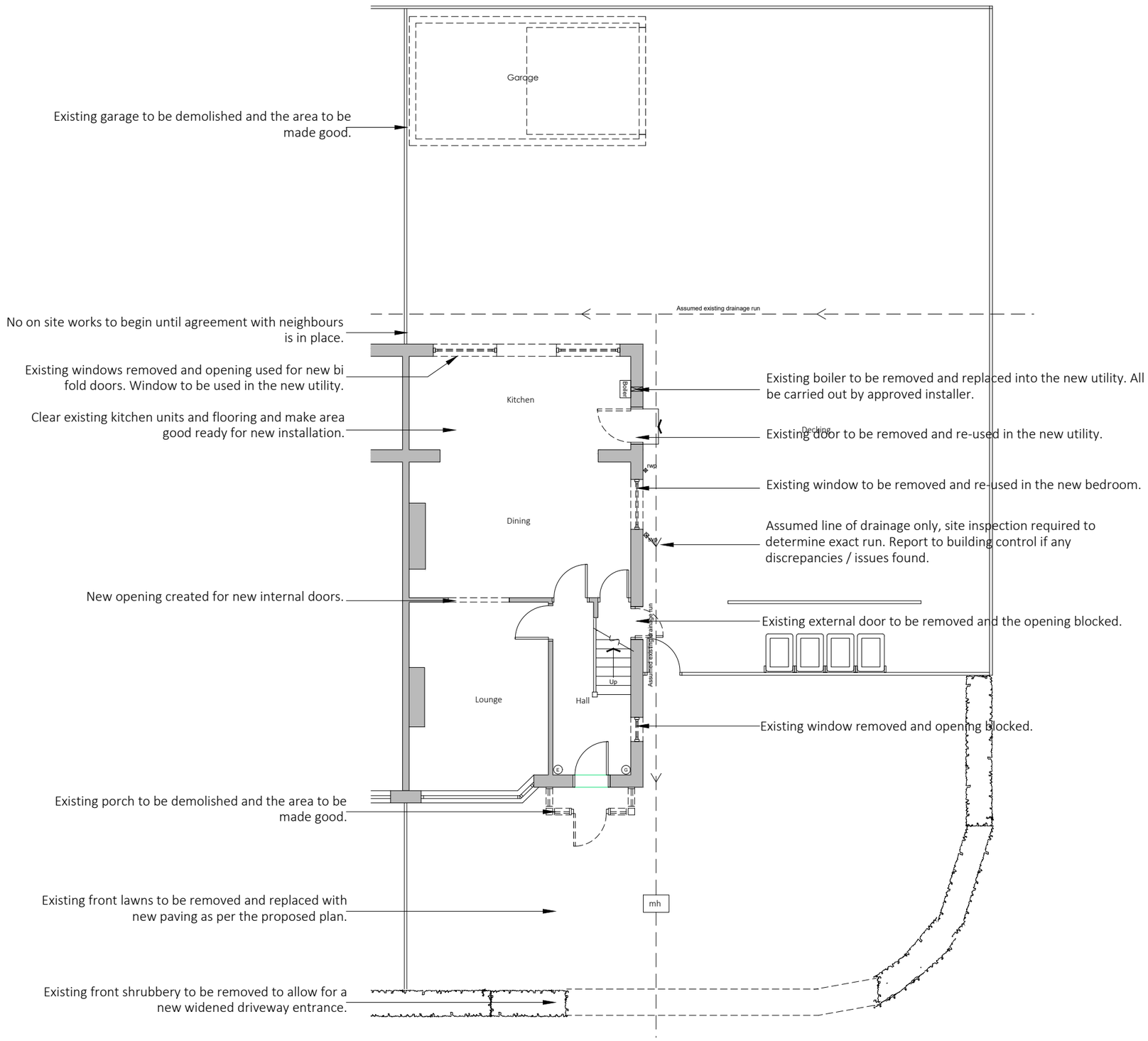
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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

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.

Dashed line indicates demolition.

