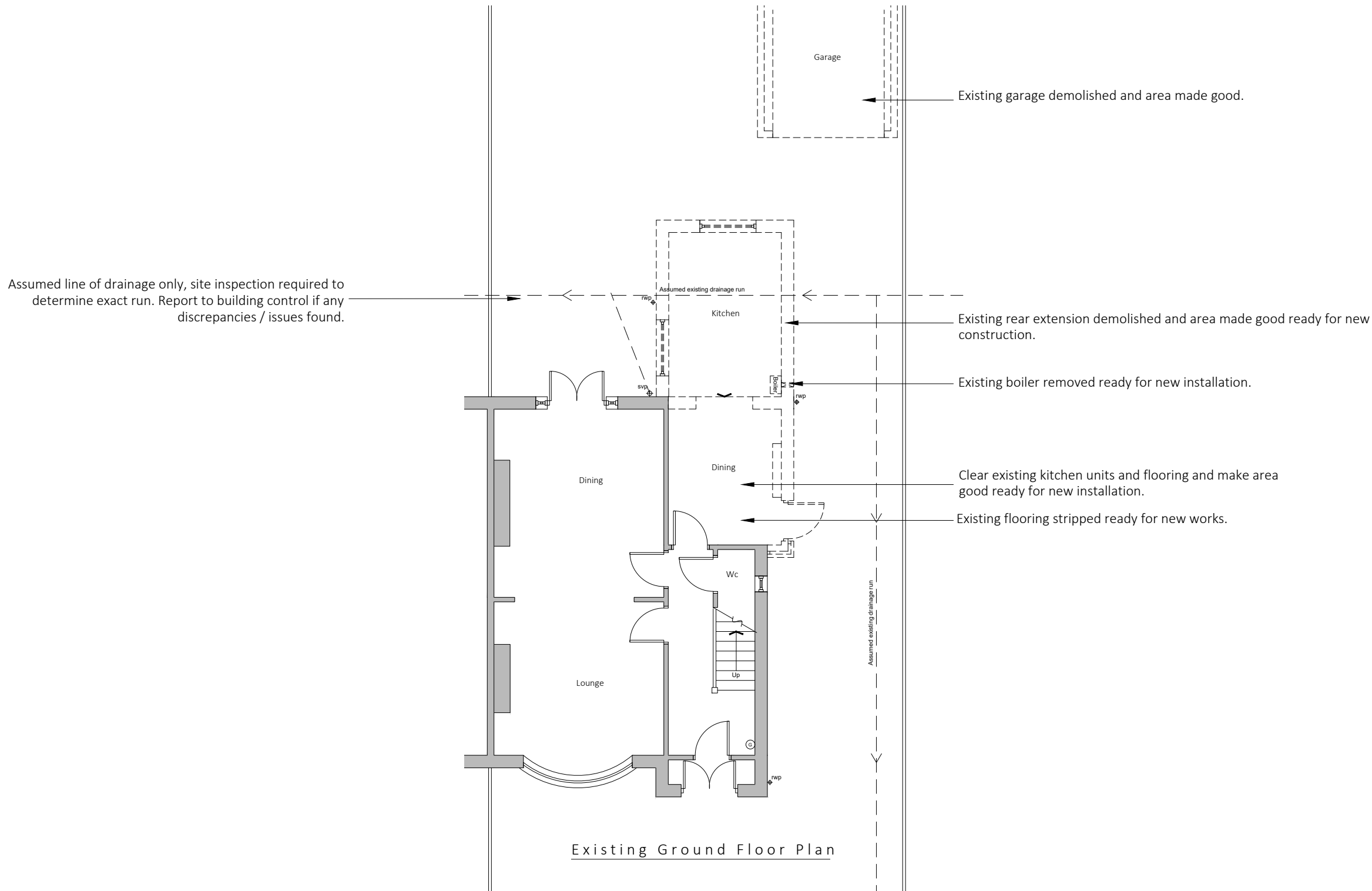




Drawings to read in conjunction with the structural engineers design and the clients specification.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.



