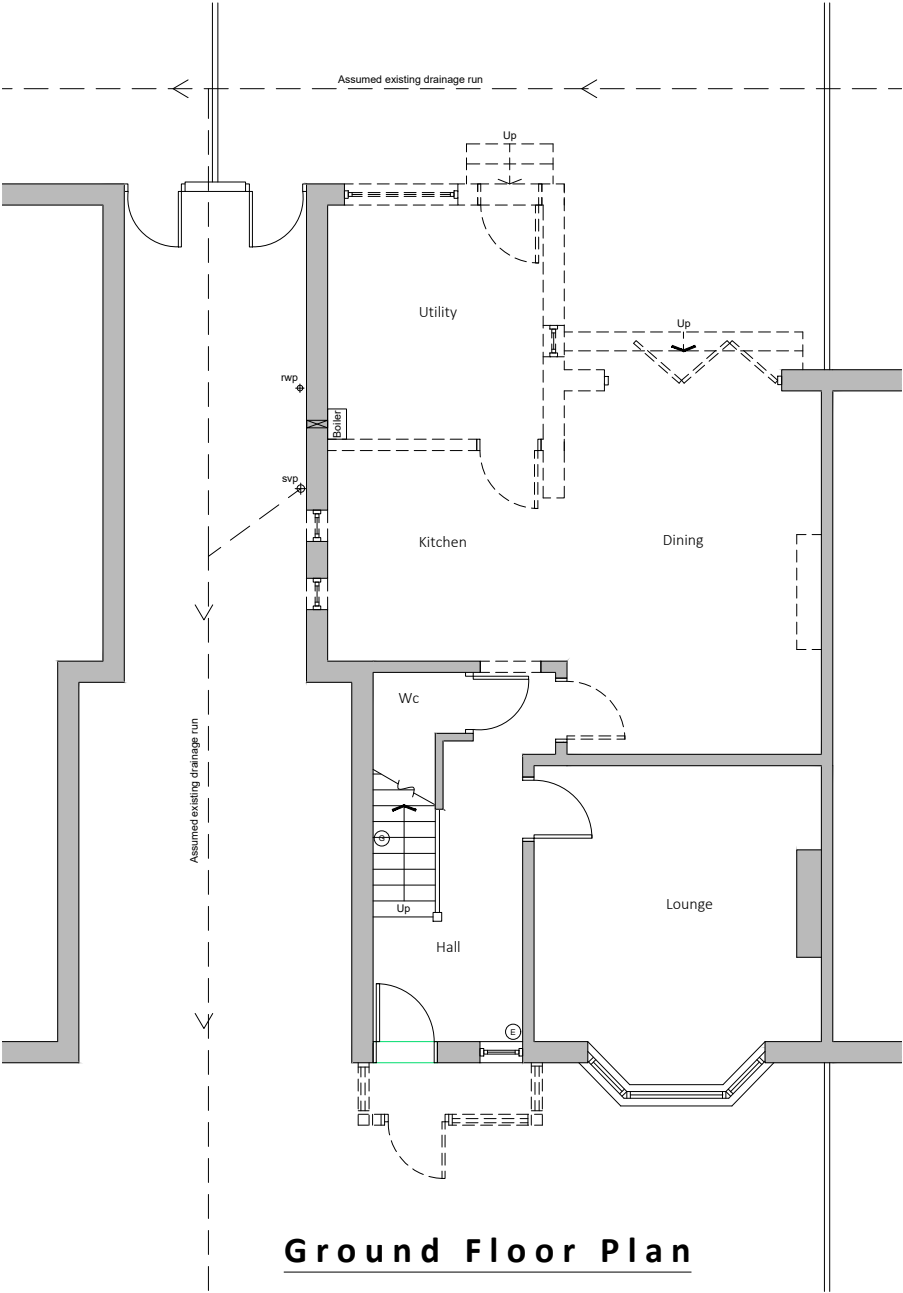




Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

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.

blu room
architecture

Project: 8 Orchard Road East
Northenden

Drawing: Existing Plans

Project Ref: 23/022	Drawing No: 01
Scale: 1:100	Revision: /
Drawn: IG	
Date: June 2023	



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.



