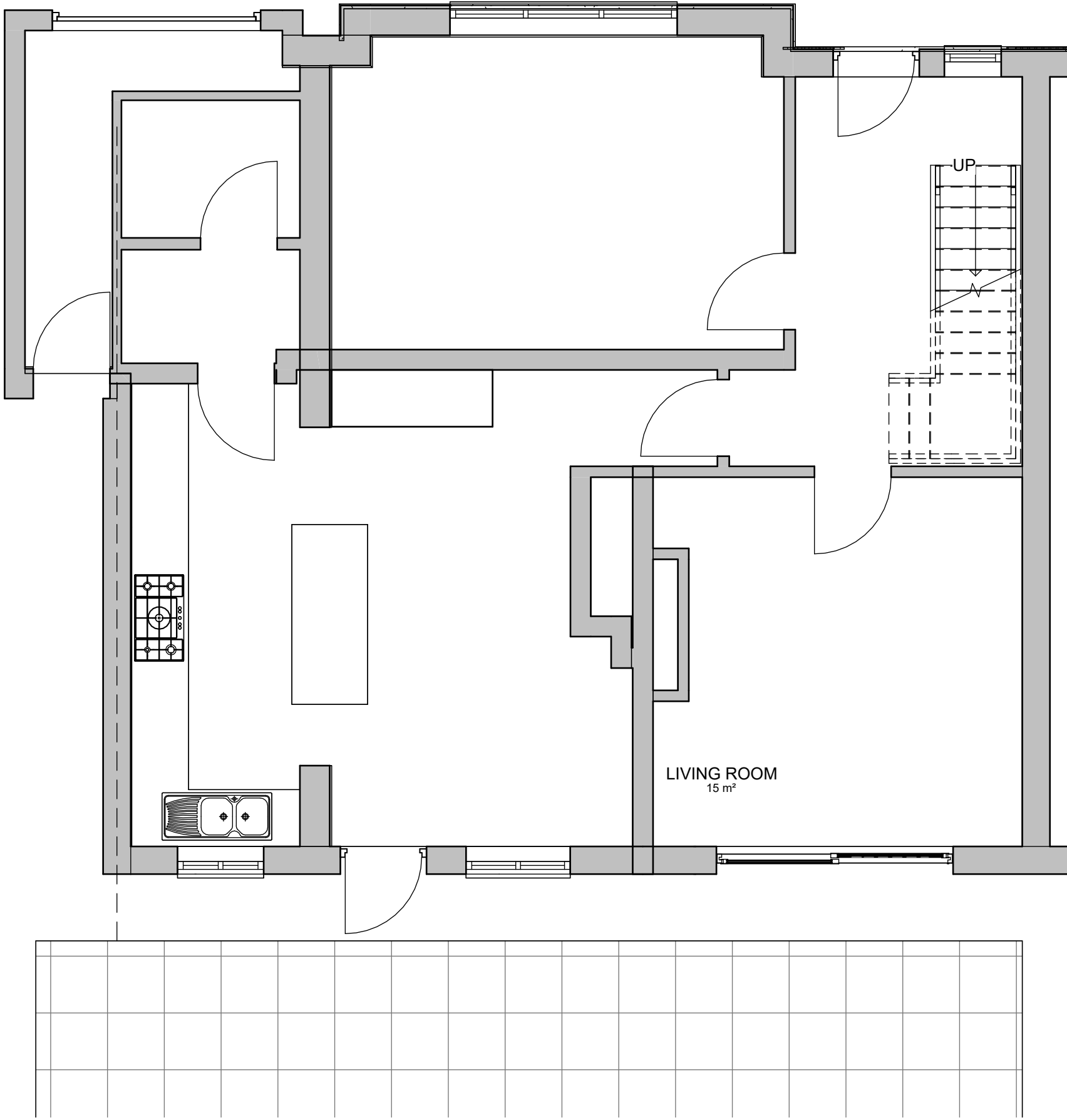
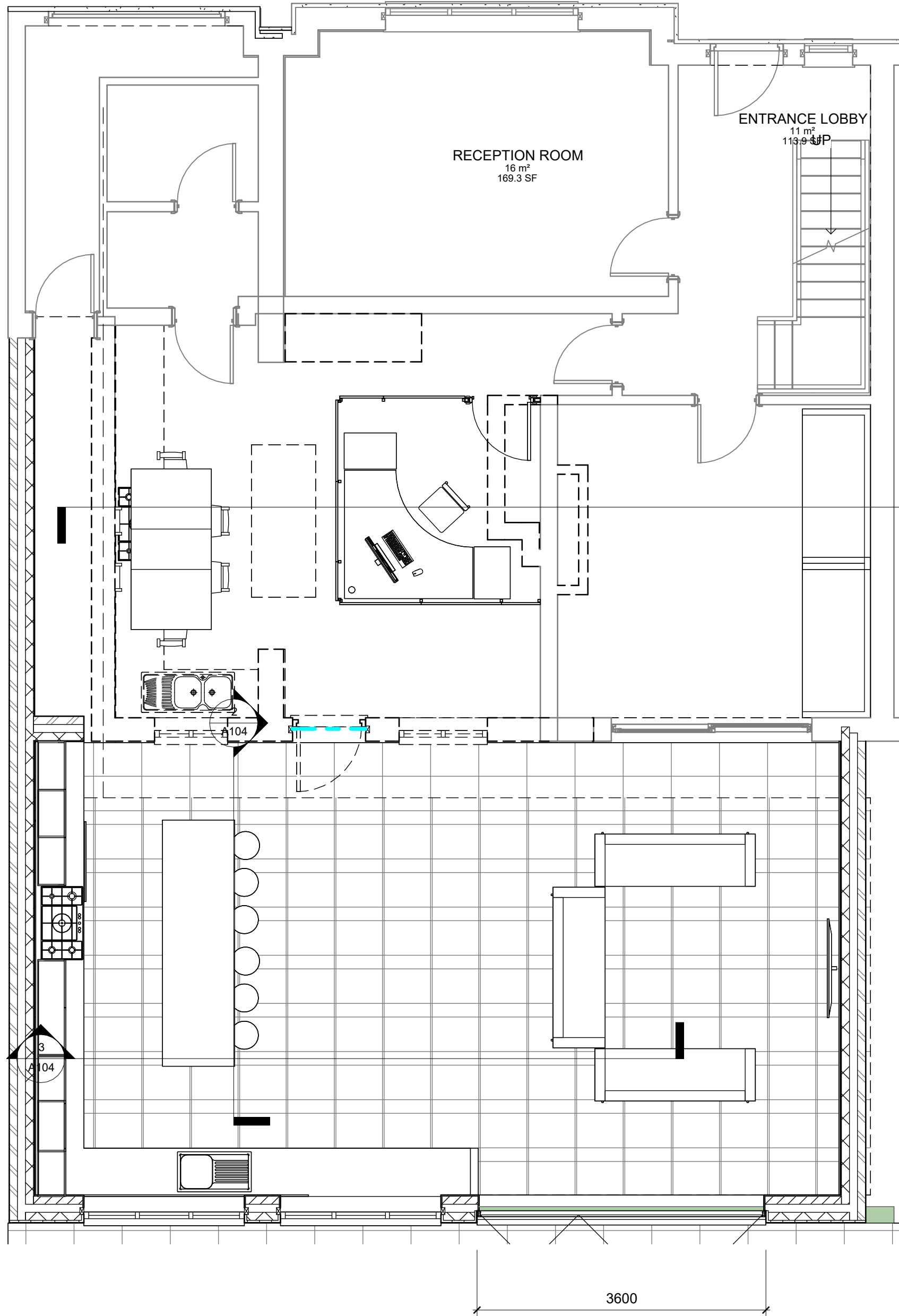
