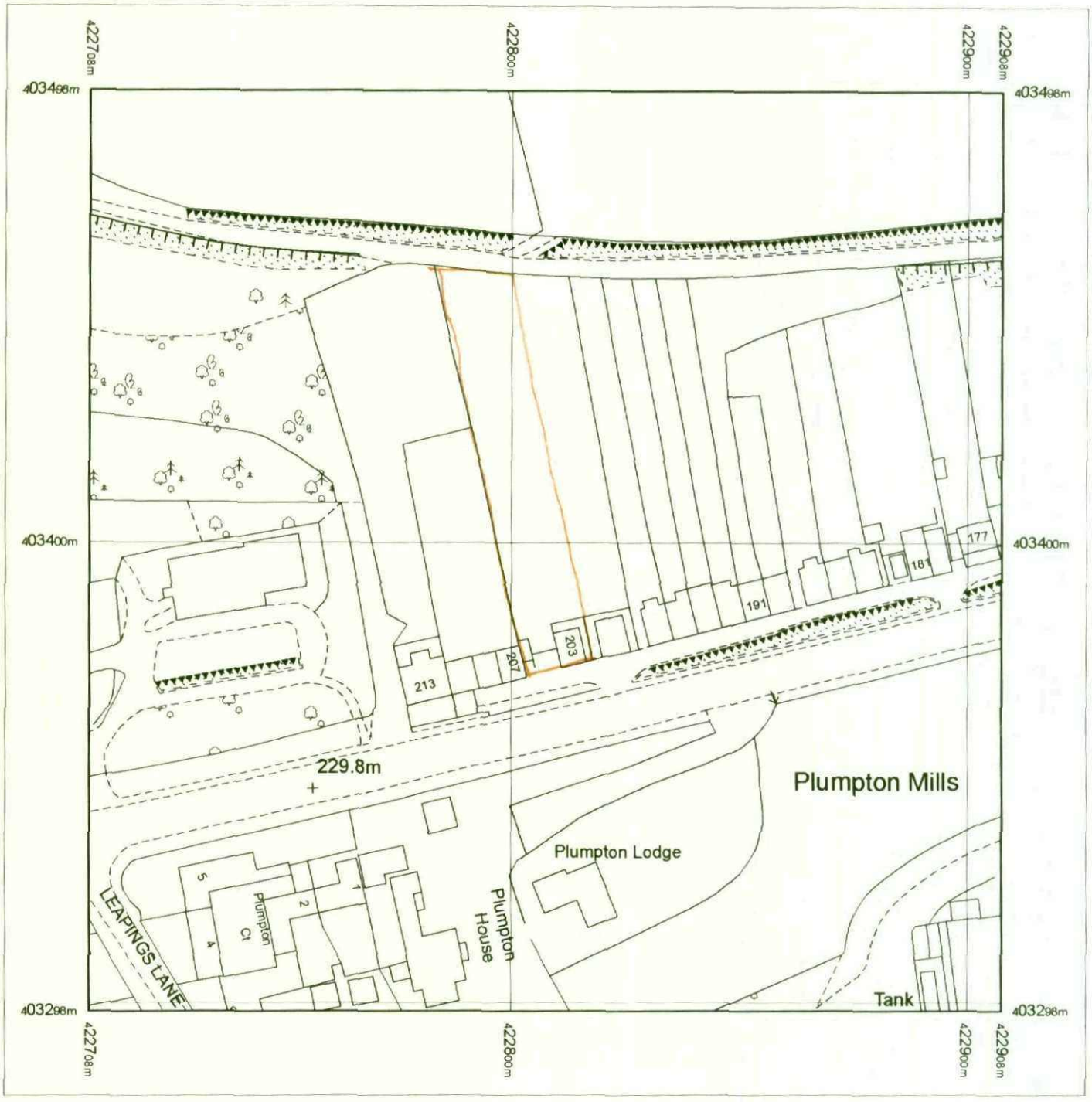
Ordnance Survey®

OS Sitemap®



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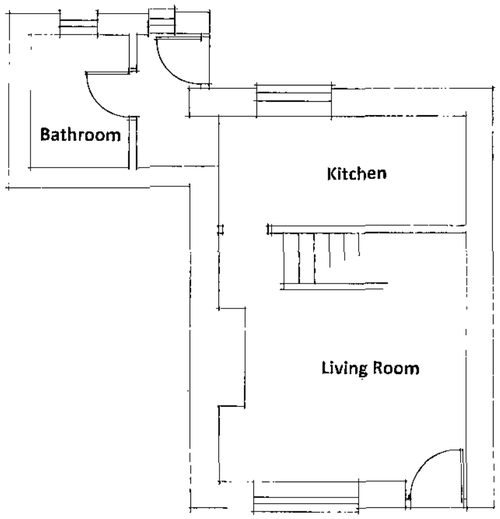
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Metres
0 20 40

