



Existing East Elevation Key

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -

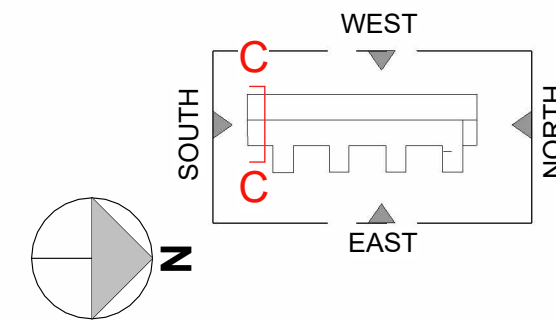
12732-AEW-XX-XX-M3-A-1002

CDM 2015

Client notified of duties: **TBC**

Principal Designer: **TBC**

Unless noted below, all known hazards have been highlighted on the drawing:



Note:

All dimensions to be checked on site

Note: All existing external lighting, aerials, CCTV cameras, satellites, signage, etc to be carefully removed and area made good in preparation for proposed new compliant system and refixed / reinstalled as necessary (details TBC)

4.900 m

RF_Roof Level

Note: Existing roof tiles and insulation to be stripped off and made good and prepared for proposed new system

Existing SVP to be carefully stripped out and removed from site and area made good in preparation for proposed new compliant system following proposed retrofit works

Existing fascias, soffits and black uPVC gutters to be carefully stripped out and removed from site and area made good in preparation for proposed new compliant system following proposed retrofit works

Existing Bathroom Fan Vent to be carefully stripped out and removed from site and area made good in preparation for proposed new compliant system following proposed retrofit works

Existing boiler flue to be extended vertically through roof

Existing windows to be carefully stripped out and removed from site and openings made good in preparation for proposed new compliant UPVC framed double glazed windows

Existing brick soldier course sills to be retained

Note: All existing structural openings to be individually site measured prior to manufacture of new fenestration

Party floor line (shown dashed blue)

1.120 m

01_First Floor

Existing cavity wall insulation to be removed

Existing Bathroom Fan Vent to be carefully stripped out and removed from site and area made good in preparation for proposed new compliant system following proposed retrofit works

Existing black uPVC RWP to be carefully stripped out and removed from site with area made good in preparation for proposed new compliant system