Project:		8 Orchard Road East Northenden	
Drawing:		Existing Plans	
Project Ref:	23/022	Drawing No:	02
Scale:	1:100	Revision:	
Drawn:	IG		
Date:	June 2023		

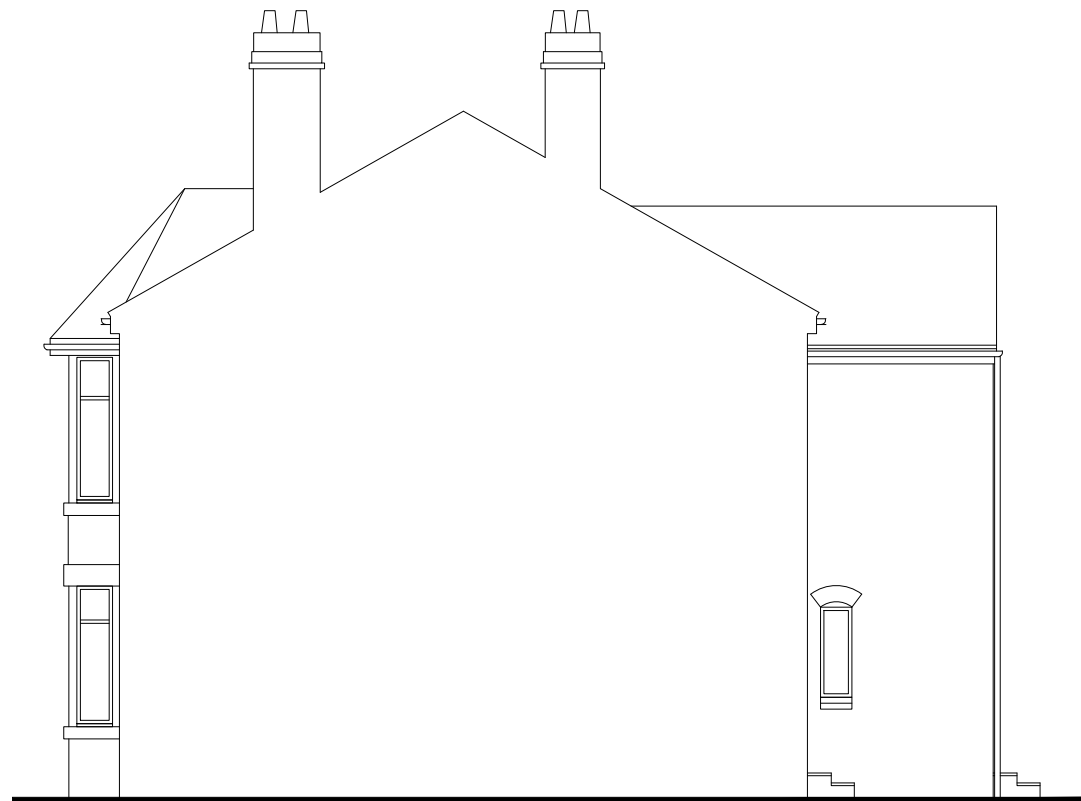
THIS DRAWING IS COPYRIGHT: CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE, ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECTS BEFORE PROCEEDING.



