DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED

Demolish existing outbuilding ready for new construction.

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

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

Existing beam removed and replaced as per engineers design.

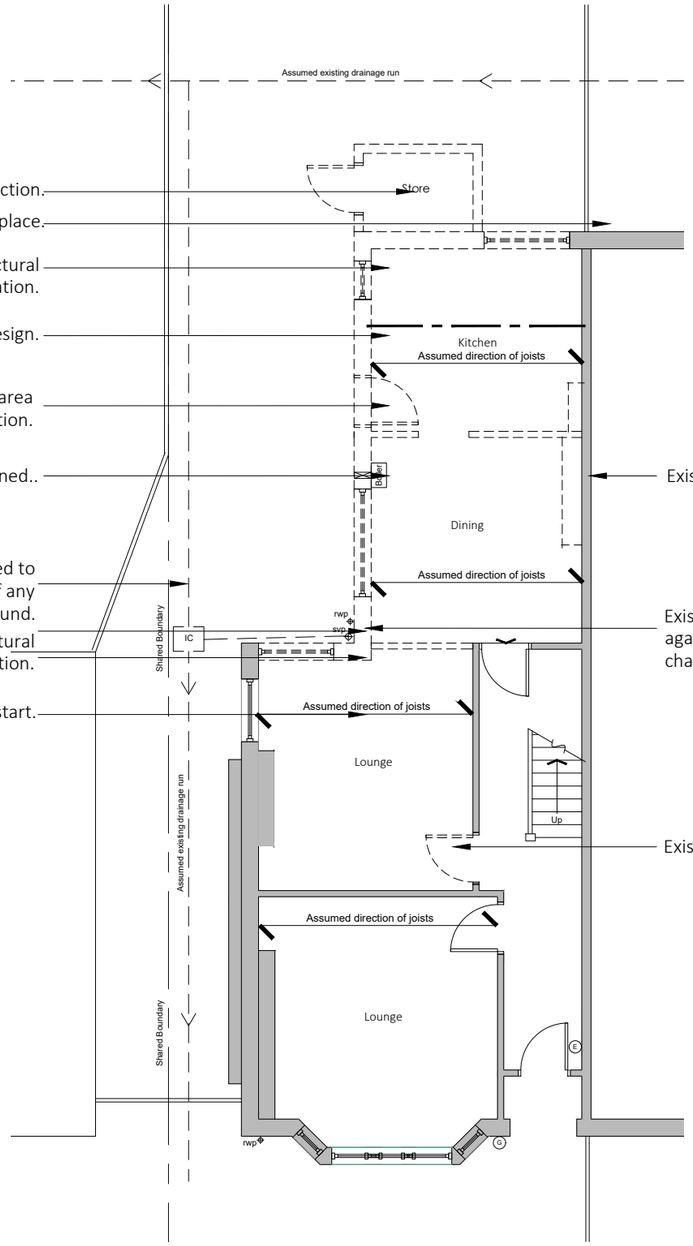
Clear existing kitchen units and flooring and make area good ready for new installation.

Existing boiler removed and inspected to determine if it can be retained..

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

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

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



Existing chimney removed and beam installed to support chimney above.

Existing SVP to be diverted through roof timbers and taken externally against new wall.. Boxing to be demountable with access provided at all changes of direction.

Existing door to be handed.

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.

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Project:	230 Ryebank Road Chorlton
Drawing:	Existing Plans
Project Ref: 18-057	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2018	