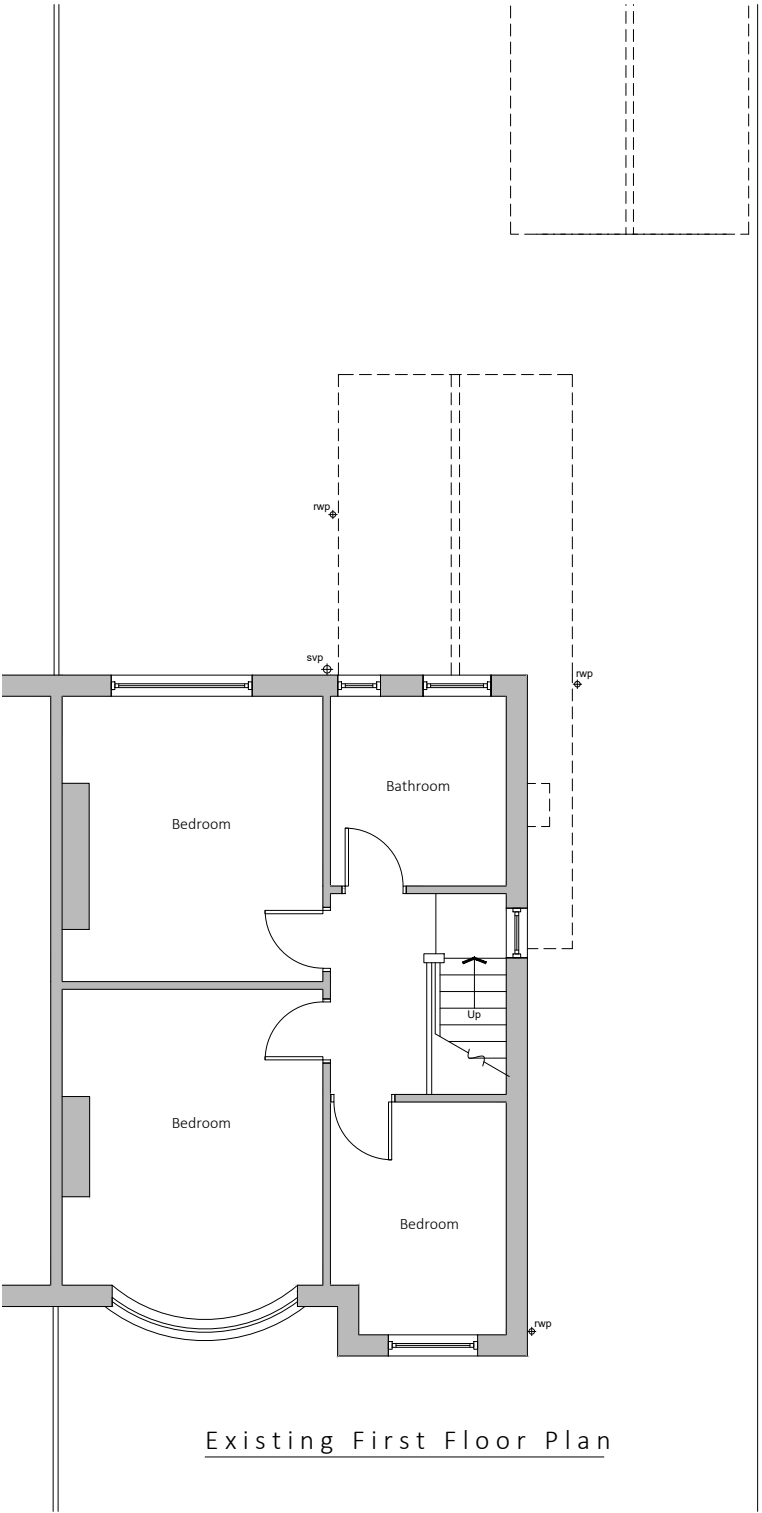
Dashed line indicates demolition.



Hatched area indicates existing walls.