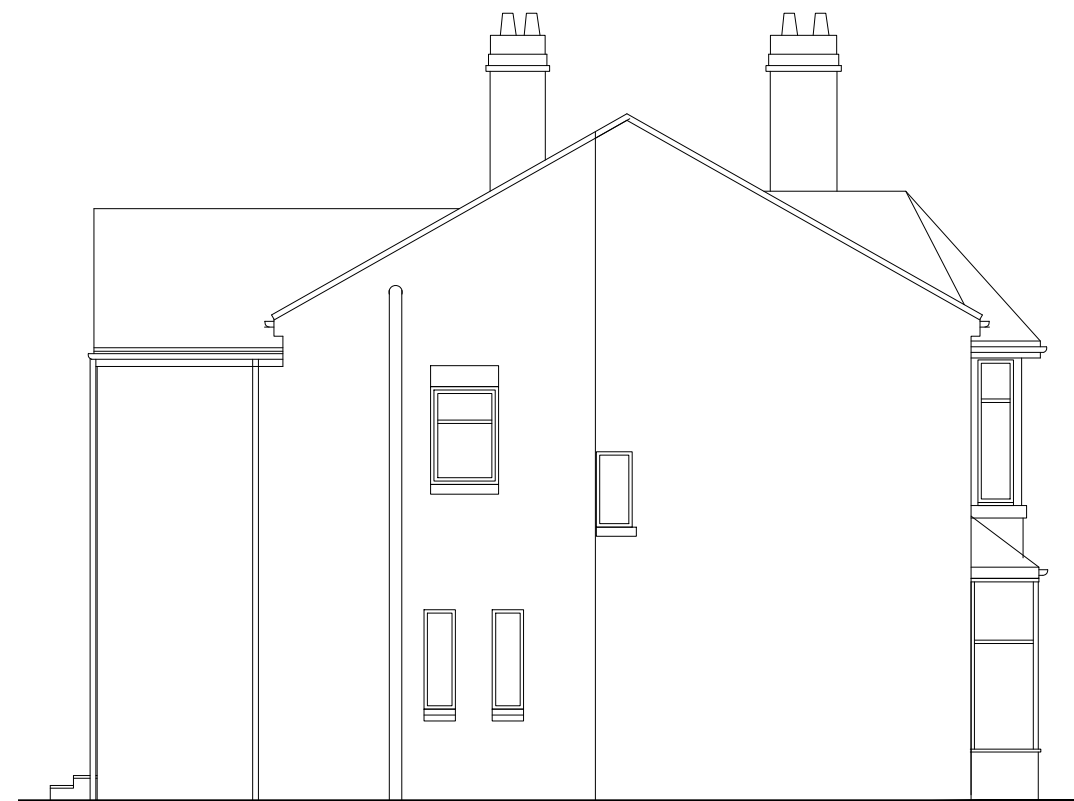
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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