Hatched area indicates existing walls.

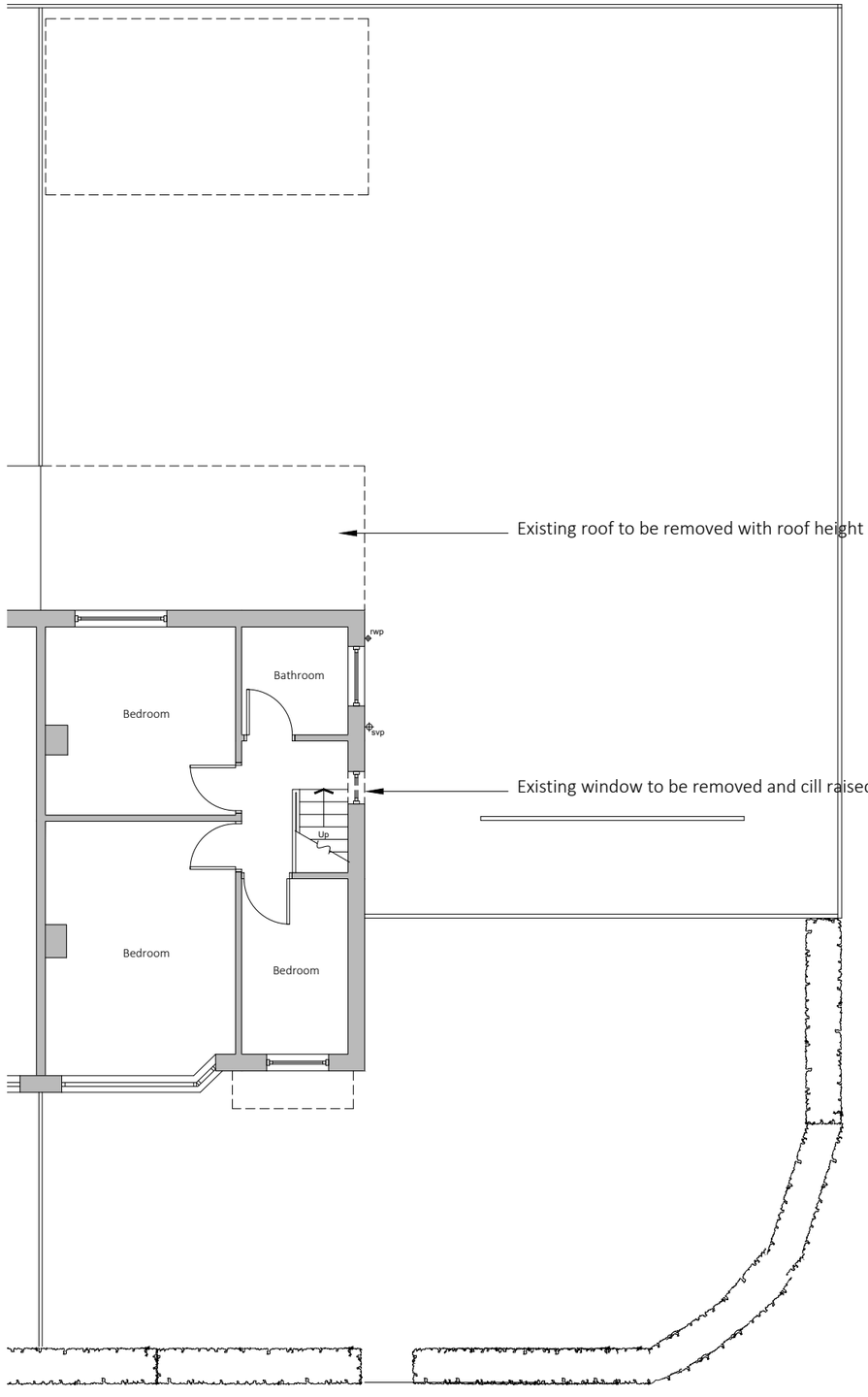
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Project:	12 Riverton Road Didsbury
Drawing:	Existing Ground Floor Plan
Project Ref: 24/032	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2024	