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Project: 76 Brooklawn Drive Didsbury	
Drawing: Existing Plans	
Project Ref: 21/026	Drawing No: 01
Scale: 1:100	
Drawn: JG	Revision: /
Date: March 2021	



Existing First Floor Plan

Drawings to read in conjunction with the structural engineers design and the clients specification.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

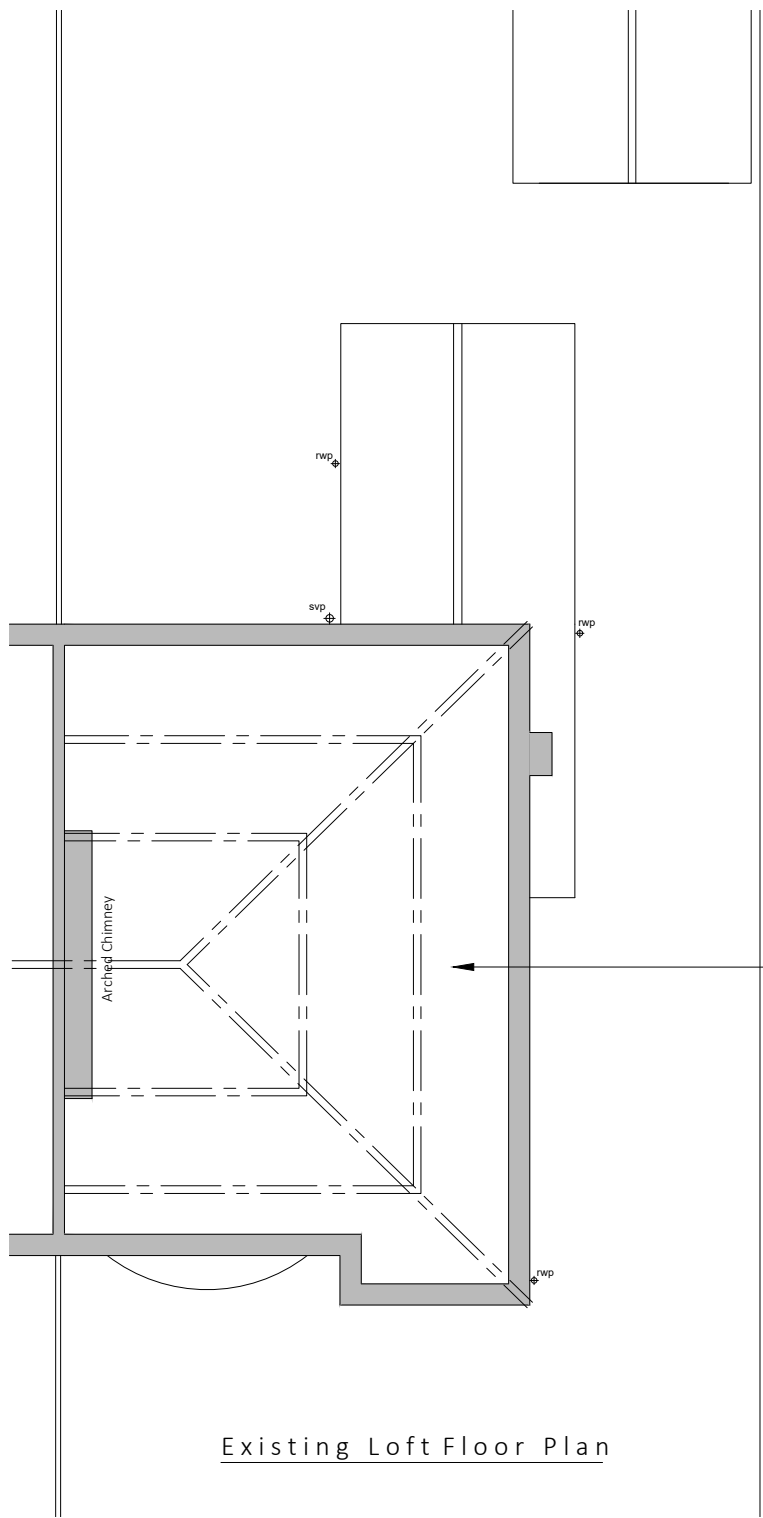
All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

 Hatched area indicates existing walls.



Project:		76 Brooklawn Drive Didsbury	
Drawing:		Existing Plans	
Project Ref:	21/026	Drawing No:	02
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	March 2021	Revision:	



Existing Loft Floor Plan

Existing hipped roof removed ready for the new hip to gable extension.