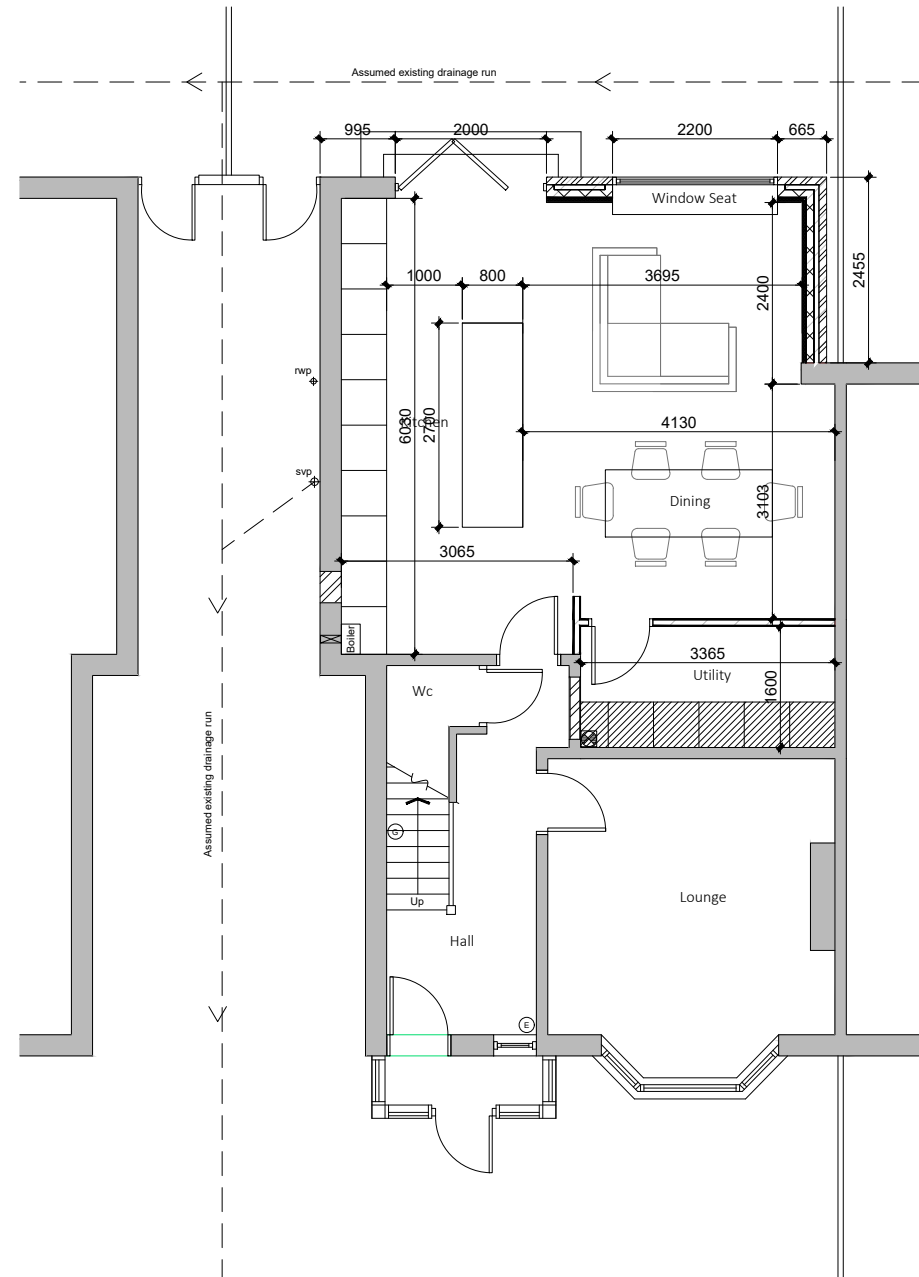
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

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.



Project: 8 Orchard Road East Northenden	
Drawing: Existing Elevations	
Project Ref: 23/022	Drawing No: 03
Scale: 1:100	
Drawn: IG	Revision: /
Date: June 2023	

**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 steel beam.

Hatched area indicates existing walls.