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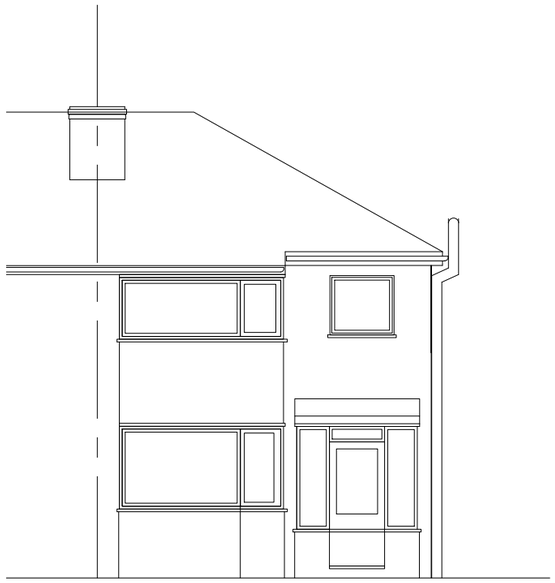
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Project:	12 Riverton Road Didsbury
Drawing:	Existing First Floor Plan
Project Ref: 24/032	Drawing No: 02
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2024	

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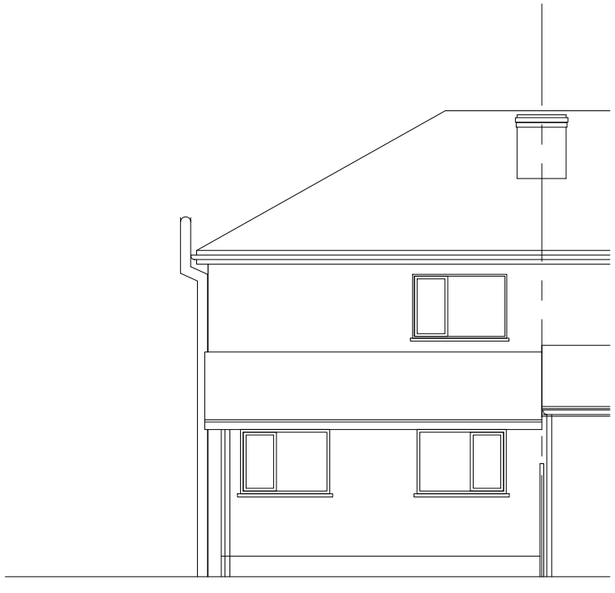
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Existing Front Elevation



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.