Drawings to read in conjunction with the structural engineers design and the clients specification.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.



Dashed line indicates demolition.



Hatched area indicates existing walls.



Project:		76 Brooklawn Drive Didsbury	
Drawing:		Existing Plans	
Project Ref:	21/026	Drawing No:	03
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	March 2021	Revision:	



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

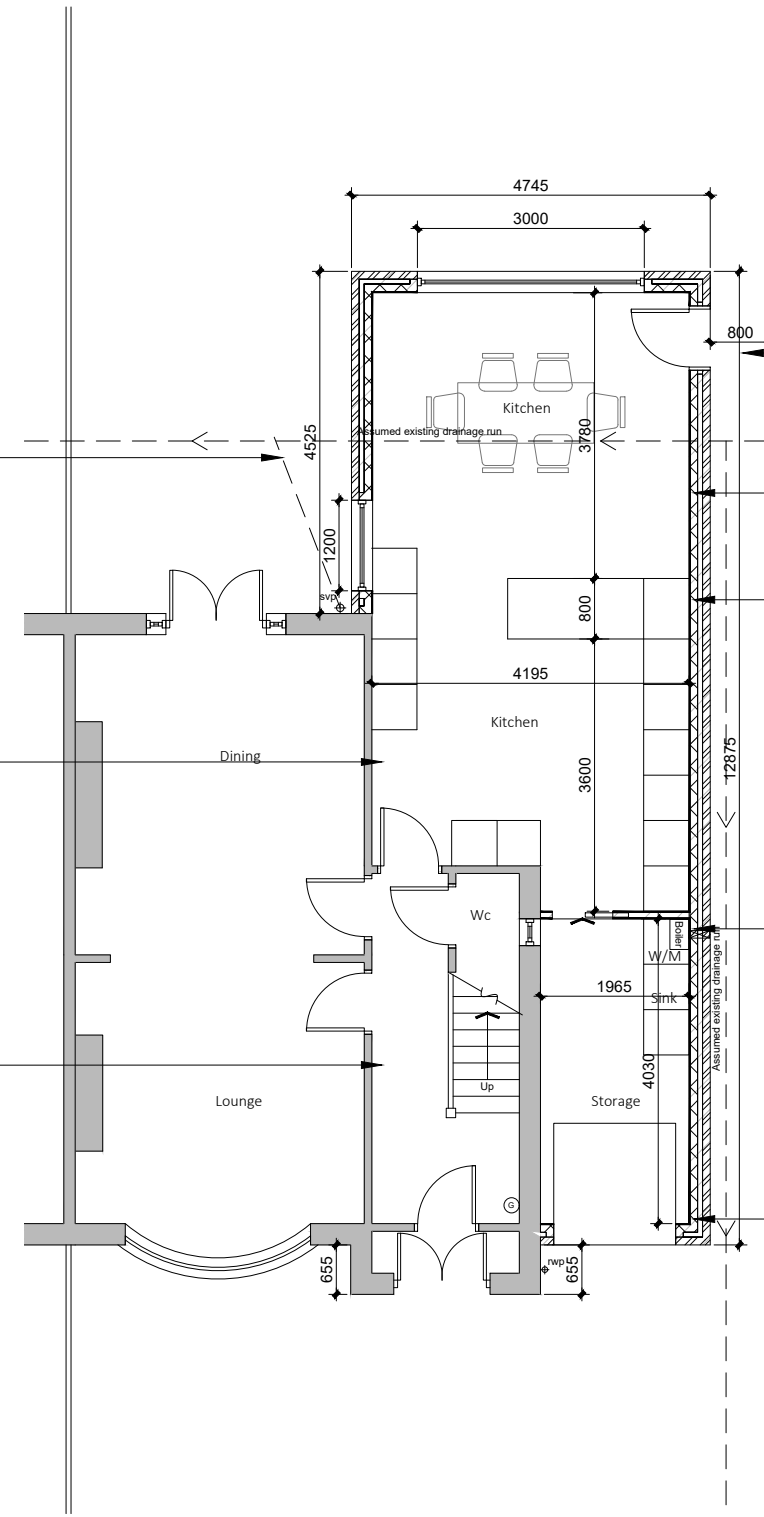


Project: 76 Brooklawn Drive Didsbury	
Drawing: Existing Elevations	
Project Ref: 21/026	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: March 2021	

Assumed line of drainage only, site inspection required to determine exact run. Report to building control if any discrepancies / issues found.