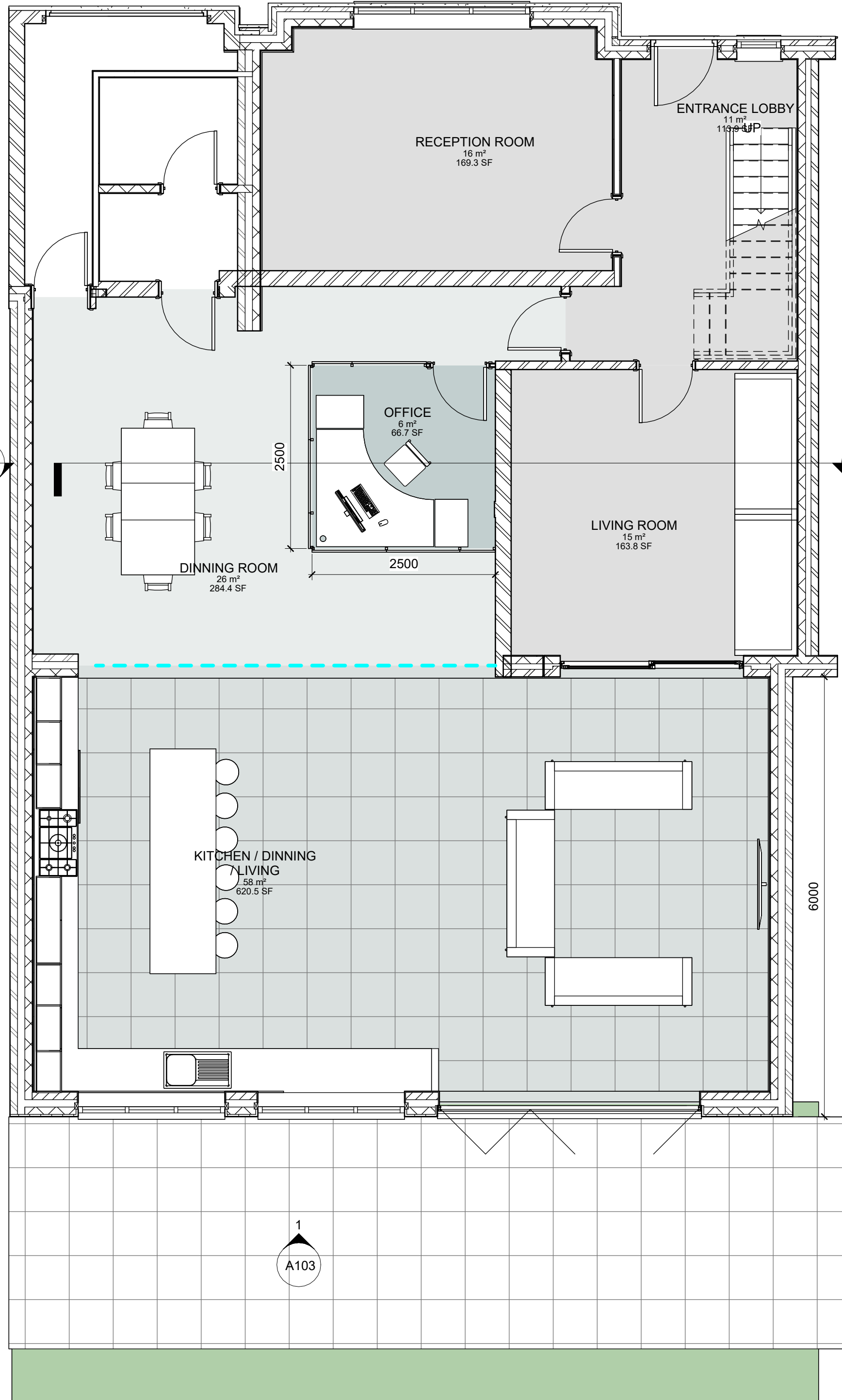