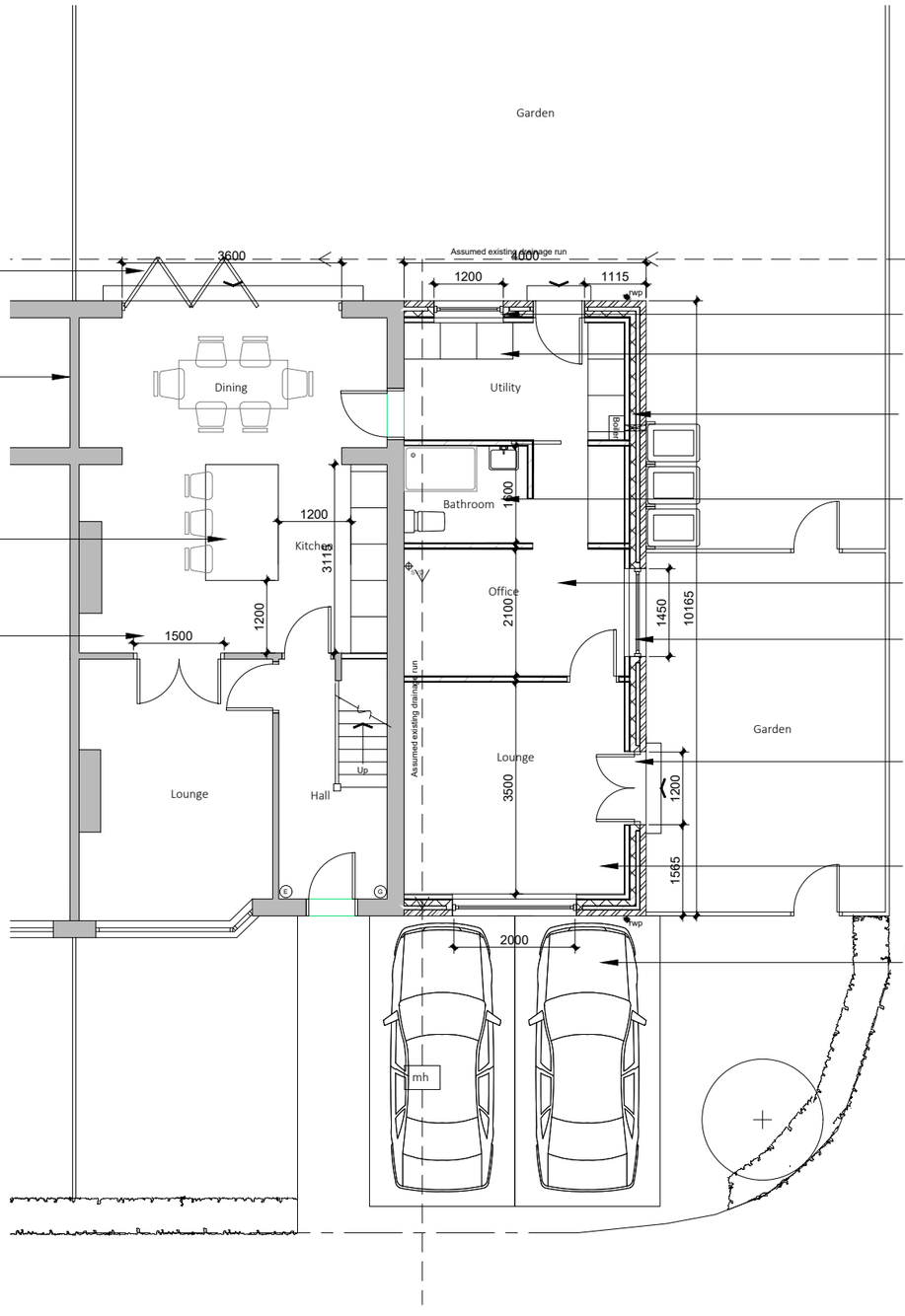
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Project:	12 Riverton Road Didsbury
Drawing:	Existing Elevations
Project Ref: 24/032	Drawing No: 03
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2024	

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New bi fold doors and external steps.

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.

New internal doors to the clients spec.

Door and window taken from the existing house.

New utility ventilation as per specification.

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

New bathroom ventilation as per specification.

Vaulted roof to bathroom, bedroom and lounge area.

Window used from the existing side elevation.

New french doors and external steps.

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

New block paved driveway with aco drainage channel at the front of the driveway.

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.