All new beams to structural engineers design and specification. Beam layout indicative only. Please see the attached structural engineers design.

Please see specification regarding smoke detectors / fire doors required to ground & first floor when converting loft space.



Minimum measurement of 800mm required to the boundary, this measurement to be used for set out of the extension.

All new drainage to connect into existing external run. New drains dug externally as indicated. Provide anti vacs traps to existing svp connections.

Client to provide detailed kitchen layout prior to site start for builder to price from.

New boiler installed as per manufacturers instructions to comply with building regulations. All works to be carried out by approved installer.

Install new roller door to the front of the storage room.

Drawings to read in conjunction with the structural engineers design and the clients specification.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

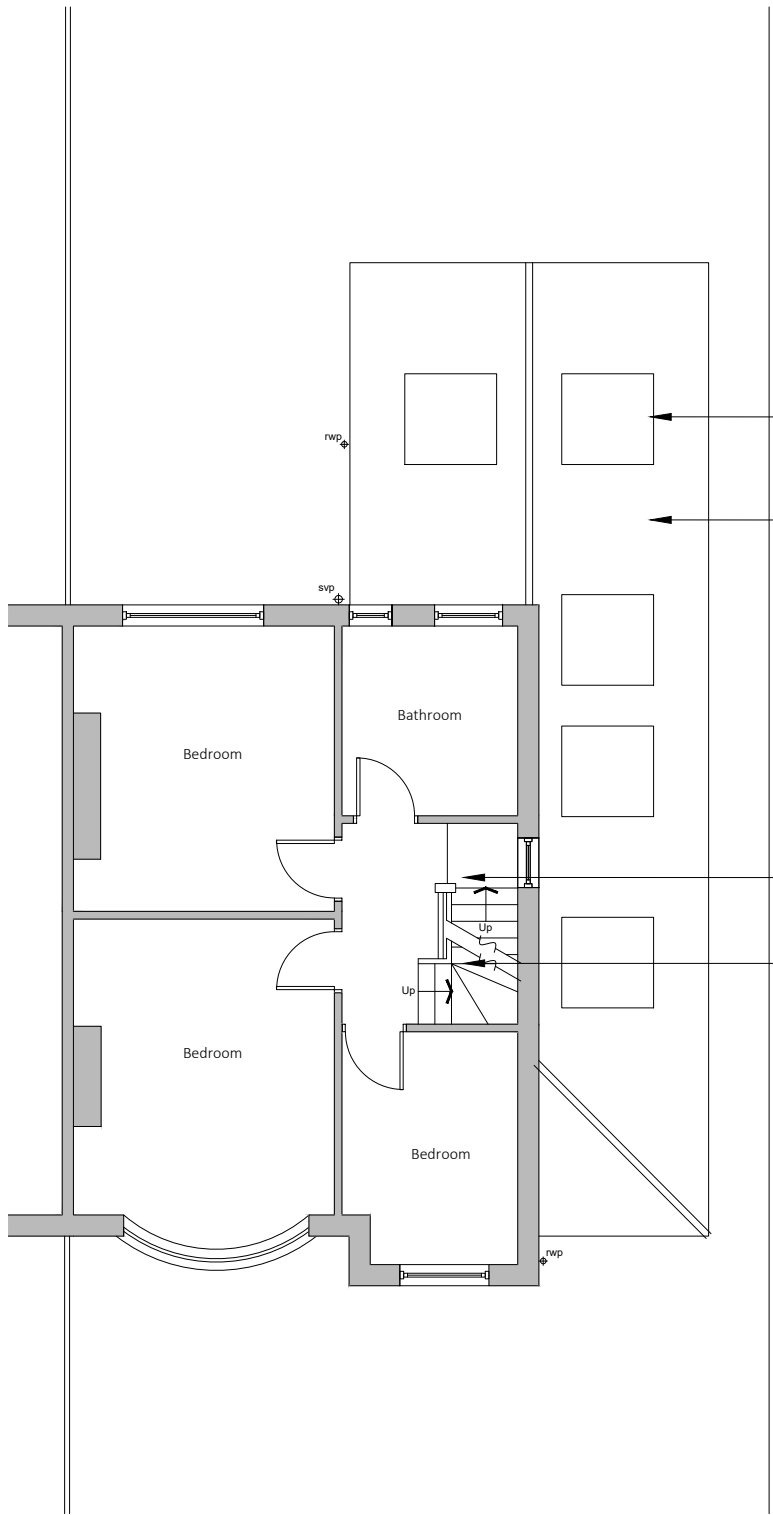
All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates steel beam.

