DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED

Existing rear wall removed and supported with new beam to structural engineers design and specification.

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

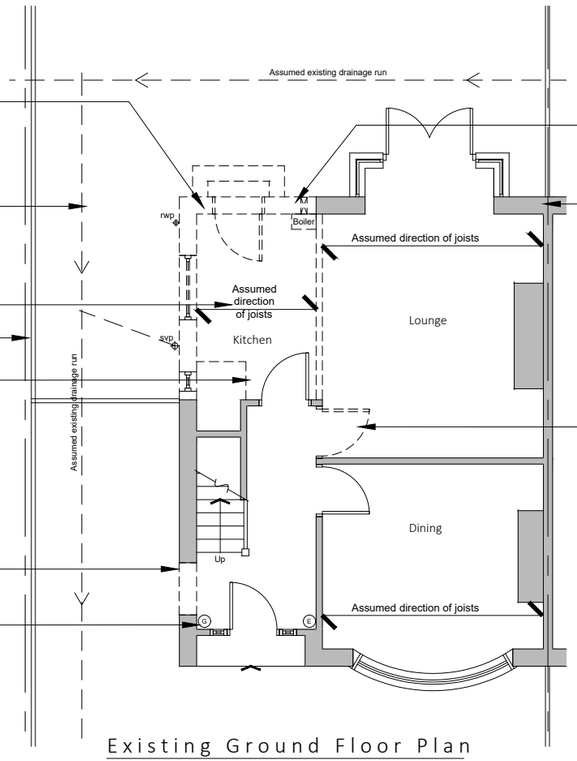
Assumed line of joists only, client to confirm prior to site start.

No on site works to begin until agreement with neighbours is in place.

Clear existing kitchen units and flooring and make area good ready for new installation.

Create opening for new doorway.

Existing gas pipe to be inspected and moved to location stated on plans. All works to be carried out by person gas registered as per building control requirements.



Existing Ground Floor Plan

Existing boiler removed. All works to be carried out by approved installer.

No on site works to begin until agreement with neighbours is in place.

Remove doorway and block opening.

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:	29 Longford Road Chorlton
Drawing:	Existing Plans
Project Ref: 19/023	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: March 2019	

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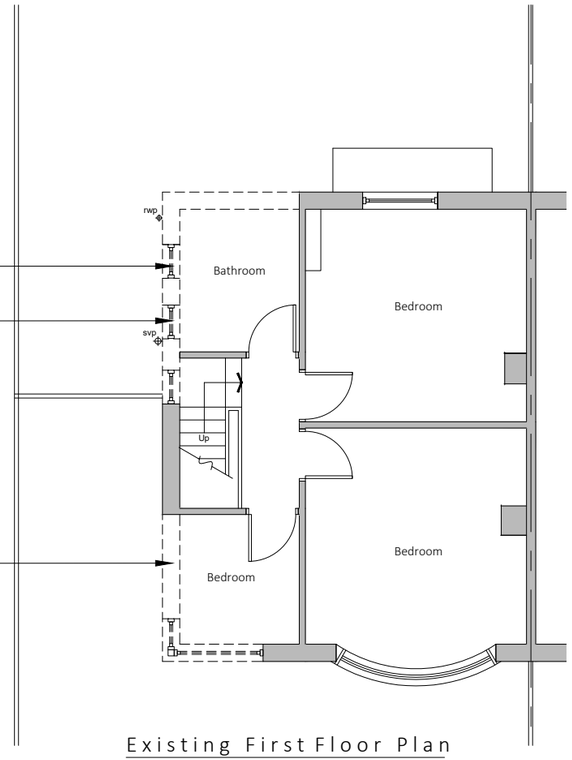
Existing side / rear wall removed and supported with new beam to structural engineers design and specification.

Strip existing bathroom and remove existing drainage.

Existing window removed and opening used for new doorway.

Existing side / front wall removed and supported with new beam to structural engineers design and specification.



Existing First 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.

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Project:	29 Longford Road Chorlton
Drawing:	Existing Plans
Project Ref: 19/023	Drawing No: 02
Scale: 1:100	
Drawn: IG	Revision: /
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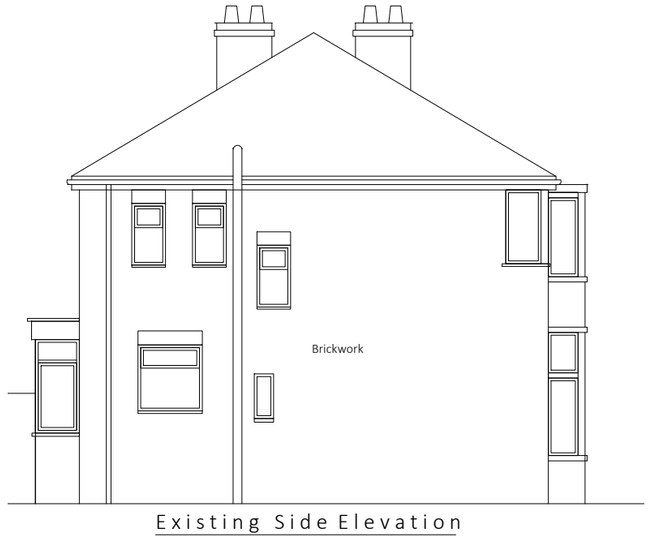
Existing Front Elevation



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.