blu room
architecture

Project: 8 Orchard Road East
Northenden

Drawing: Proposed Plans

Project Ref: 23/022

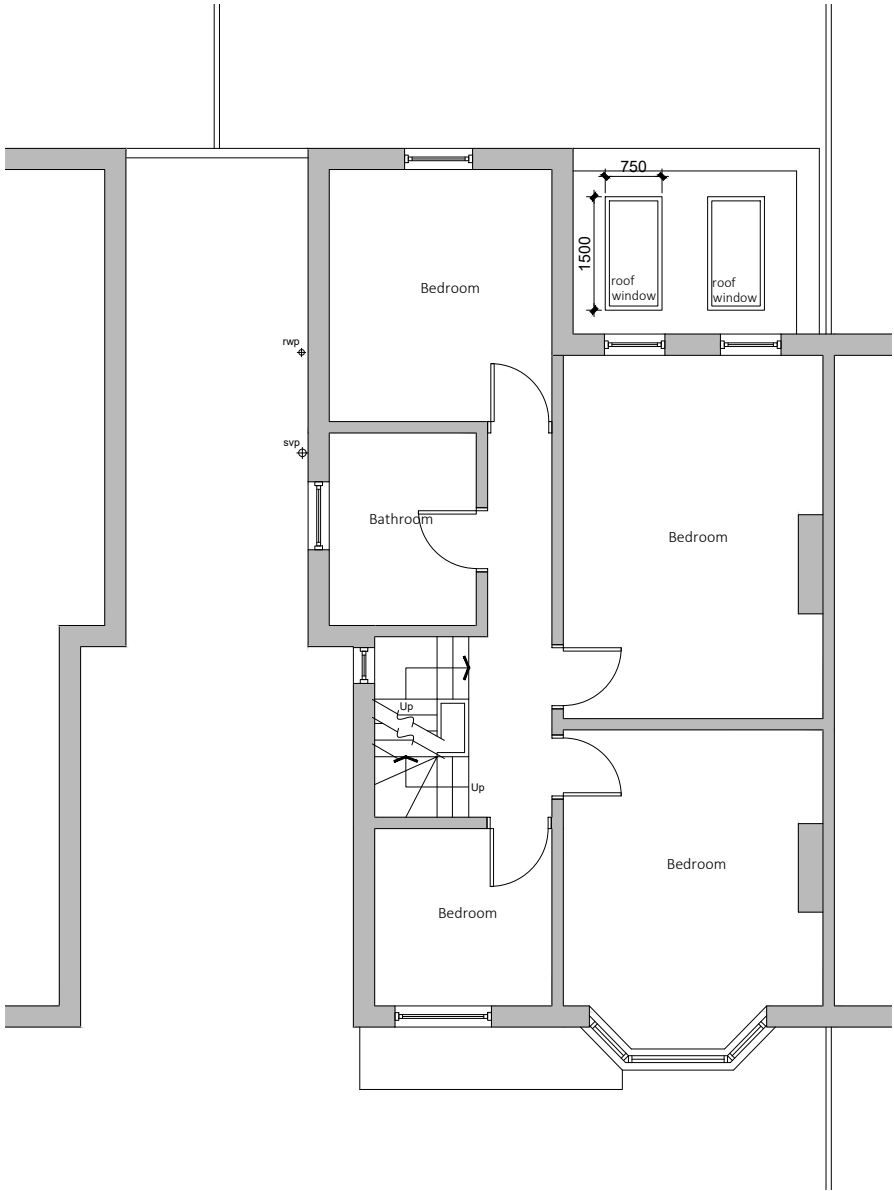
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Drawn: IG