Hatched area indicates existing walls.



Project: 76 Brooklawn Drive Didsbury	
Drawing: Ground Floor Plan	
Project Ref: 21/026	Drawing No: 05
Scale: 1:100	
Drawn: JG	Revision: /
Date: March 2021	



New veluxes to be sized on site, double joists to veluxes.

New roof tiles to match existing.

Please see specification regarding smoke detectors / fire doors required to ground & first floor when converting loft space.

New staircase to the loft area to be measured and designed on site as per the building regulations requirements.

Drawings to read in conjunction with the structural engineers design and the clients specification.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

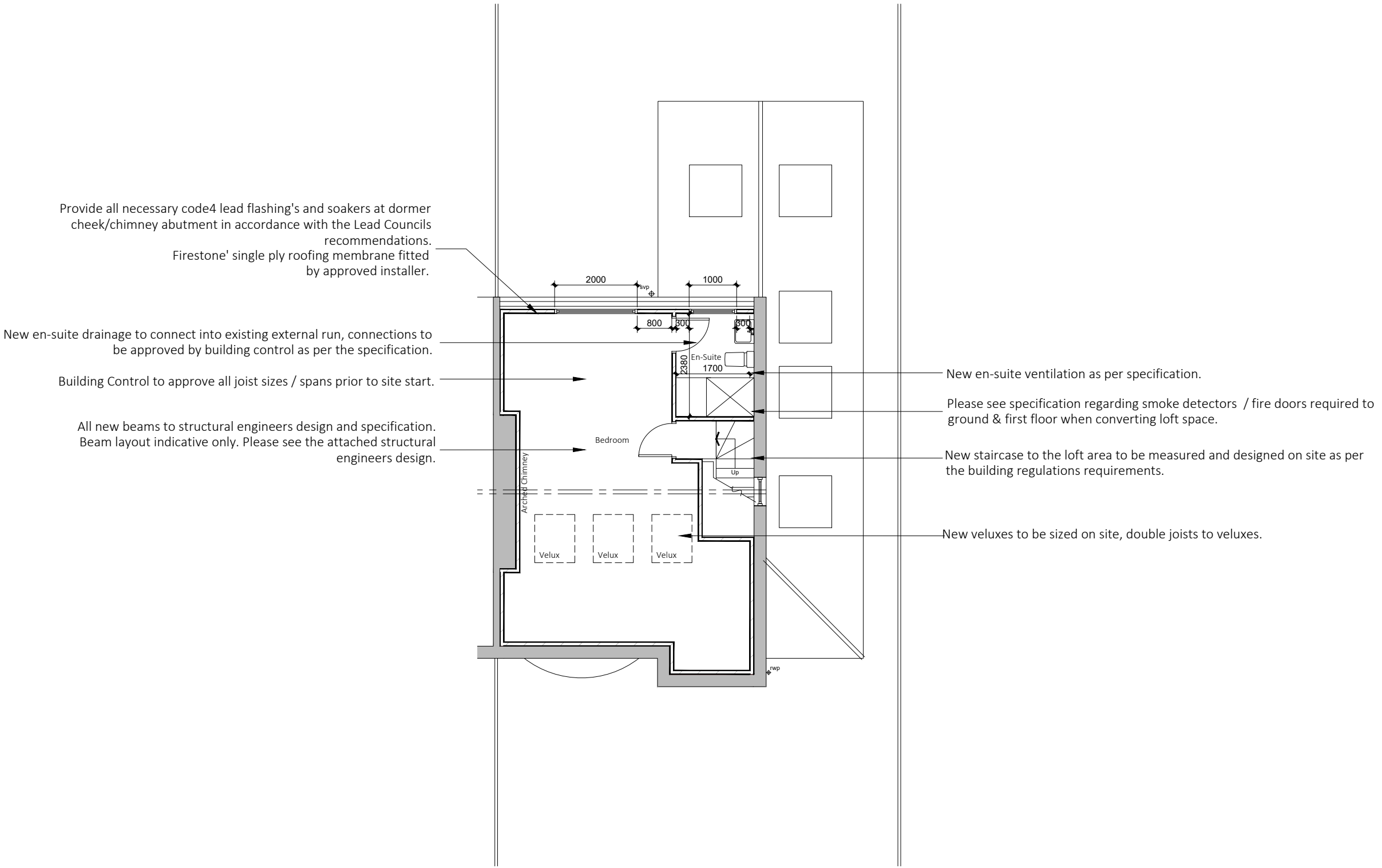
All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates steel beam.