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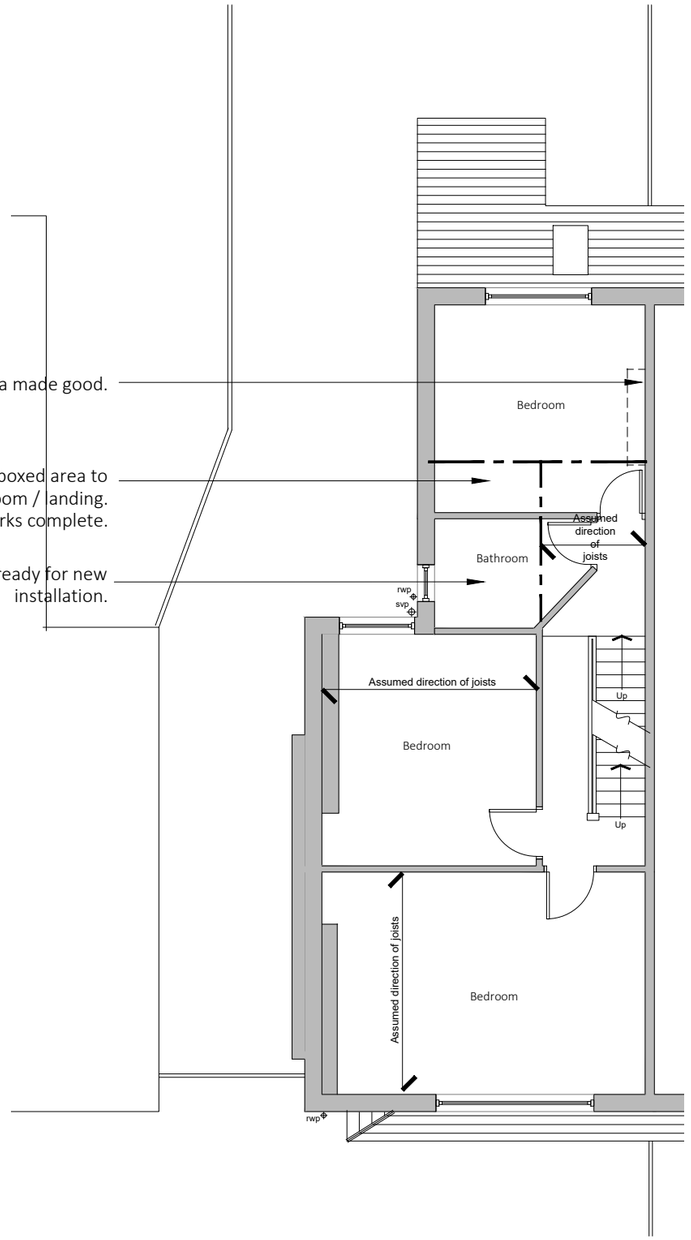
Existing chimney removed and area made good.

Existing supporting beams removed along with lowered boxed area to create full head height in the rear bedroom / bathroom / landing. All areas to be plastered and repaired after works complete.

Existing floor joists to the bathroom above removed ready for new installation.



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: 230 Ryebank Road Chorlton

Drawing: Existing Plans

Project Ref: 18-057	Drawing No: 02
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2018	