Existing boiler to be retained

Existing brick soldier course sills to be retained

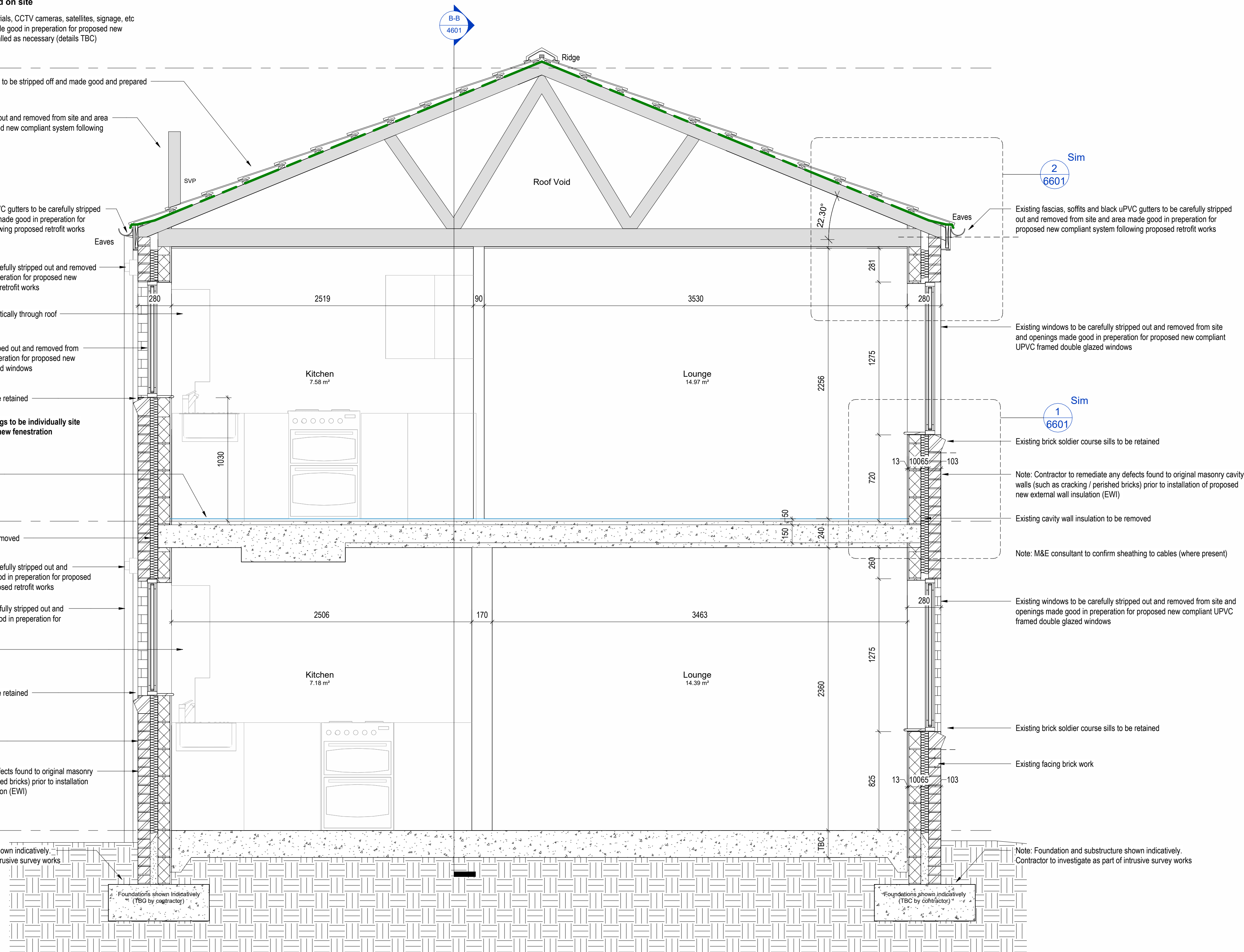
Existing facing brick work

Note: Contractor to remediate any defects found to original masonry cavity walls (such as cracking / perished bricks) prior to installation of proposed new external wall insulation (EWI)

-1.460 m

00_Ground Floor

Note: Foundation and substructure shown indicatively. Contractor to investigate as part of intrusive survey works



Sim
2
6601

Sim
1
6601

Existing fascias, soffits and black uPVC gutters to be carefully stripped out and removed from site and area made good in preparation for proposed new compliant system following proposed retrofit works

Existing windows to be carefully stripped out and removed from site and openings made good in preparation for proposed new compliant UPVC framed double glazed windows

Existing brick soldier course sills to be retained

Note: Contractor to remediate any defects found to original masonry cavity walls (such as cracking / perished bricks) prior to installation of proposed new external wall insulation (EWI)

Existing cavity wall insulation to be removed

Note: M&E consultant to confirm sheathing to cables (where present)

Existing windows to be carefully stripped out and removed from site and openings made good in preparation for proposed new compliant UPVC framed double glazed windows

Existing brick soldier course sills to be retained

Existing facing brick work

Note: Foundation and substructure shown indicatively. Contractor to investigate as part of intrusive survey works

*Foundations shown indicatively (TBC by contractor)

*Foundations shown indicatively (TBC by contractor)

Existing Section C-C

P02	24/06/25	Updated as Contract Set	MP	DJ
P01	12/04/24	Issued for costing purposes only	SPF	DJ
Rev	Date	Description	Drawn by	Checked By

Status	Purpose of Issue
S2	For Information

drawing stage **RIBA Stage 4**

client

The Casey Group Ltd

project

Newton Heath, Croydon Drive,
Underhill Walk

drawing title

Existing Section C-C

date	12/04/24	drawn	SPF
scale @ A1	As indicated	checked	DJ

Rev
P02

Dwg No
12732-AEW-B6-XX-DR-A-4602

aew architects
0161 214 4370
www.aewarchitects.com