Hatched area indicates existing walls.



Project:		76 Brooklawn Drive Didsbury	
Drawing:		First Floor Plan	
Project Ref:	21/026	Drawing No:	06
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	March 2021	Revision:	



Drawings to read in conjunction with the structural engineers design and the clients specification.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

 Dashed line indicates steel beam.

 Hatched area indicates existing walls.



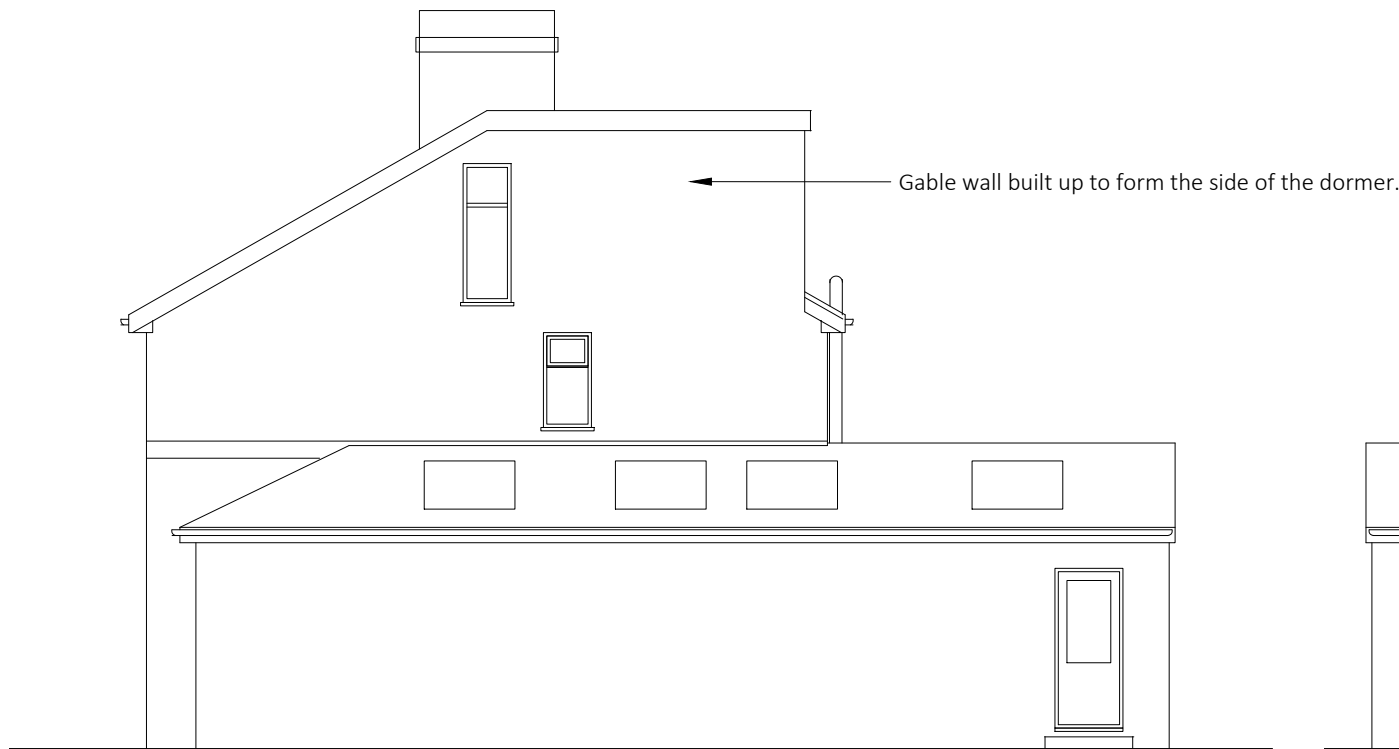
Project: 76 Brooklawn Drive Didsbury	
Drawing: Loft Floor Plan	
Project Ref: 21/026	Drawing No: 07
Scale: 1:100	
Drawn: IG	Revision: /
Date: March 2021	