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Project: 29 Longford Road Chorlton

Drawing: Existing Elevations

Project Ref: 19/023

Drawing No: 03

Scale: 1:100

Drawn: IG

Revision: /

Date: March 2019

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New boundary walls as per the elevations and the clients spec.

New aluminum bi fold or sliding doors.

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

New Svp to connect into existing external run, connections to be approved by building control as per the specification.

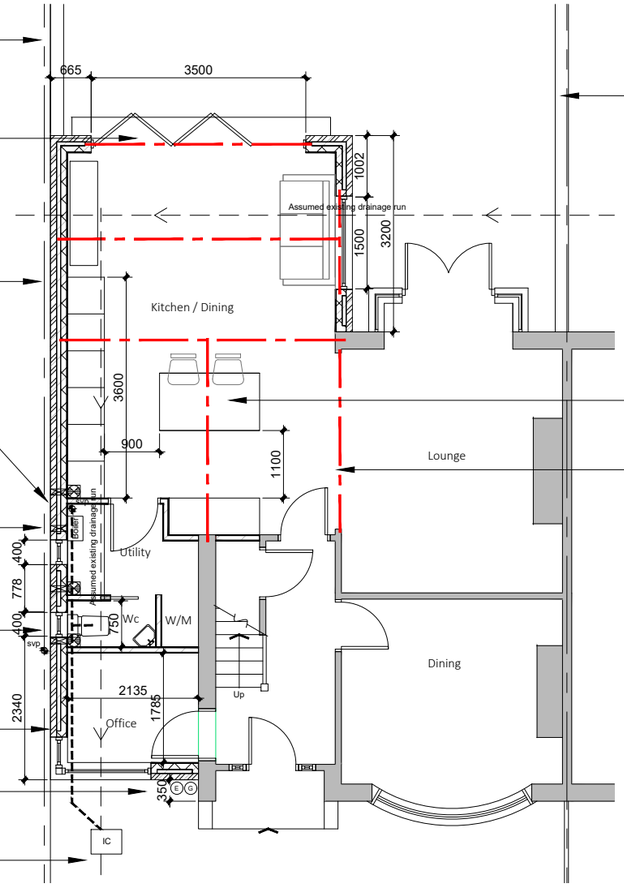
New boiler installed as per manufacturers instructions to comply with building regulations. All works to be carried out by approved installer.

New Wc / utility / kitchen ventilation as per specification.

New corner window to match the existing style. Designed by specialist contractor.

Proposed location of the new gas pipe and electric meter. All works to be carried out by person gas registered as per building control requirements.

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



No on site works to begin until agreement with neighbours is in place.

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

Please refer to the structural engineers design for new beam 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.

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Project:	29 Longford Road Chorlton
Drawing:	Ground Floor Plan
Project Ref: 19/023	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: March 2019	

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Flat roof window supported by timbers to structural engineers design and specification.

Rear bedroom windows to have vertical timber opening panels fixed to the rear wall.

Building Control to approve all joist sizes / spans prior to site start.

Electric underfloor heating

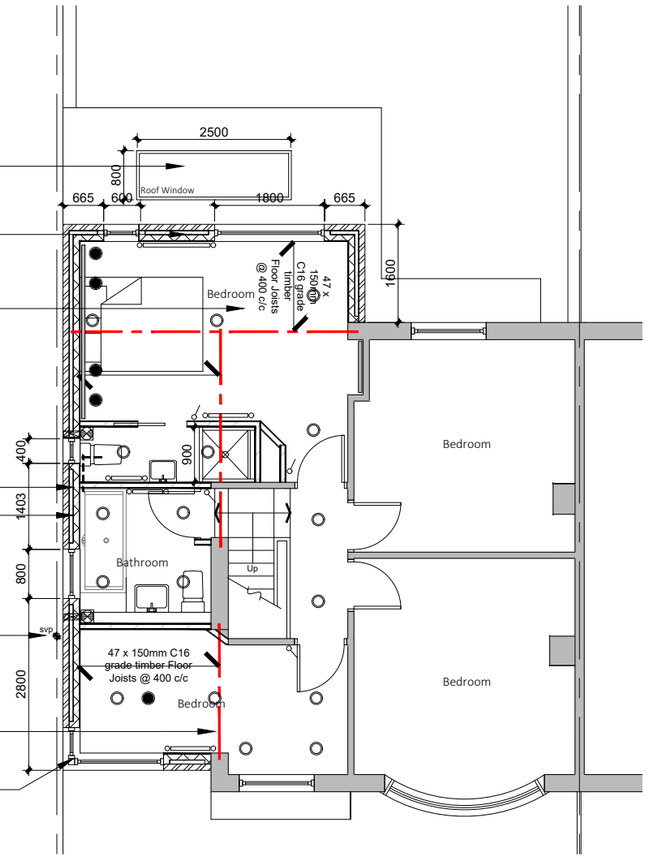
New bathroom / en-suite ventilation as per specification.