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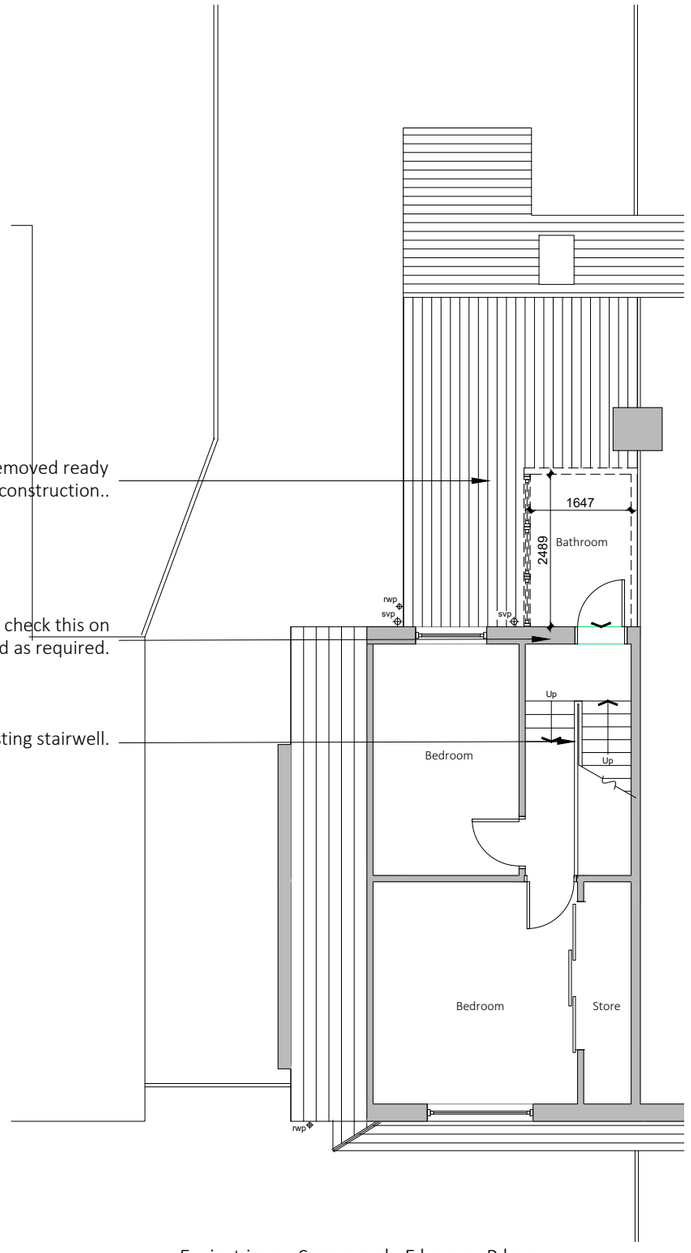
Bathroom stripped and existing domrer walls / flooring removed ready for new construction..

New dormer to clash with existing high level window, check this on site, window removed and opening blocked as required.

Create opening for new velux above the existing stairwell.



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.

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Project: 230 Ryebank Road Chorlton

Drawing: Existing Plans

Project Ref:	Drawing No:
18-057	03
Scale: 1:100	
Drawn: IG	Revision: /
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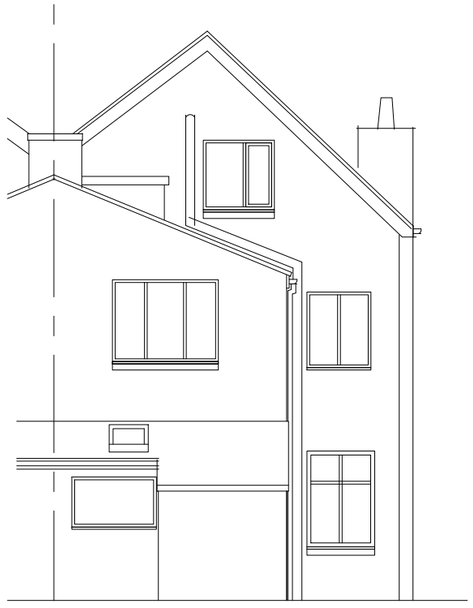
Existing Side Elevation



Existing Rear 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: 230 Ryebank Road Chorlton	
Drawing: Existing Elevations	
Project Ref: 18-057	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2018	