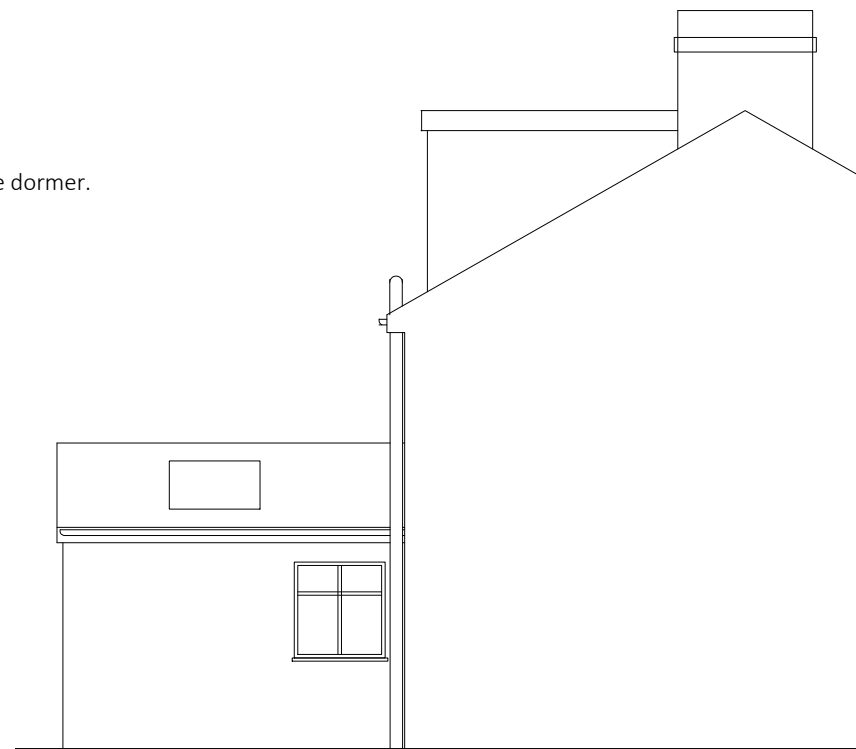
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

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Project: 76 Brooklawn Drive
Didsbury

Drawing: Proposed Elevations

Project Ref: 21/026 Drawing No: 08

Scale: 1:100

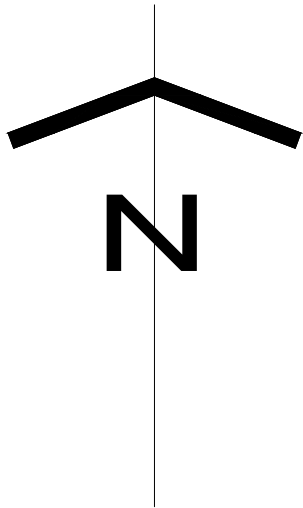
Drawn: JG Revision: /

Date: March 2021

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- Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.
- Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.
- Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.
- All new timber sizes to be checked and approved by building control prior to site start.



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Project:		76 Brooklawn Drive Didsbury	
Drawing:		Location PAn	
Project Ref:	21/026	Drawing No:	13
Scale:	1:1250		
Drawn:	IG	Revision:	/
Date:	March 2021		

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