New Svp to connect into existing external run, connections to be approved by building control as per the specification.

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

Please refer to the structural engineers design for new beam specification.

New corner window to match the existing style. Designed by specialist contractor.



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.

Strip Lighting

Ceiling Pendant

Spot Light

Light Switch

Radiator

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Project:	29 Longford Road Chorlton
Drawing:	First Floor Plan
Project Ref: 19/023	Drawing No: 05
Scale: 1:100	
Drawn: IG	Revision: /
Date: March 2019	

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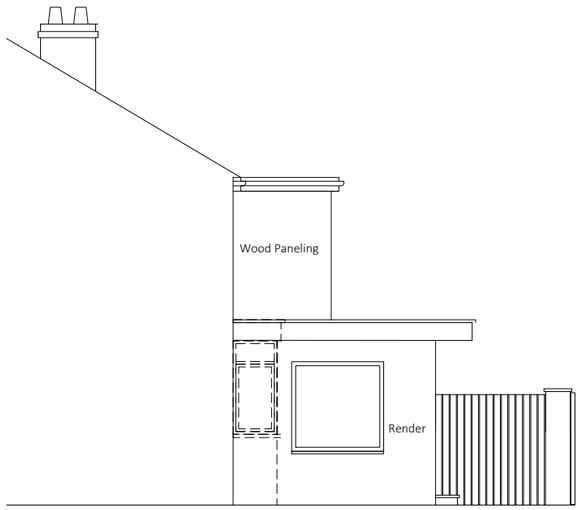
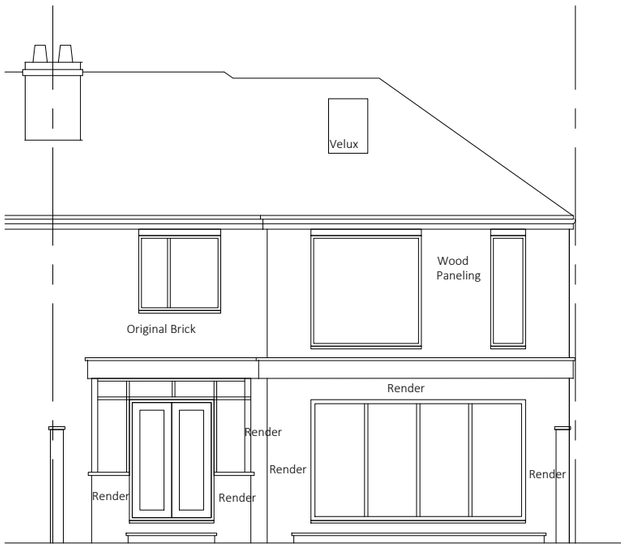
New grey composite slate effect tiles to the existing and new roof section.



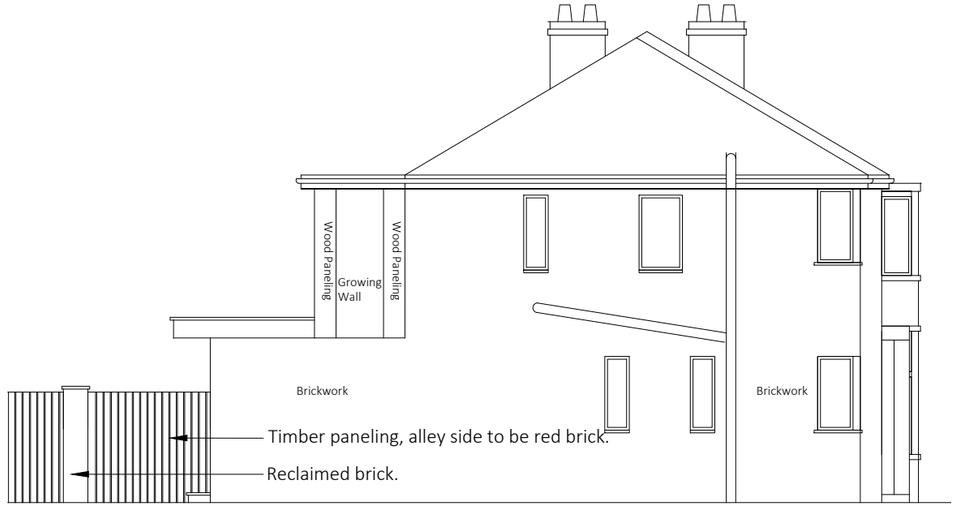
Front Elevation



Side Elevation



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.

