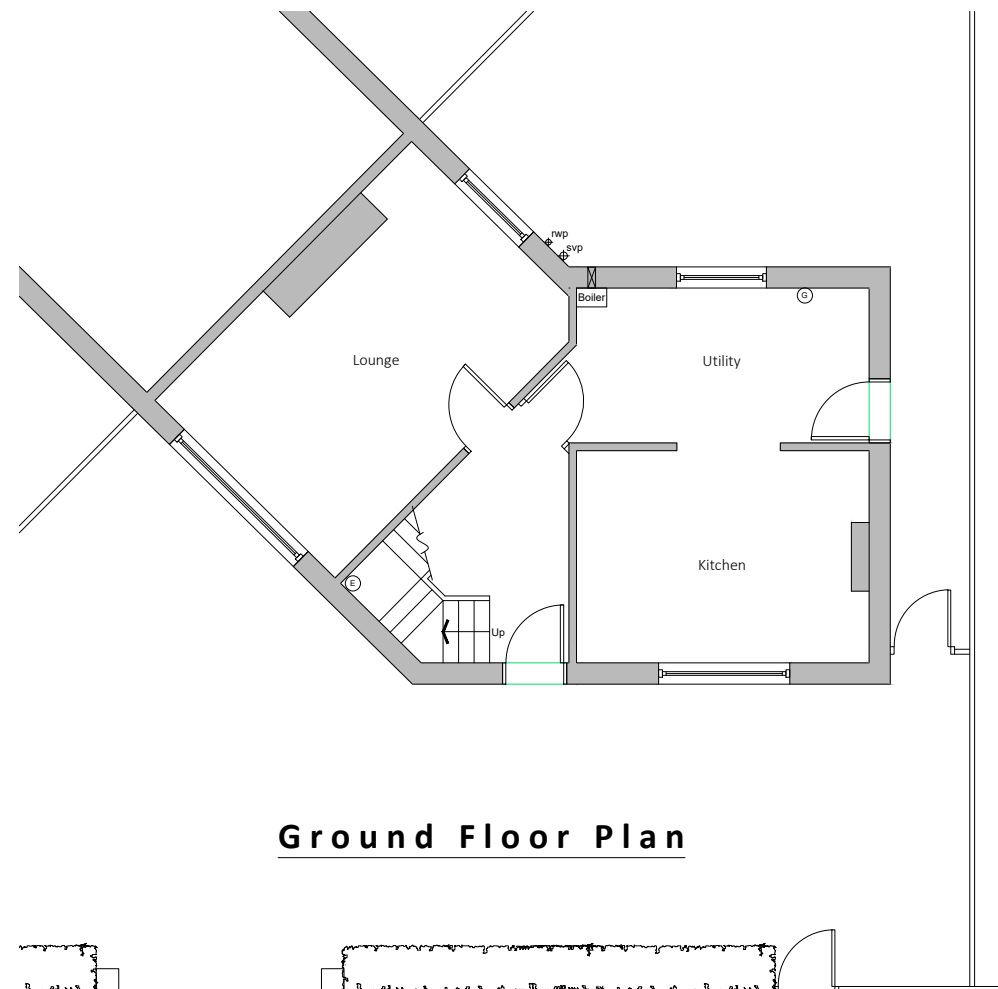
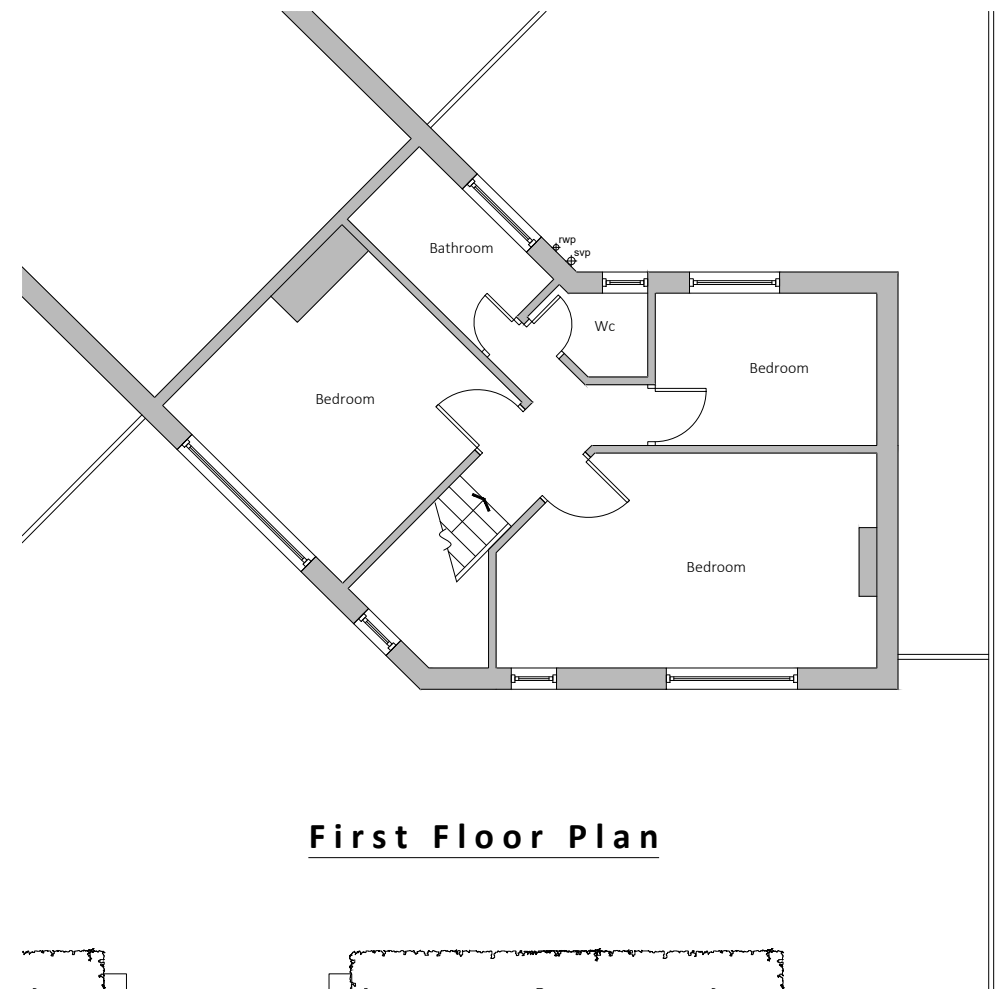


DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



Ground Floor Plan



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.

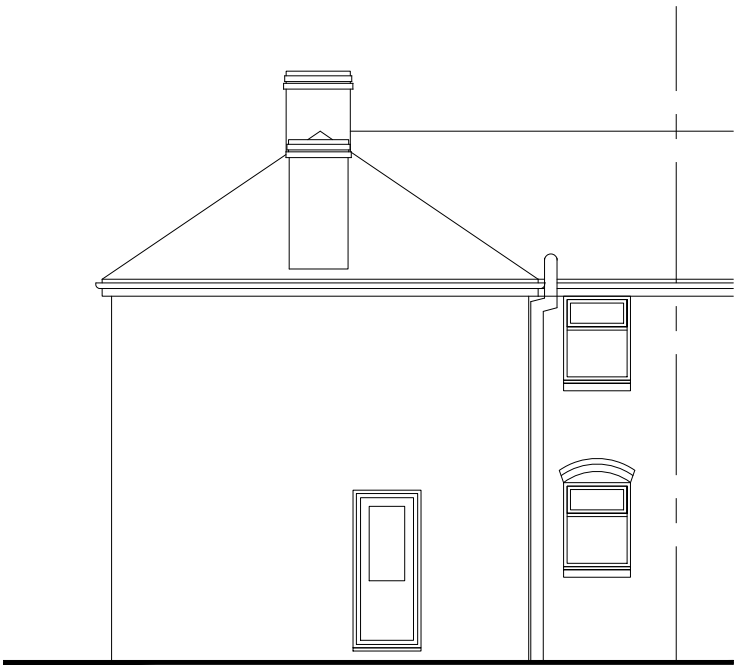
 Hatched area indicates existing walls.



Project: 43 Doncaster Avenue Withington	
Drawing: Existing Plans	
Project Ref: 23/015	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: April 2023	



Front Elevation



Side Elevation



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.

