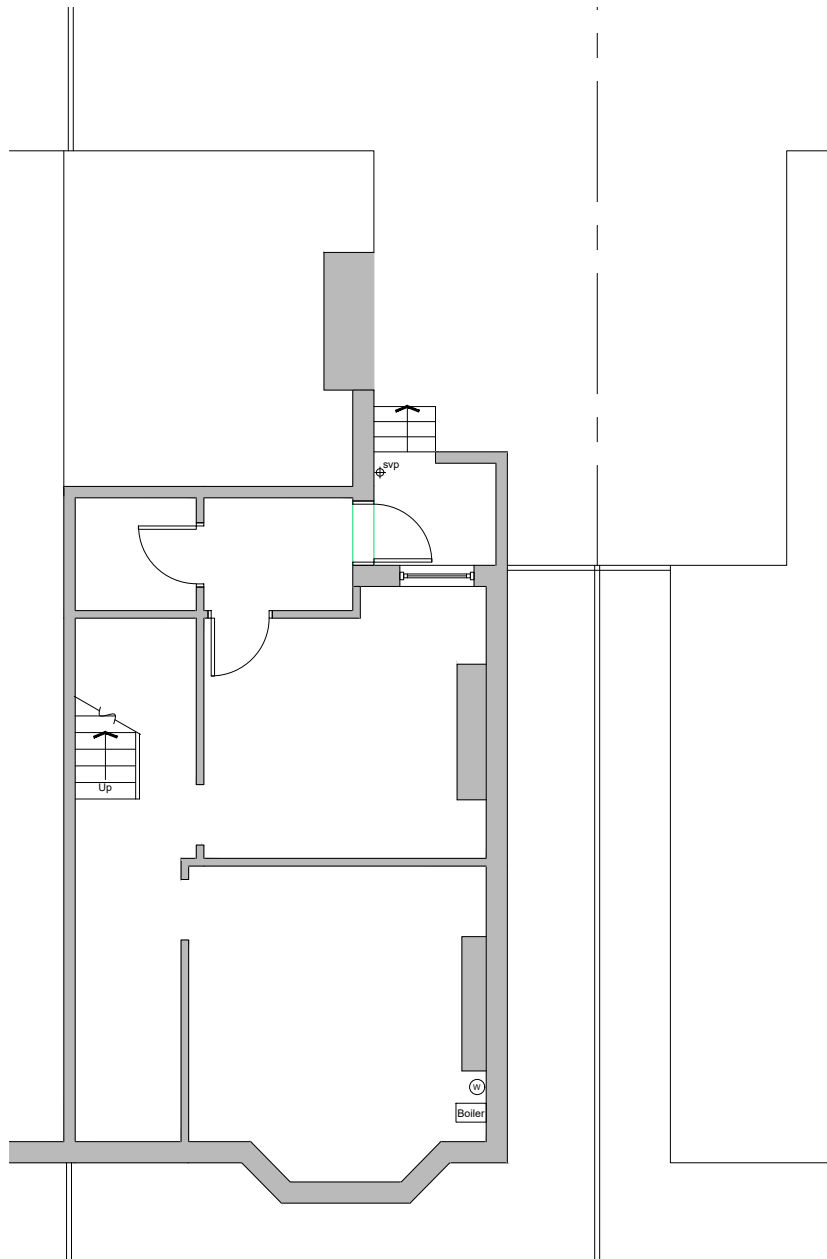
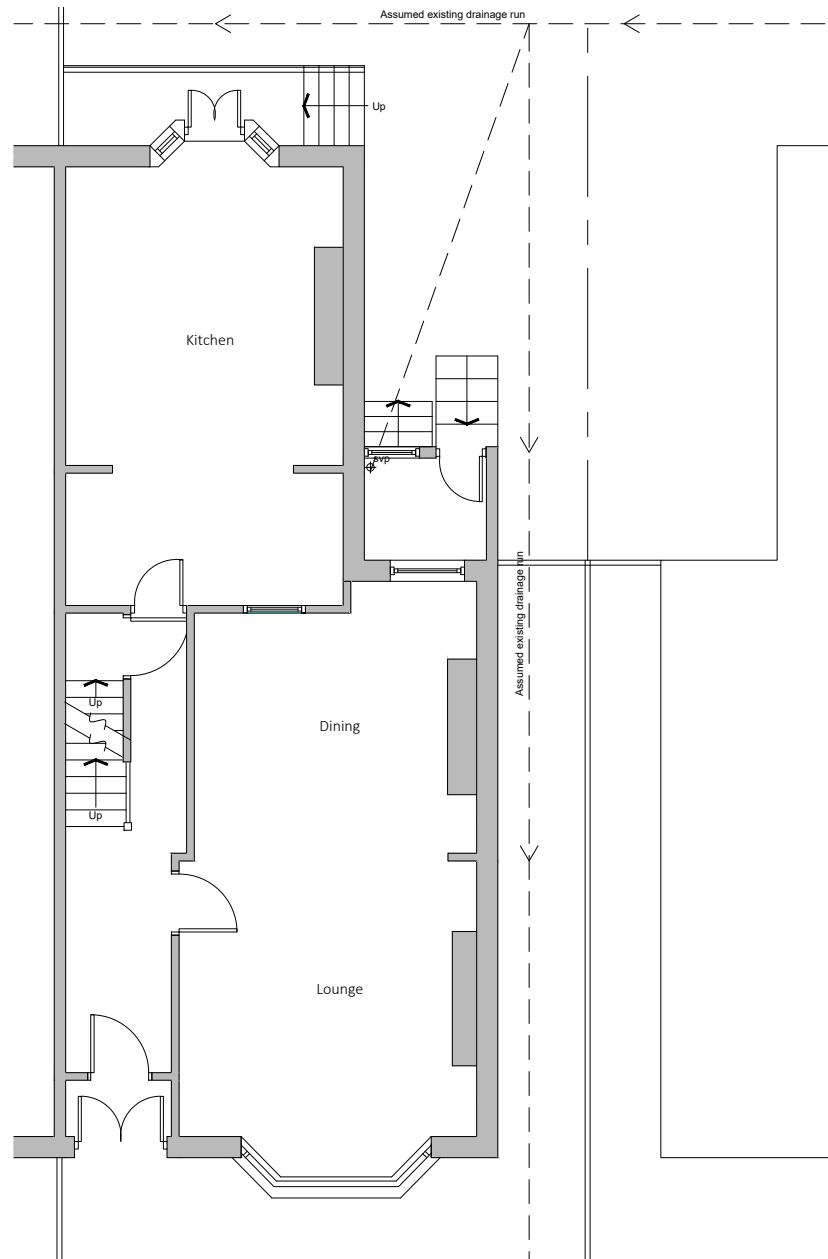