2 EXISTING GF PLAN
1 : 50



3 DEMO GF PLAN
1 : 50



1 PROPOSED GF PLAN
1 : 50

By Room Name Legend

- DINNING ROOM
- ENTRANCE LOBBY
- KITCHEN / DINNING / LIVING
- LIVING ROOM
- OFFICE
- RECEPTION ROOM

Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS..

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS, AGREEMENT CERTIFICATES ETC. ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL

- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OT NOT SPECIFICALLY STATED ON THESE DRAWINGS NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING, ALL DIMENSION TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT.
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

Text Key

- White K-Render system wall finish or to clients approval
- Proposed slate roof covering to match existing
- Proposed Aluminium windows to match existing RAL and Type
- Bi-folding Aluminium doors - RAL colour to match existing
- Proposed Sky lights to clients specification

Dashed Red line indicating -
Proposed Drainage route to Existing Main Sewer

Dashed Green line indicating -
Proposed Structural Elements defined by
Structural Engineer - refer to Engineers
Documentation

Rev	Description	Date	Dr by	App by
original by	date created	23/02/2023	approved by	NK
NK				



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19 HEXAGON CLOSE MANCHESTER, M9 8YB

client name	OWNER - 3 GRANGE AVENUE, MANCHESTER M19 2EY
project	REAR DOUBLE STOREY EXTENSION EXTENDED LOFT WITH NEW DORMER
drawing	EXISTING, DEMO AND PROPOSED PLAN
computer file	C:\Users\NKARK\Dropbox\NKARC3\grange avenue\3 GRANGE AVENUE.rvt
plot date	
project number	2019.0036.261
scale	1 : 50 @A1
drawing number	A102
rev	
issue status	PLANNING

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