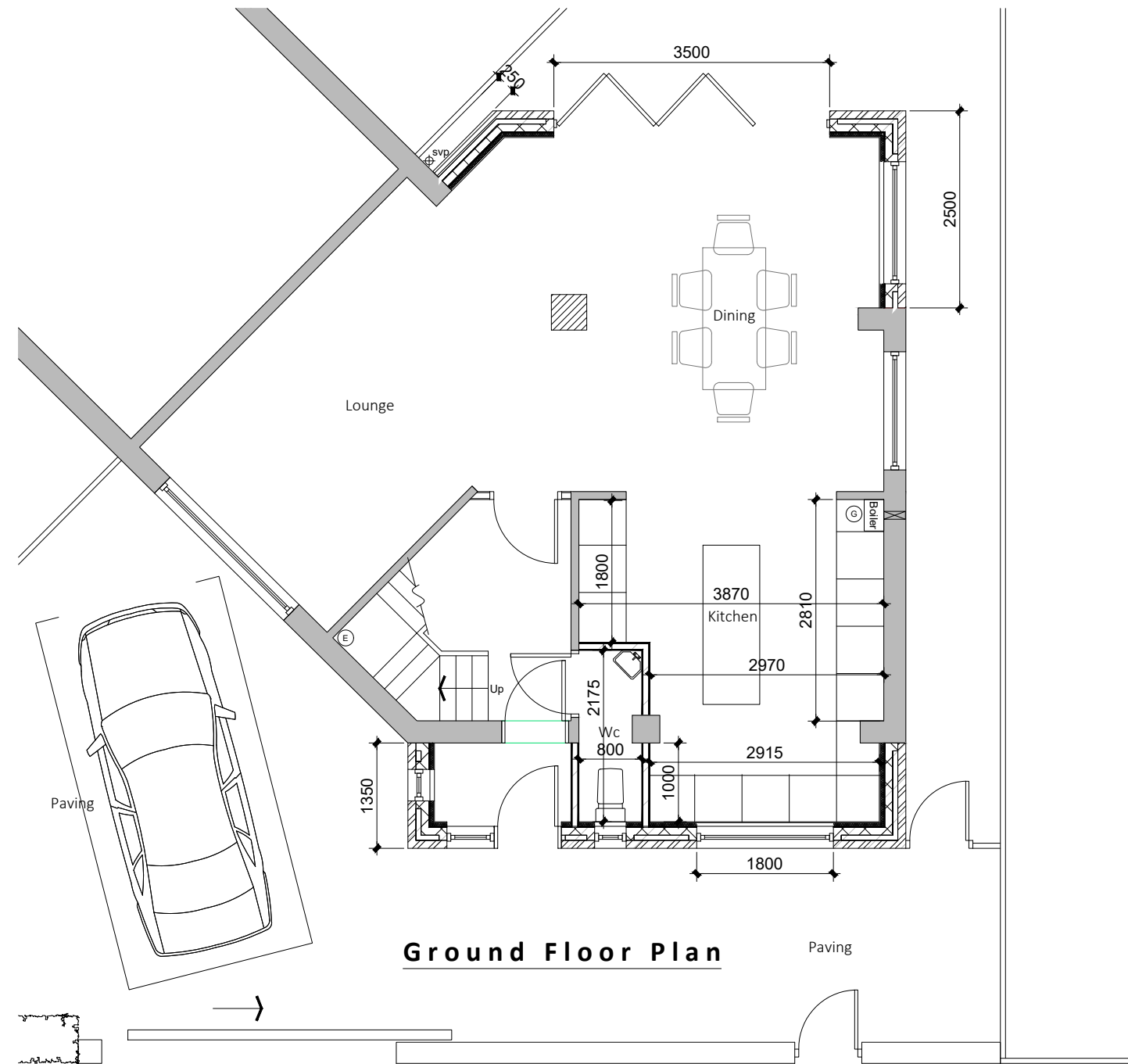
All new timber sizes to be checked and approved by building control prior to site start.

blu room
architecture

Project: 43 Doncaster Avenue
Withington

Drawing: Existing Elevations

Project Ref: 23/015	Drawing No: 02
Scale: 1:100	Revision: /
Drawn: IG	
Date: April 2023	



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: 43 Doncaster Avenue
Withington