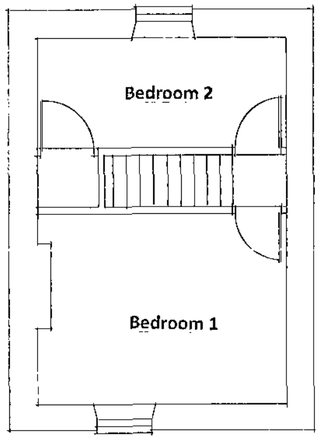
Scale 1:1250

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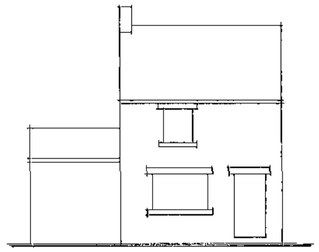


EXISTING GROUND FLOOR LAYOUT

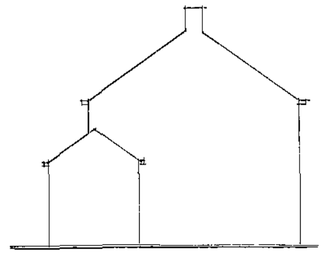


EXISTING FIRST FLOOR LAYOUT

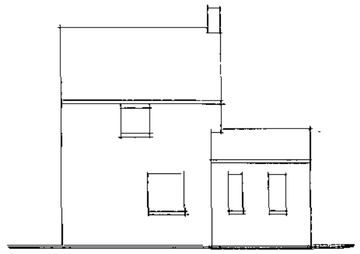
EXISTING ELEVATIONS



FRONT

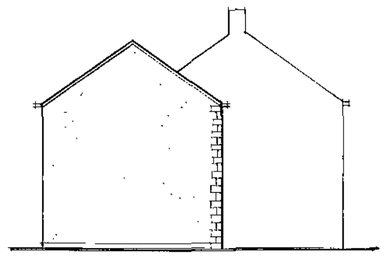


SIDE



REAR

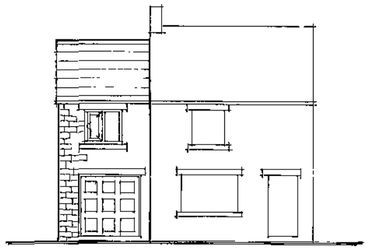
PROPOSED ELEVATIONS



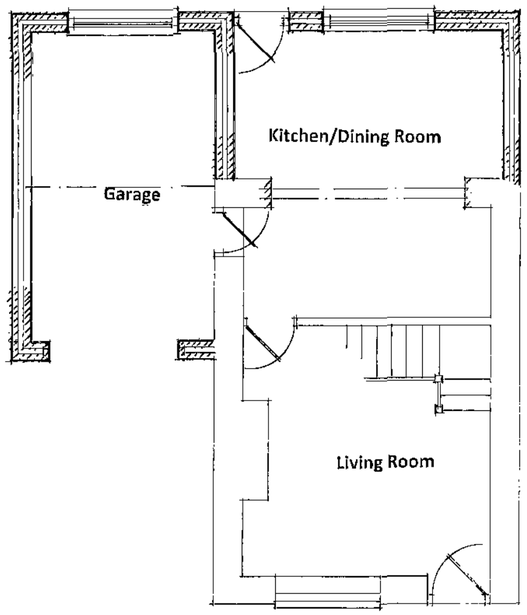
SIDE



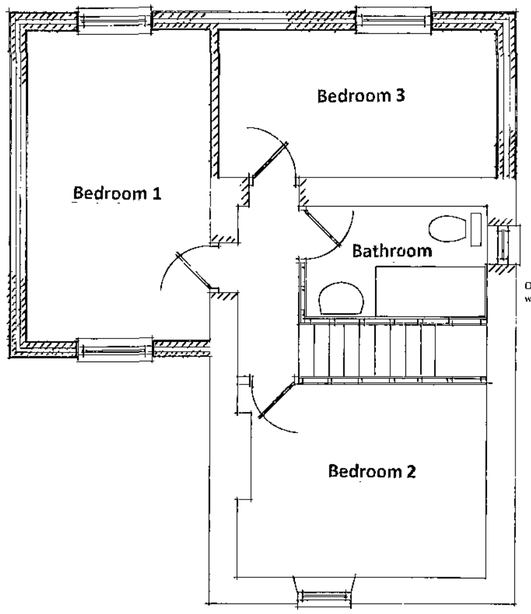
REAR



FRONT



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

Obscure glazing to be provided to new bathroom window

NOTES:

All dimensions must be checked on site and not scaled from this drawing

General
Foundations to be exposed and approved by District Building Surveyor.

All masonry to be adequately bonded to existing To the approval of the District Building Surveyor.

All new drainage to be laid to the approval of the District Building Surveyor.

Windows to have min 1/20 floor area opening light. Glazing to all windows to be double glazed sealed units fitted with Pilkington K glass to meet current U value.

Escape windows to first floor to have min 0.33m² clear opening, min height or width 450mm

Glazing to doors or windows within 300mm of a door, below 1.5m from ground/floor level, or below 800mm elsewhere to be fitted with safety glass to BS6206

Background ventilation to habitable rooms to be 8000mm² and 4000mm²to non habitable rooms