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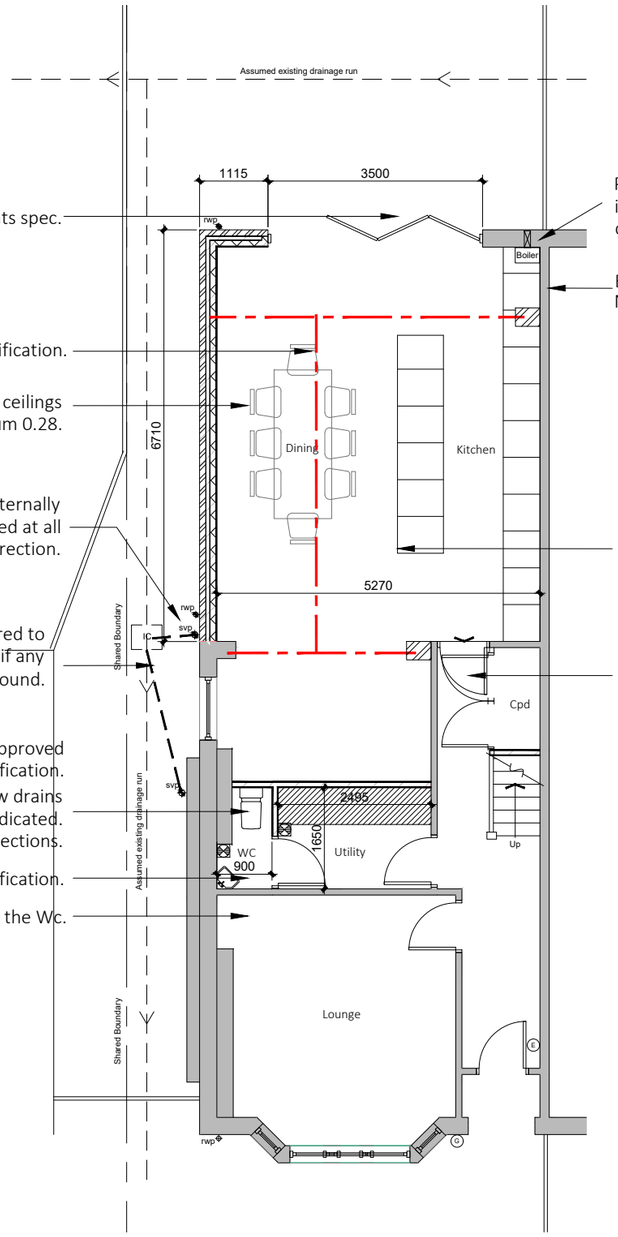

New aluminum bi-fold doors to clients spec.

All new beams to structural engineers design and specification.

Exposed sections of ceilings where vaulted roof and flat ceilings meet to be insulated to minimum 0.28.

Existing SVP to be diverted through roof timbers and taken externally against new wall.. Boxing to be demountable with access provided at all changes of direction.

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.

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

New Wc / Utility ventilation as per specification.

Builder to inspect wall / chimney to determine if the client can get a window to the Wc.

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

Existing party wall to be built up to give required height of new eaves. 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.

Client to specify requirements for under stairs new cpd area.

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: 230 Ryebank Road Chorlton

Drawing: Ground Floor Plan

Project Ref: 18-057

Drawing No: 05

Scale: 1:100

Drawn: IG

Revision: /

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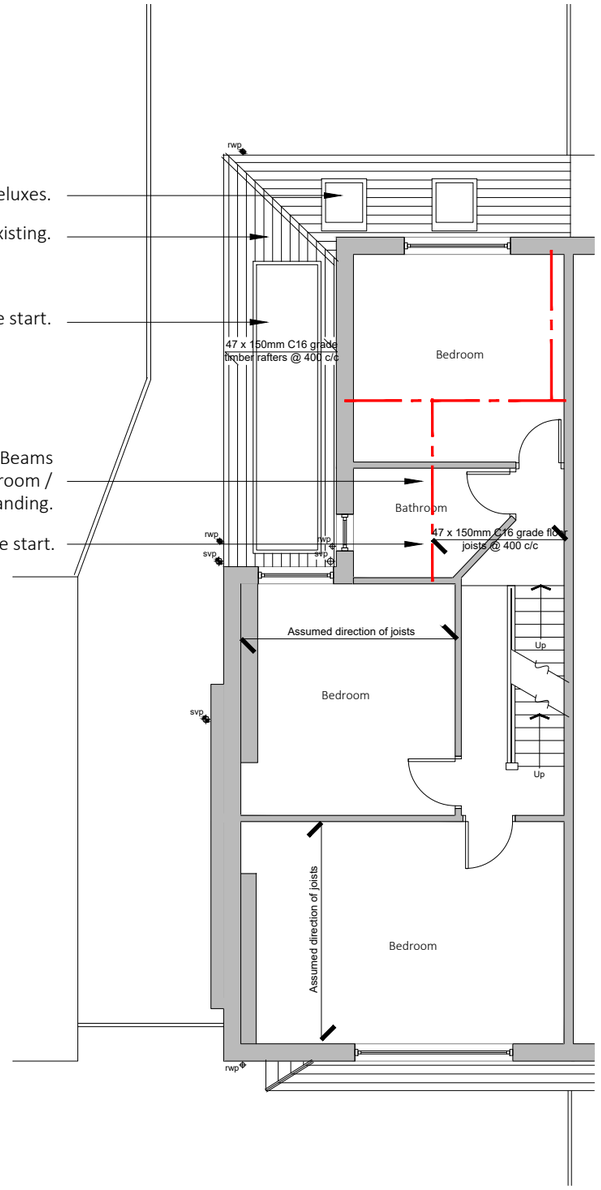
New veluxes to be sized on site, double joists to veluxes.