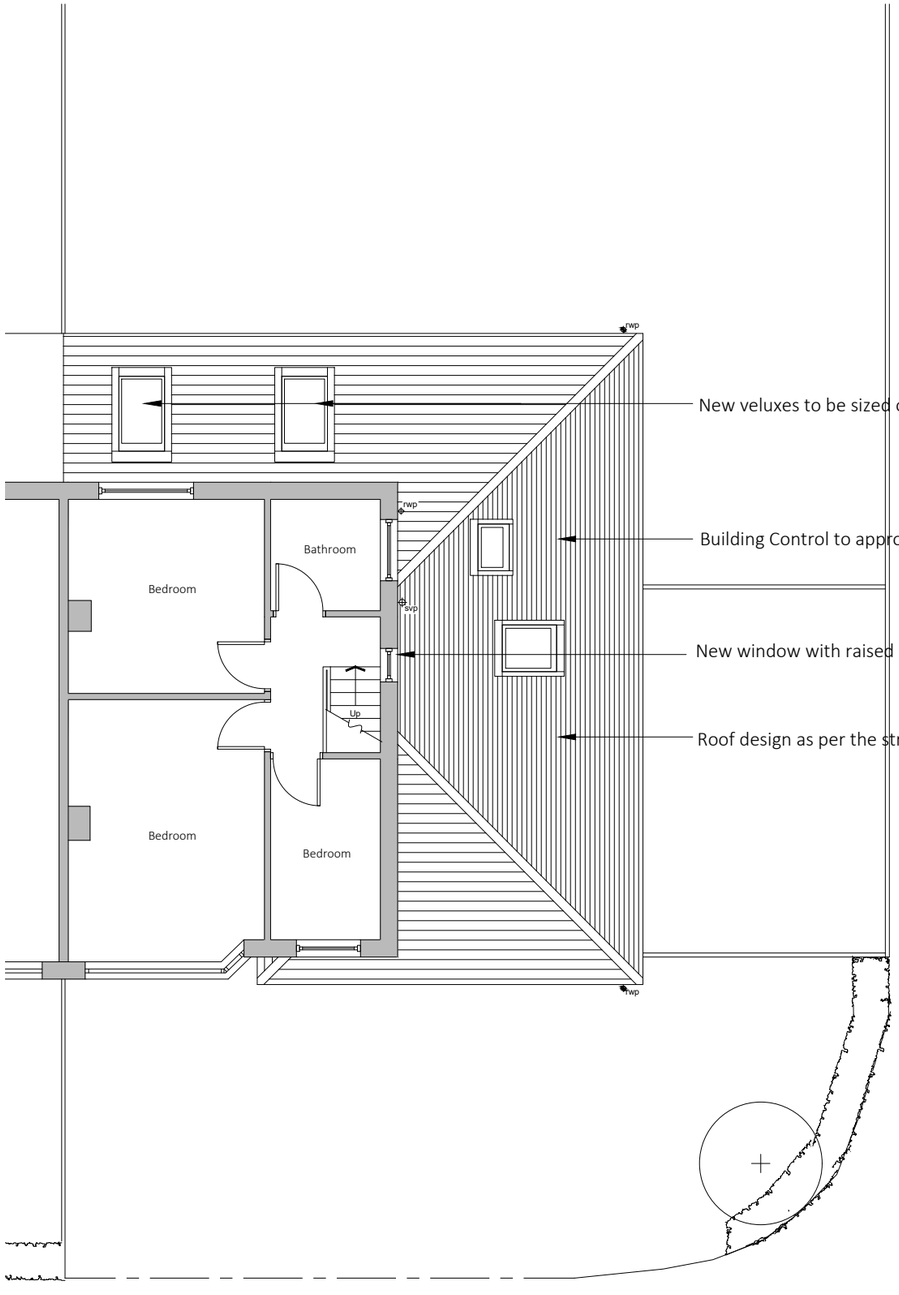
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Project:	12 Riverton Road Didsbury
Drawing:	Proposed Ground Floor Plan
Project Ref: 24/032	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2024	

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

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

New window with raised window cill to match the bathroom cill level.

Roof design as per the structural engineers design.

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: 12 Riverton Road Didsbury

Drawing: Proposed First Floor Plan

Project Ref: 24/032	Drawing No: 05
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2024	

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Front Elevation



Side Elevation

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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: 12 Riverton Road Didsbury

Drawing: Proposed Elevations

Project Ref: 24/032	Drawing No: 06
Scale: 1:100	
Drawn: IG	Revision: /
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Rear Elevation

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Project:	12 Riverton Road Didsbury
Drawing:	Proposed Elevations
Project Ref: 24/032	Drawing No: 07
Scale: 1:100	
Drawn: IG	Revision: /
Date: Sept 2024	

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



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Project:	12 Riverton Road Didsbury
Drawing:	Location Plan
Project Ref: 24/032	Drawing No: 11
Scale: 1:1250	
Drawn: IG	Revision: /
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