Drawing: Proposed Plans

Project Ref: 23/015

Scale: 1:100

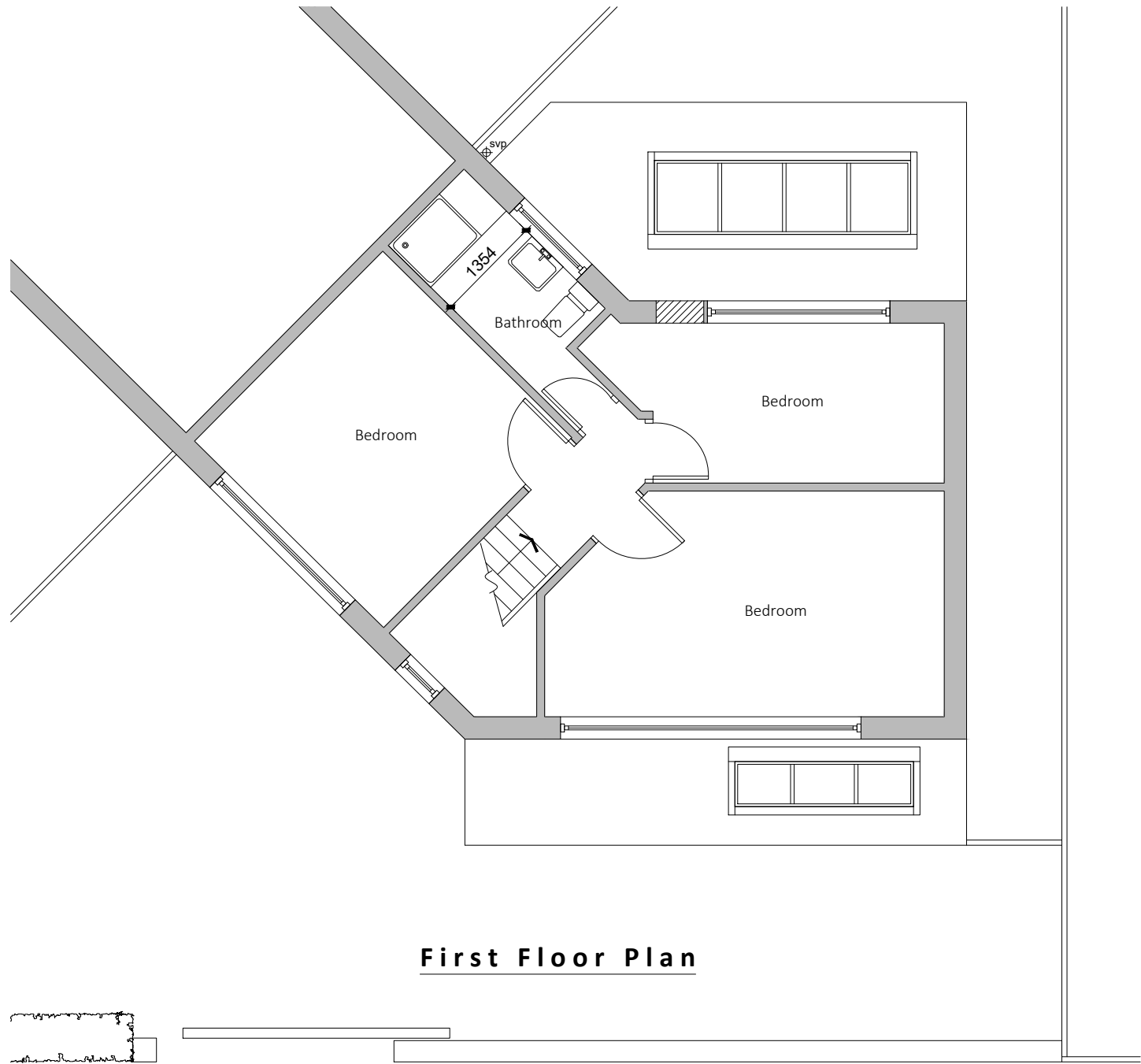
Drawn: IG

Date: April 2023

Drawing No: 03

Revision: /

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



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 steel beam.

Hatched area indicates existing walls.