New roof tiles to match existing.

Large section of glazing, size to be confirmed prior to site start.

New beams installed as per structural engineers design. Beams installed to allow full useable head height in the existing bathroom / rear bedroom / landing.

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



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: 230 Ryebank Road Chorlton

Drawing: First Floor Plan

Project Ref: 18-057	Drawing No: 06
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2018	

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Provide all necessary code4 lead flashing's and soakers at dormer cheek/chimney abutment in accordance with the Lead Councils recommendations.

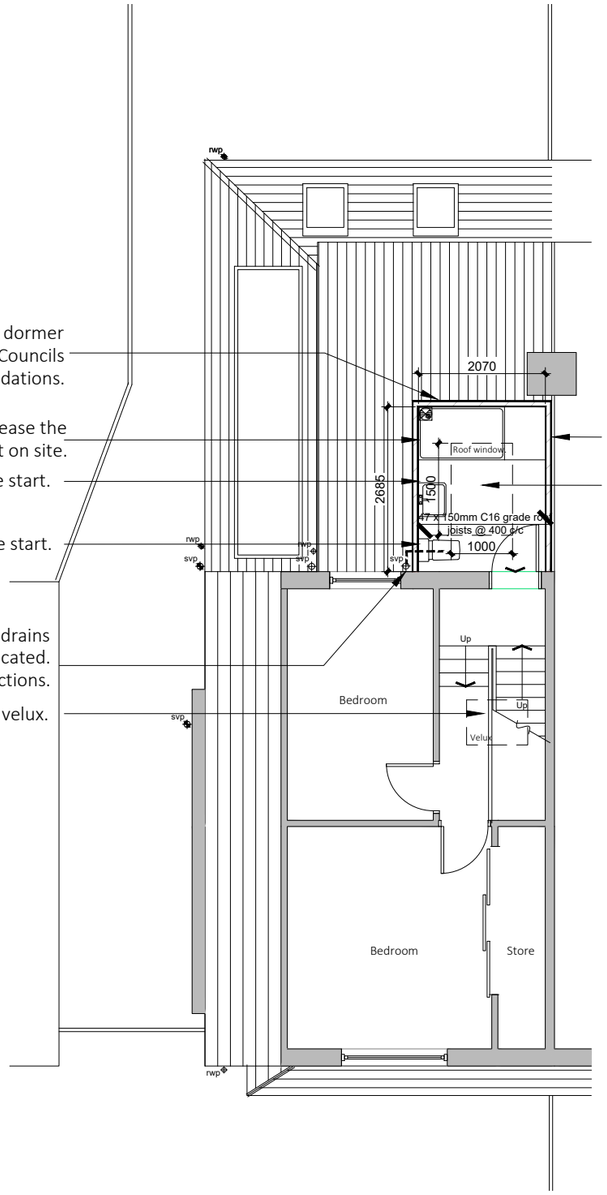
New dormer roof to be raised above the existing ridge to increase the internal head height, dimension to be discussed with client on site.