Existing Basement Plan



Existing Ground Floor Plan

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.

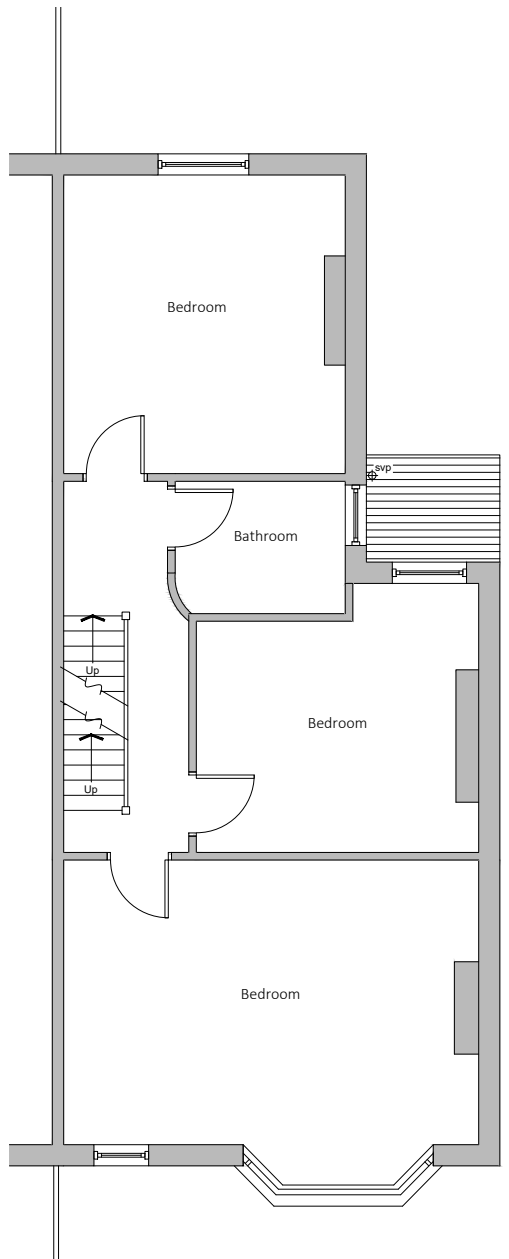
All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