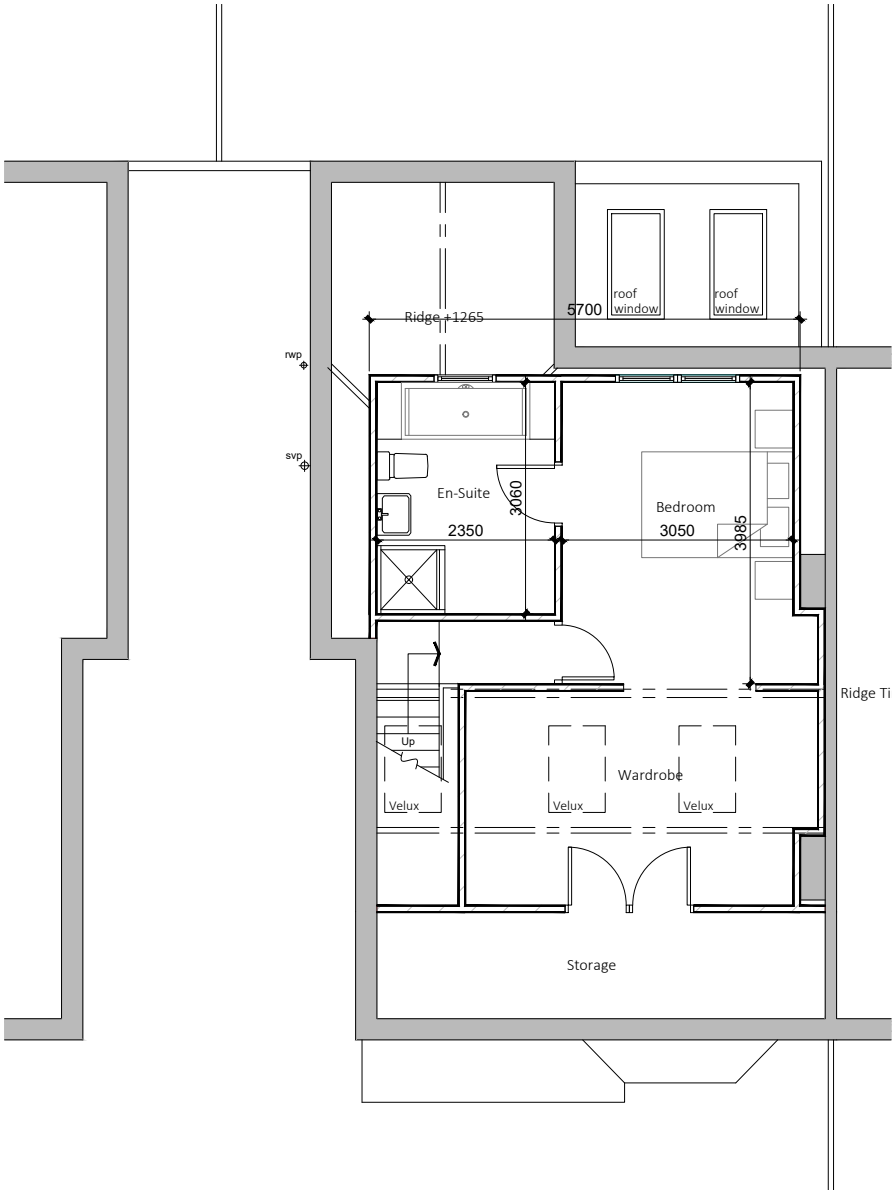
Date: June 2023

Drawing No:
04

Revision:
/



First Floor Plan



Loft 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 steel beam.

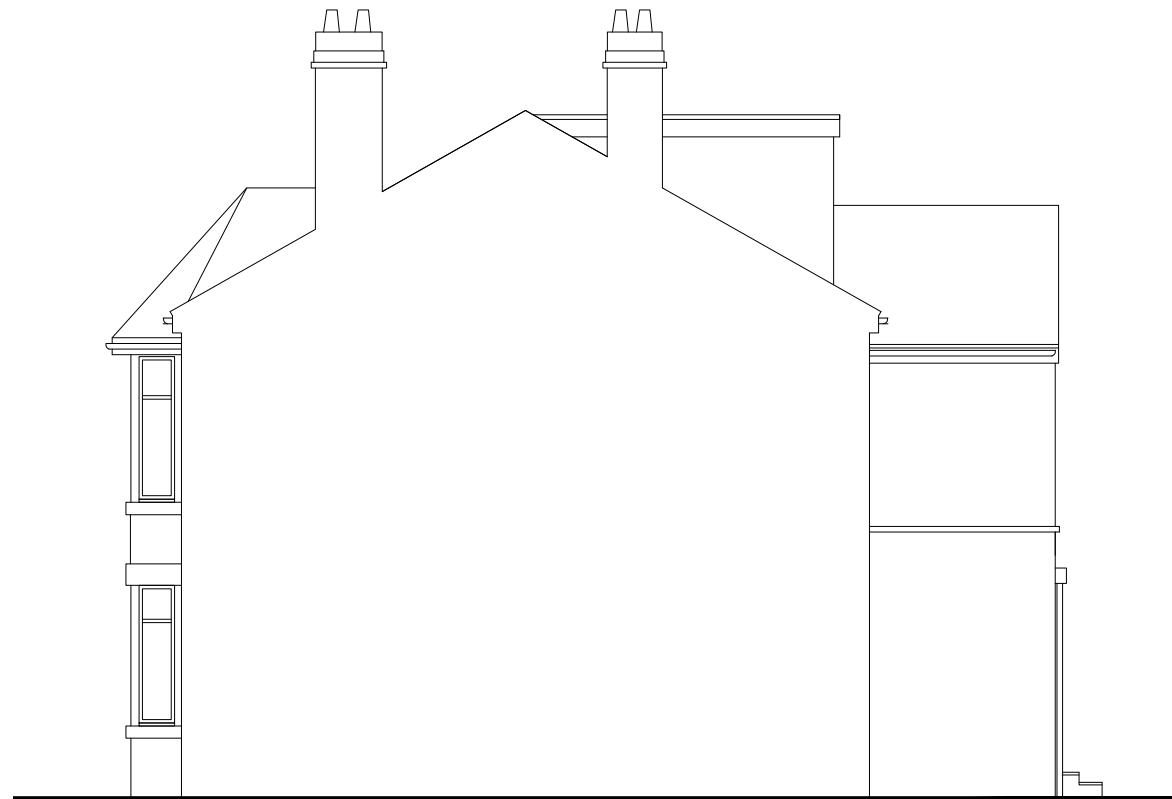
 Hatched area indicates existing walls.