Project: 43 Doncaster Avenue Withington	
Drawing: Proposed Plans	
Project Ref: 23/015	Drawing No: 04
Scale: 1:100	
Drawn: IG	Revision: /
Date: April 2023	

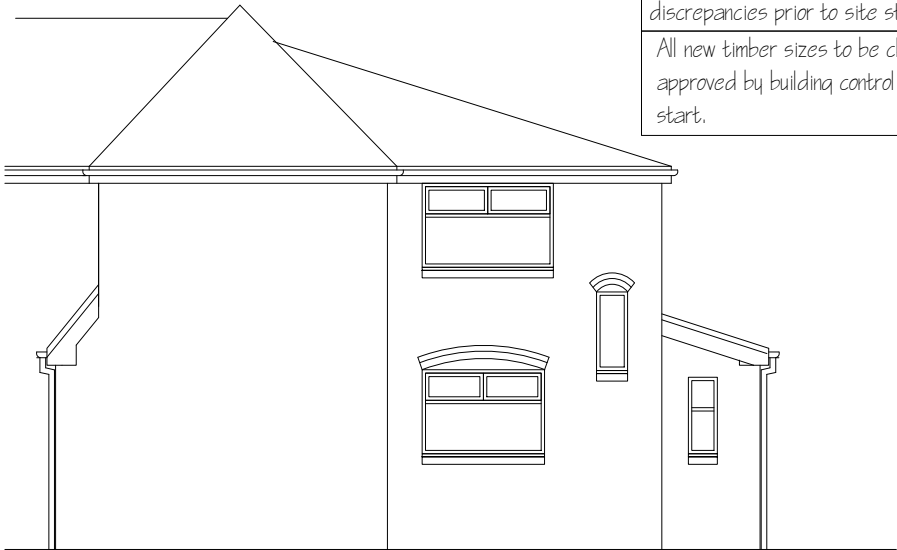
DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



Front Elevation



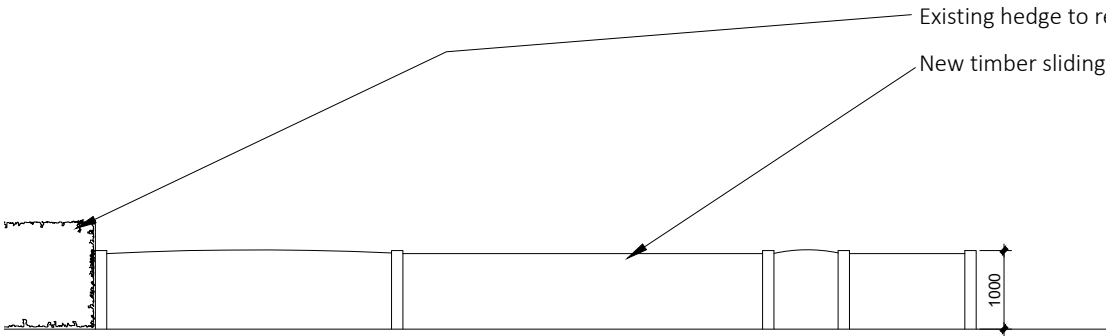
Side Elevation



Side Elevation



Rear Elevation



Front Gate

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.

B - 28/06/23 - Gate / fence height reduced to 1m high.
A - 28/06/23 - Gate / fence height reduced.

blu room
architecture

Project: 43 Doncaster Avenue
Withington

Drawing: Proposed Elevations

Project Ref: 23/015	Drawing No: 05
Scale: 1:100	Revision: B
Drawn: IG	
Date: April 2023	

DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED

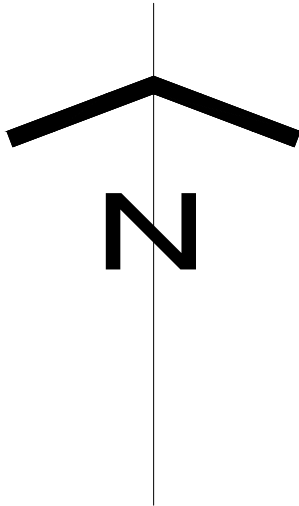


Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

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.



Project: 43 Doncaster Avenue Withington	
Drawing: Location Plan	
Project Ref: 23/015	Drawing No: 07
Scale: 1:1250	
Drawn: IG	Revision: /
Date: April 2023	