Mechanical ventilation to be provided to bathroom to give 15 litres/sec ventilation

Switches and sockets to be between 450mm and 1200mm

Mains operated smoke detectors to be provided in circulation areas.

Electrical Installation
The electrical installation must be carried out by an electrician registered under the "Competent Person Scheme" and provide certification for testing, design and inspection. Alternatively an application to be made separately to Local Authority Building Control in respect of Part P of the Approved Documents for the inspection and testing of the electrical installation.

Drainage

New surface water drainage to be provided to soakaway min 5m from building.

A		
	Date	Revisions

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AIP DESIGN & MANAGEMENT

Client

MR D STEVENSON

Job Title

PROPOSED ALTERATIONS AND EXTENSION TO 203 MANCHESTER ROAD THURLSTONE

Drawing Title

PLANS AND ELEVATIONS

Scale 1:100,1:50

Date MAY 2010 | Drawn by

Drg. No. 1192/DS/01 | Rev.

RECEIVED
02 AUG 2010
CORPORATE MAIL ROOM

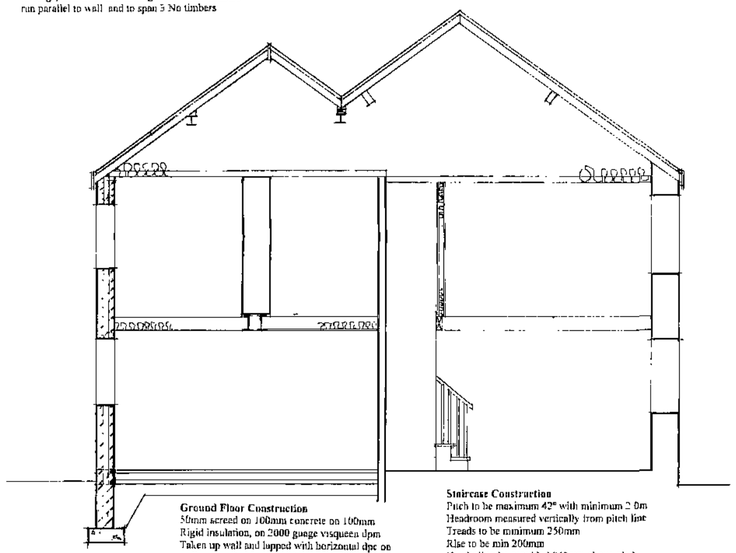
A PRODUCT OF THE LAND RANGE - ARCHITECT CAT. No. 7811

594 x 841mm A1

Roof Construction
Concrete roof tiles to match existing roof covering on 50x100mm breathable roofing felt on 50x150mm roof trusses by specialist manufacturer at 600mm ctrs on 75x100mm wall plate to roof over Bedroom 1
Ceiling joists to be 50x150mm. Rafters to remainder
To be 50x150mm at 600mm centres over purlin as shown On drawings.