Project:		8 Orchard Road East Northenden	
Drawing:		Proposed Plans	
Project Ref:	23/022	Drawing No:	05
Scale:	1:100	Revision:	
Drawn:	IG	Revision:	/
Date:	June 2023	Revision:	



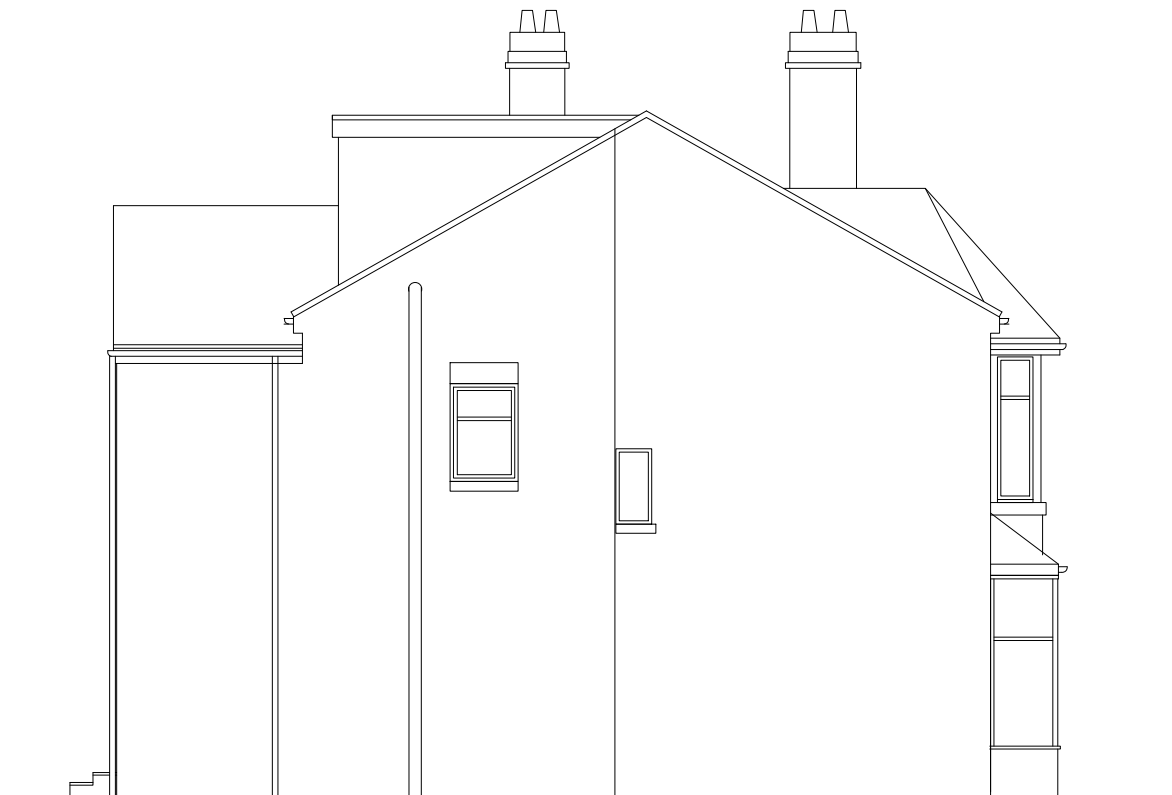
Rear Elevation



Side Elevation



Front 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.

blu room
architecture

Project: 8 Orchard Road East
Northenden

Drawing: Proposed Elevations

Project Ref: 23/022

Scale: 1:100

Drawn: IG

Date: June 2023

Drawing No:
06

Revision:
/