New dimensions of dormer to checked on site prior to site start.

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

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

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



New dormer wall built off existing ridge, builder to confirm if new ridge timber is required.

New roof window size to be used as an estimate only, client to confirm exact window size.

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: 230 Ryebank Road Chorlton

Drawing: Loft Floor Plan

Project Ref:	Drawing No:
18-057	07
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2018	

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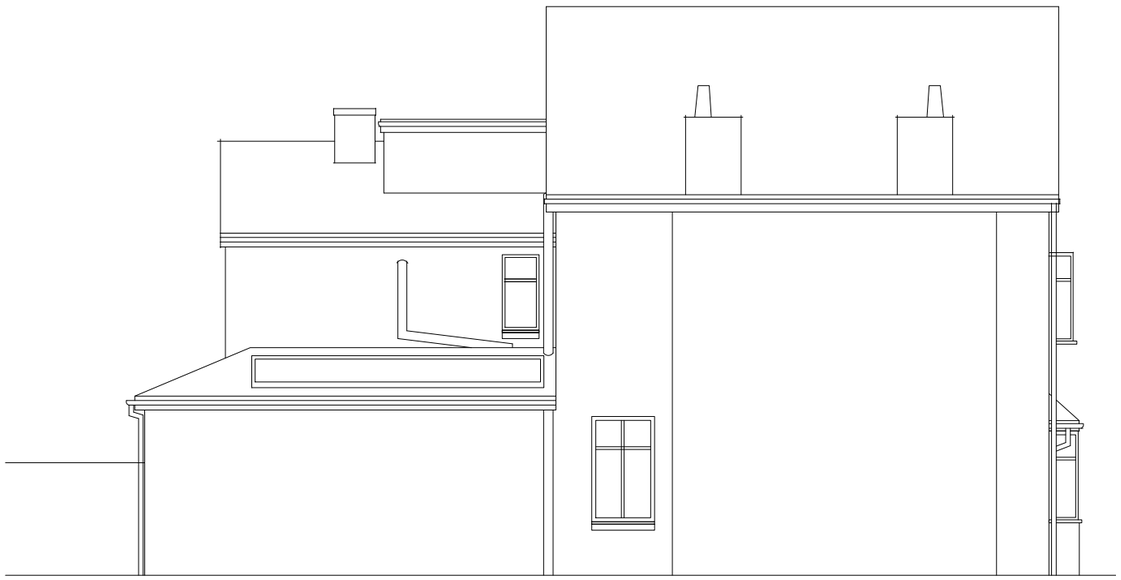
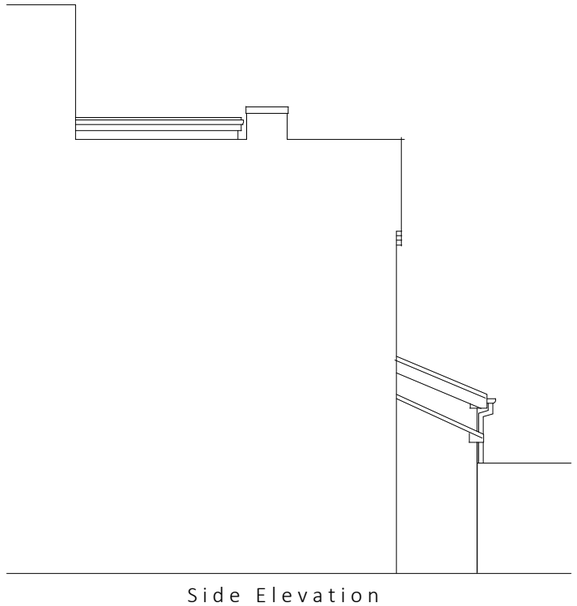


Side Elevation



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: 230 Ryebank Road Chorlton

Drawing: Proposed Elevations

Project Ref: 18-057	Drawing No: 08
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2018	

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