30x5mm anchor straps to be provided to wall plate at alternate rafter, to extend min 1200mm down wall

30x5mm anchor straps to be provided at 1.2m ctrs to verge, first floor and ceiling level where timbers run parallel to wall and to span 3 No timbers



Ground Floor Construction
50mm screed on 100mm concrete on 100mm Rigid insulation, on 2000 guage visqueen dpm Taken up wall and lapped with horizontal dpc on well compacted hardcore, blinded with sand

300mm Trenchblock to be used below ground level

Staircase Construction
Pitch to be maximum 42° with minimum 2.0m Headroom measured vertically from pitch line
Treads to be minimum 250mm
Rise to be min 200mm
Handrail to be provided 840mm above pitch Line, to one side.
Width of staircase to be min 800mm
Balusters to be min 100mm centres

Proposed section

External Wall Construction
Cavity wall construction to comprise.
100mm Coursed Natural Stone to match existing dwelling outer leaf to front elevation, 13mm render to 100mm blockwork to side and rear elevation,with 30mm clear cavity with 50mm Kingspan cavity insulation, 100mm blockwork inner leaf with 12.5mm plasterboard on dabs to internal face.

Wall ties to be stainless steel vertical twist type suitable for 80mm cavity at 750mm centres horizontal and 450mm centres vertically and every block course at reveals

Lintols to be Catnic CN14 or equivalent with 150mm end bearing

Internal Wall Construction
50x75mm timber stud partition with 12.5mm plasterboard and skim finish to both sides
All partitions to include sound insulation

Drainage
New 100mm S & VP to connect to existing manholes wastes to comprise 100mm to wc 34mm dia waste and bottle trap to basin, 38mm waste to bath fitted with S traps

Wastes to basin and bath to connect to soil stack 200mm above or below wc

First Floor Construction
19mm T & G floorboard on 50x150mm floor joists at 450mm centres with 100mm insulation to provide a density of 10kg/m³ with 12.5mm plasterboard and skim to underside.

Herringbone strutting to be provided mid span

30x5mm galvanised anchor straps to be provided for lateral restraint to extend down wall and span 3 No joists, where joists run parallel to wall.

Valley construction to comprise 19mm plywood valley boards, with proprietary GRP valley gutters with sand and cement fillet to tiles

RSJ's to be provided to locations as indicated on drawings Fire protection to min ½ hour to be provided to RSJ in Garage All calculations to be submitted for approval prior to commencement on site

Drainage
New 100mm S&VP to be provided with new wastes from wc basin and bath. Basin and bath waste to connect 200mm above or below wc connection. New S&VP to connect to existing manhole

New square section 63mm pvc rainwater pipes to connect to rainwater gully and 100mm flexible jointed underground drainage system taken to soakaway

All drainage to be installed to the satisfaction of the District Building Inspector.

Insulation
Insulation to roof space to be minimum 250mm laid in two Layers 100mm between joists and 150mm across joists

Insulation to first floor to be 100mm Rockwool sound insulation quilt min density 10kg/m³

Structural Work
New178x102 RSJ valley beam with 100x75mm wall plate attached to be provided on padstones as indicated on drawing and Structural Engineers details, supported by 250x100x150mm deep concrete padstones.

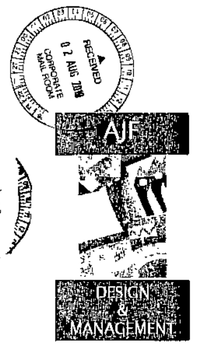
External Walls
100mm Celcon lightweight blocks to be used to internal leaf of cavity wall construction to achieve u value of 0.35

Eaves Ventilation
To be continuous soffit grille type.

Code 4 lead flashings and soakers to be used in conjunction with proprietary tray DPC, installed to manufacturers instructions

Foundation Construction
225x600mm concrete strip foundation min 750 to underside from ground level.

DPC to be provided min. 150mm horizontally above ground.



Client
Mr D Stevenson

Drawing Title
Proposed section

Job Title
Proposed extensions and alterations to 203 Manchester Road, Thurlstone

Date
June 2010

Scale
1:50

Drawing No.
1192/DS/02