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Project:	29 Longford Road Chorlton
Drawing:	Proposed Elevations
Project Ref: 19/023	Drawing No: 06
Scale: 1:100	
Drawn: IG	Revision: /
Date: March 2019	

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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.

N

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Project:	29 Longford Road Chorlton
Drawing:	Location Plan
Project Ref: 19/023	Drawing No: 10
Scale: 1:1250	
Drawn: IG	Revision: /
Date: March 2019	

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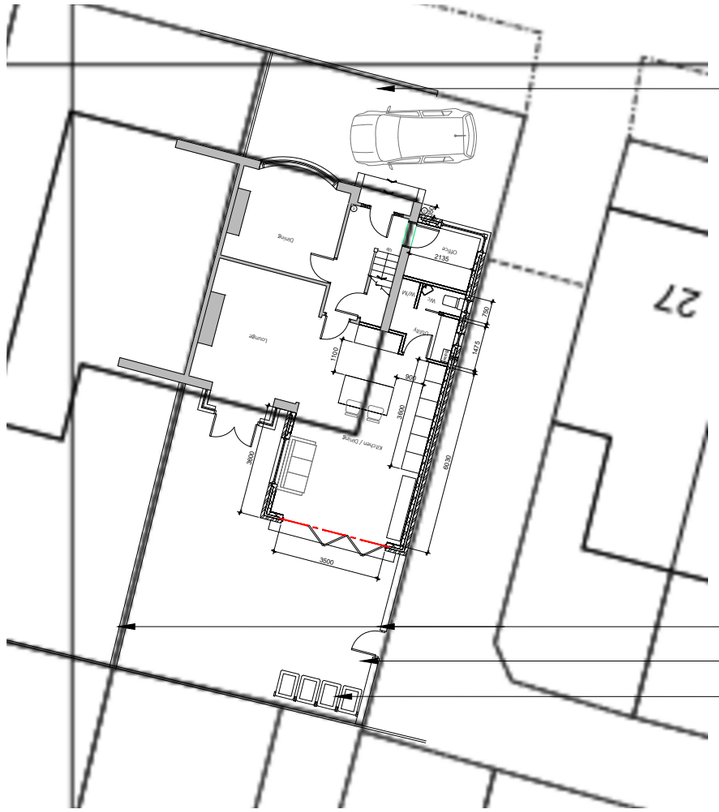
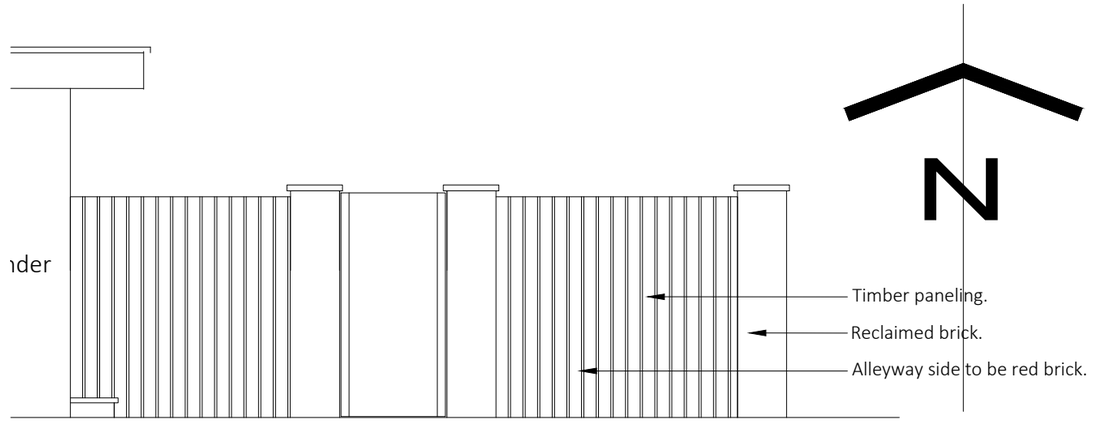
Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.
Assumed direction of joists marked on plan. Contractor must 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.





Boundary Wall Elevation

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Project:	29 Longford Road Chorlton
Drawing:	Site Plan
Project Ref: 19/023	Drawing No: 11
Scale: 1:200	
Drawn: IG	Revision: /
Date: March 2019	

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