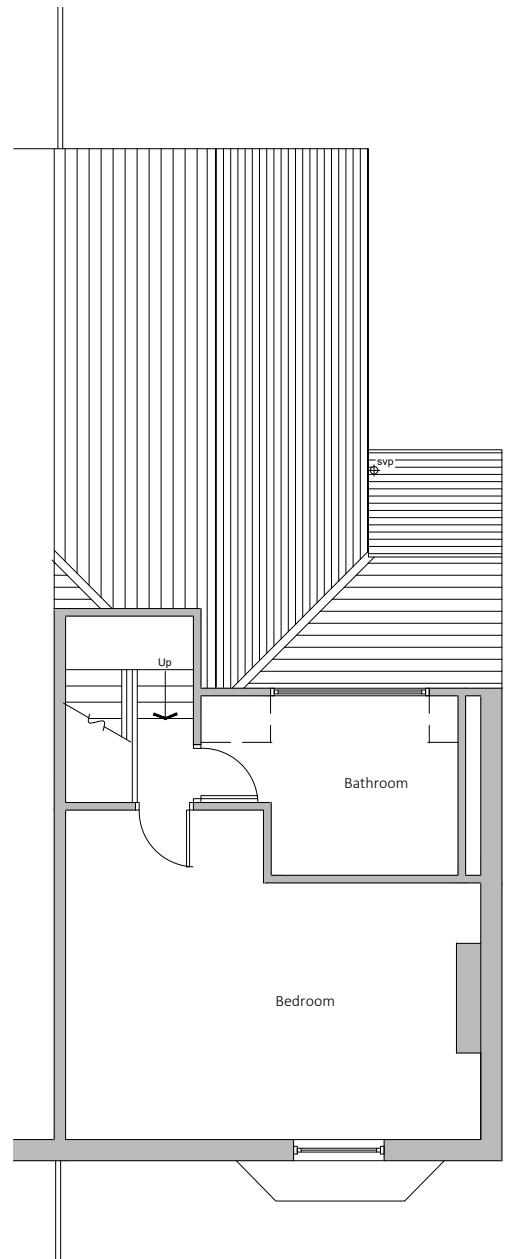
 Hatched area indicates existing walls.



Project:		3 Sefton Road Chorlton	
Drawing:		Existing Plans	
Project Ref:	21/036	Drawing No:	01
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	May 2021	Revision:	



Existing First Floor Plan



Existing Second Floor Plan

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.

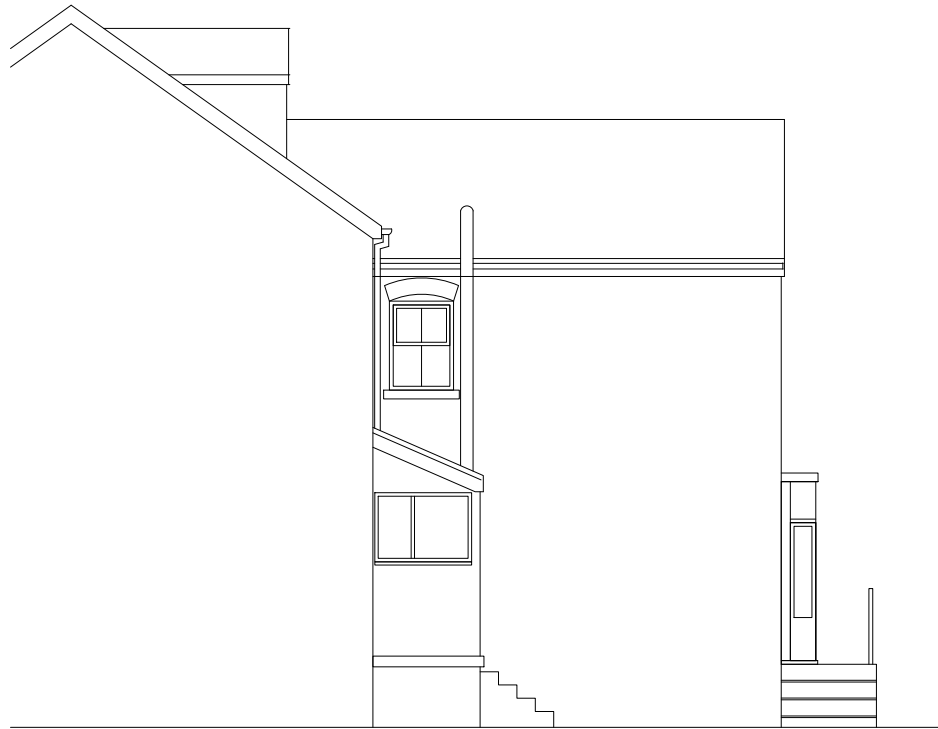
■ Hatched area indicates existing walls.



Project:		3 Sefton Road Chorlton	
Drawing:		Existing Plans	
Project Ref:	21/036	Drawing No:	02
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	May 2021	Revision:	



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.

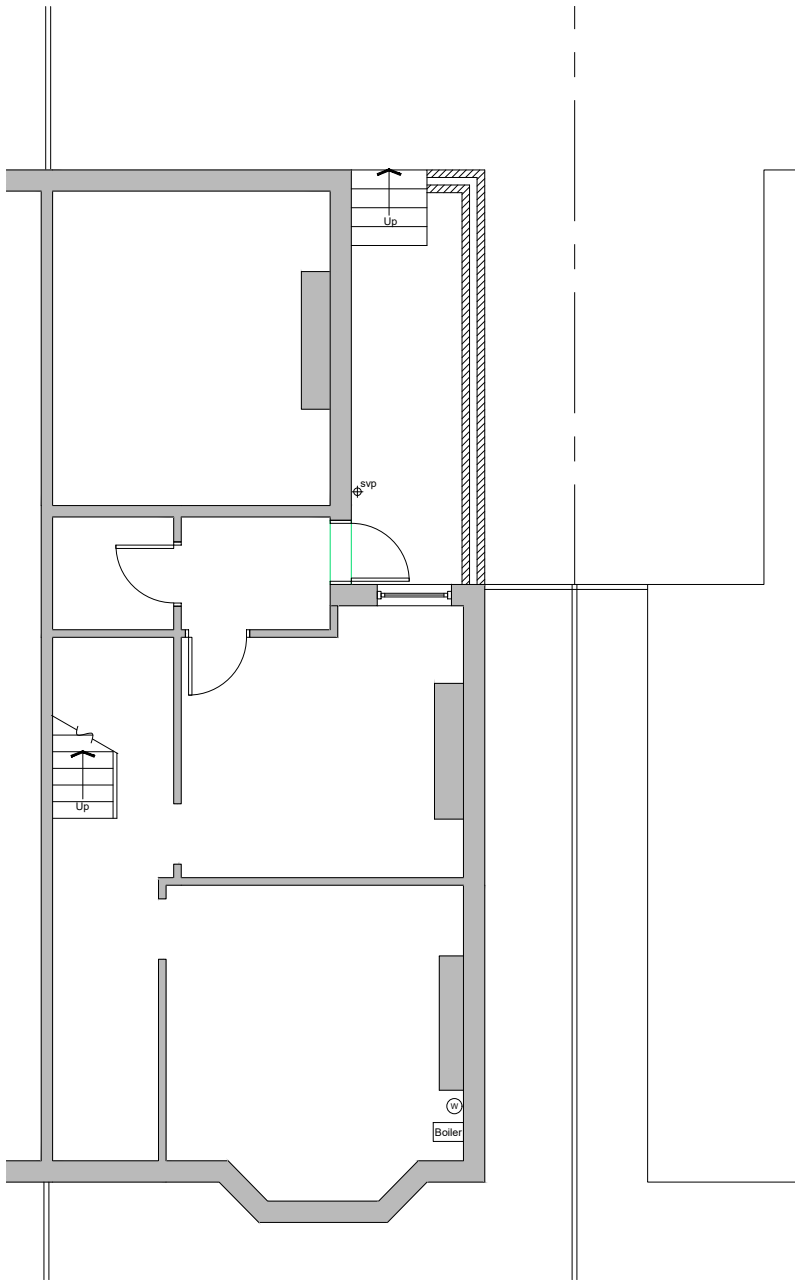
All new timber sizes to be checked and approved by building control prior to site start.

blu room
architecture

Project:		3 Sefton Road Chorlton	
Drawing:		Existing Elevations	
Project Ref:	21/036	Drawing No:	03
Scale:	1:100	Revision:	
Drawn:	IG	Date:	May 2021

THIS DRAWING IS COPYRIGHT: CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE, ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECTS BEFORE PROCEEDING.

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



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.

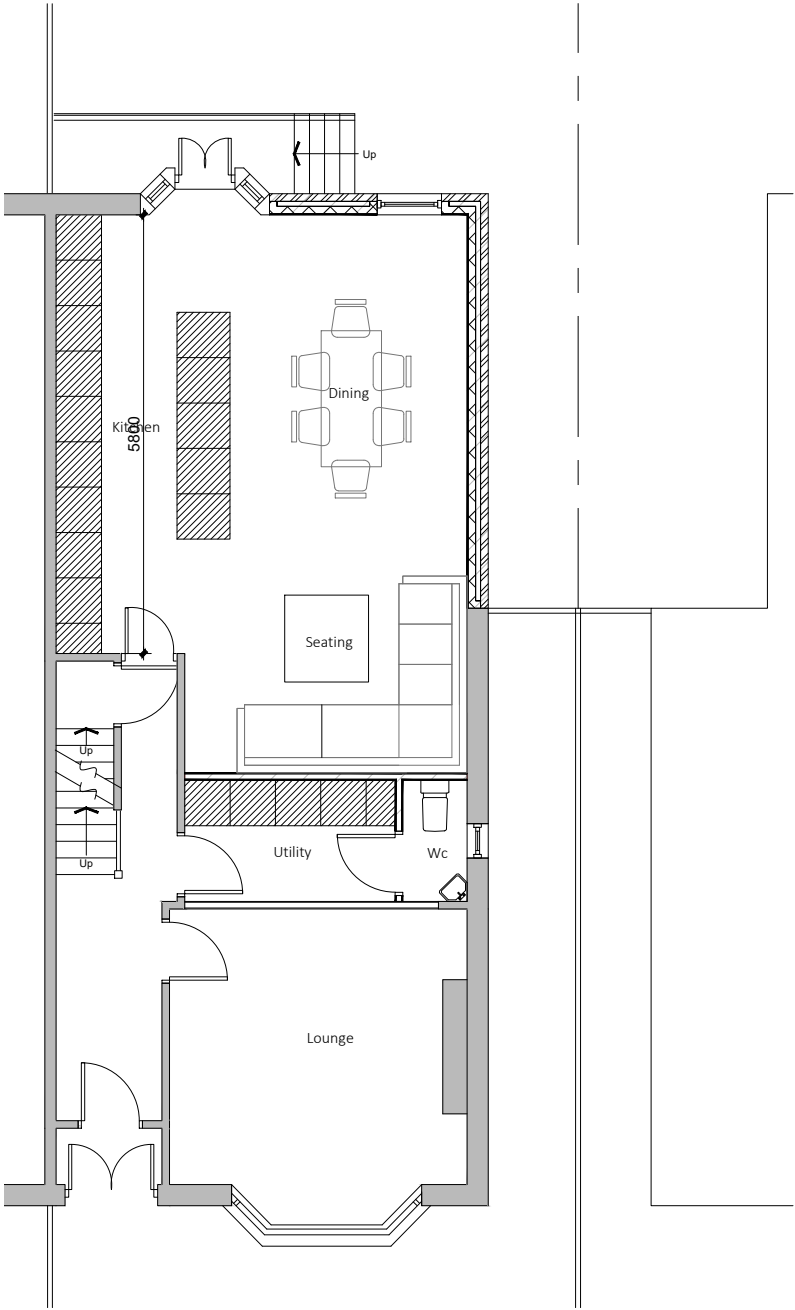
Dashed line indicates steel beam.

Hatched area indicates existing walls.



Project: 3 Sefton Road Chorlton	
Drawing: Basement Floor Plan	
Project Ref: 21/036	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: May 2021	

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



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.

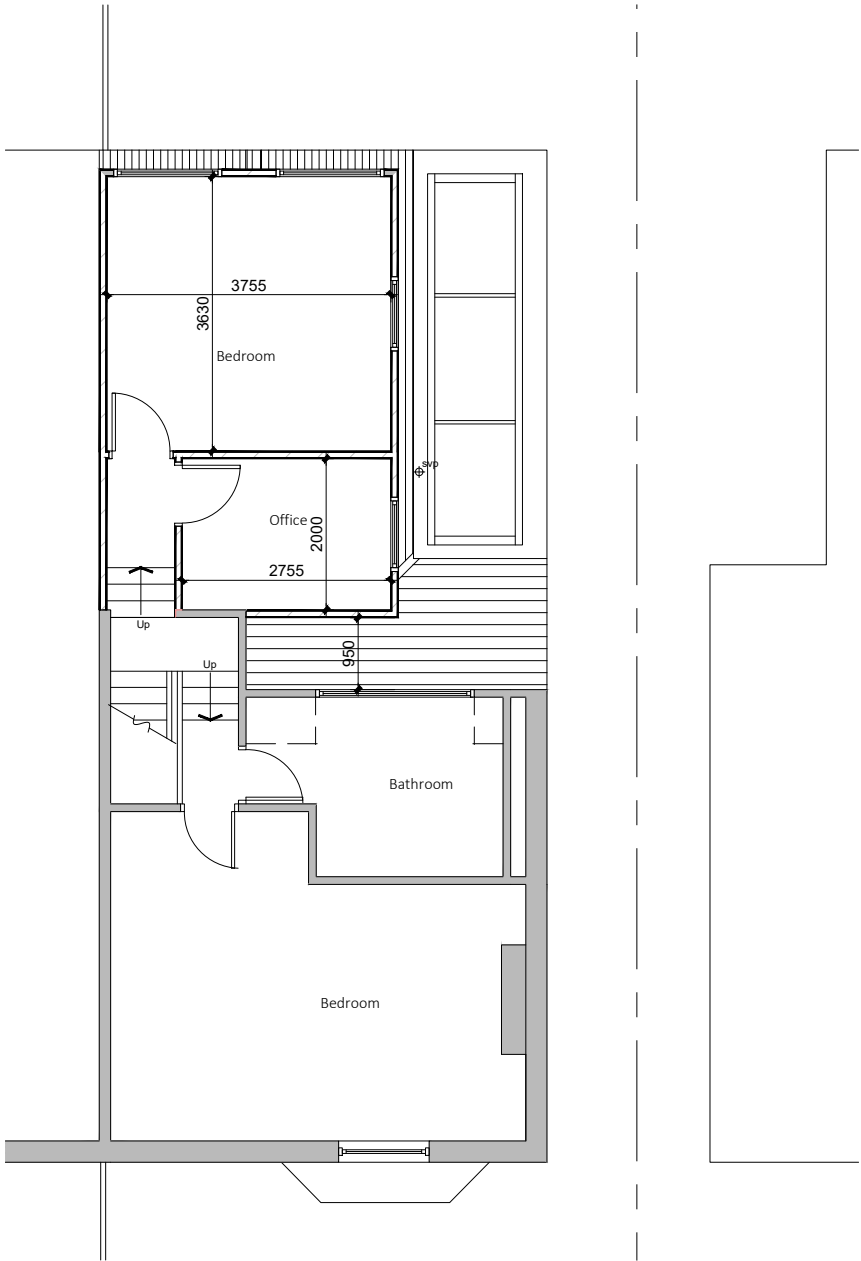
Dashed line indicates steel beam.

Hatched area indicates existing walls.



Project: 3 Sefton Road Chorlton	
Drawing: Ground Floor Plan	
Project Ref: 21/036	Drawing No: 05
Scale: 1:100	
Drawn: IG	Revision: /
Date: May 2021	

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



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:		3 Sefton Road Chorlton	
Drawing:		Second Floor Plan	
Project Ref:	21/036	Drawing No:	06
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	May 2021	Revision:	



Rear 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.



Project:		3 Sefton Road Chorlton
Drawing:		Proposed Elevations
Project Ref:	21/036	Drawing No: 07
Scale:	1:100	
Drawn:	IG	Revision: /
Date:	May 2021	