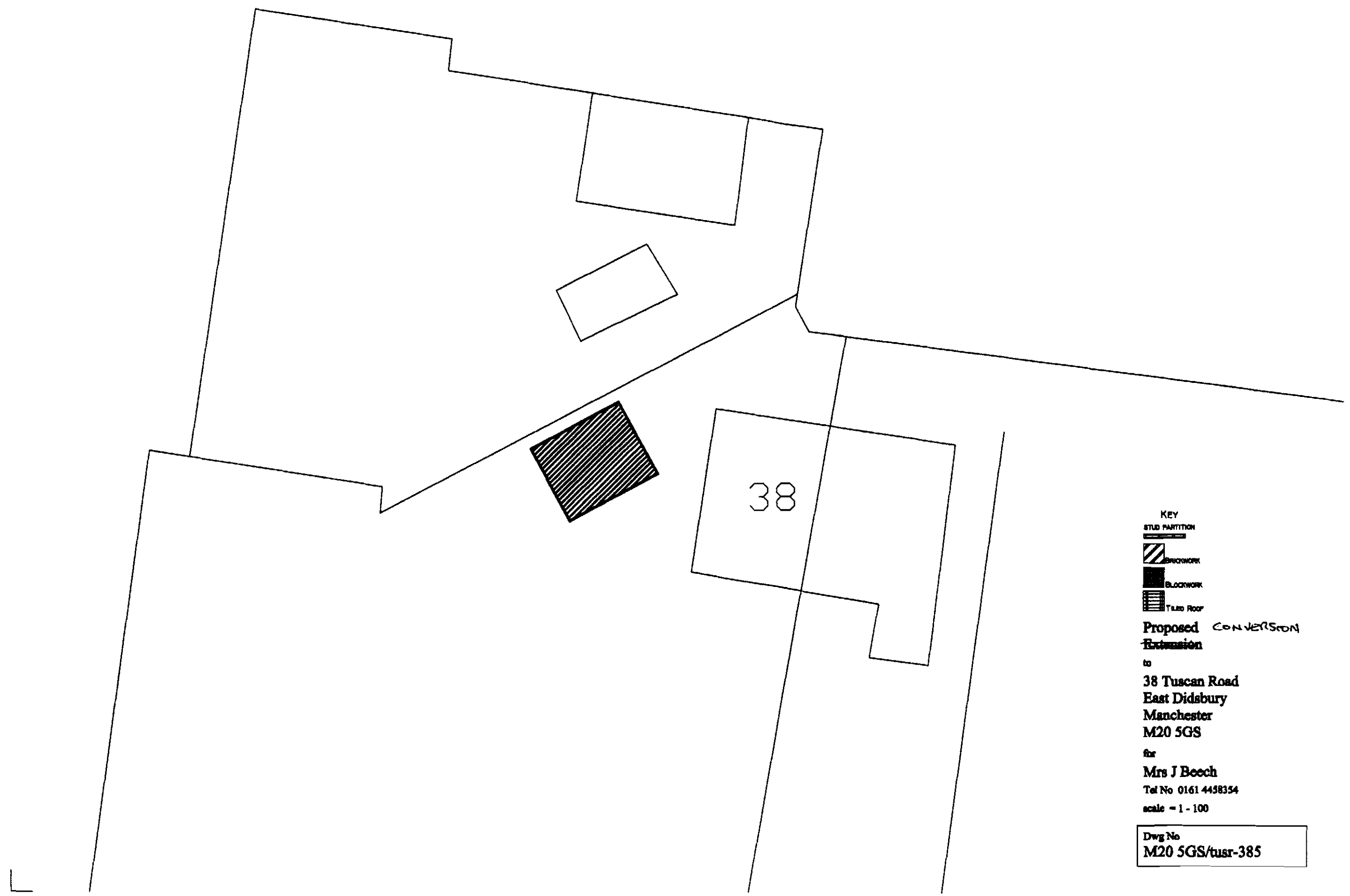
MANCHESTER

1=50
1=100



KEY

STUD PARTITION

BRICKWORK

BLOCKWORK

TILED ROOF

Proposed CONVERSION
~~Extension~~

to

38 Tuscan Road
East Didsbury
Manchester
M20 5GS

for

Mrs J Beech
Tel No 0161 4458354

scale = 1 - 100

Dwg No
M20 5GS/tusr-385

SurePLAN
6 Brock Drive
Cheadle Hulme
Cheshire
SK8 6LP
0161 486 9173

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MANCHESTER

1=50 1 2 5 3 4 5 10
1=100

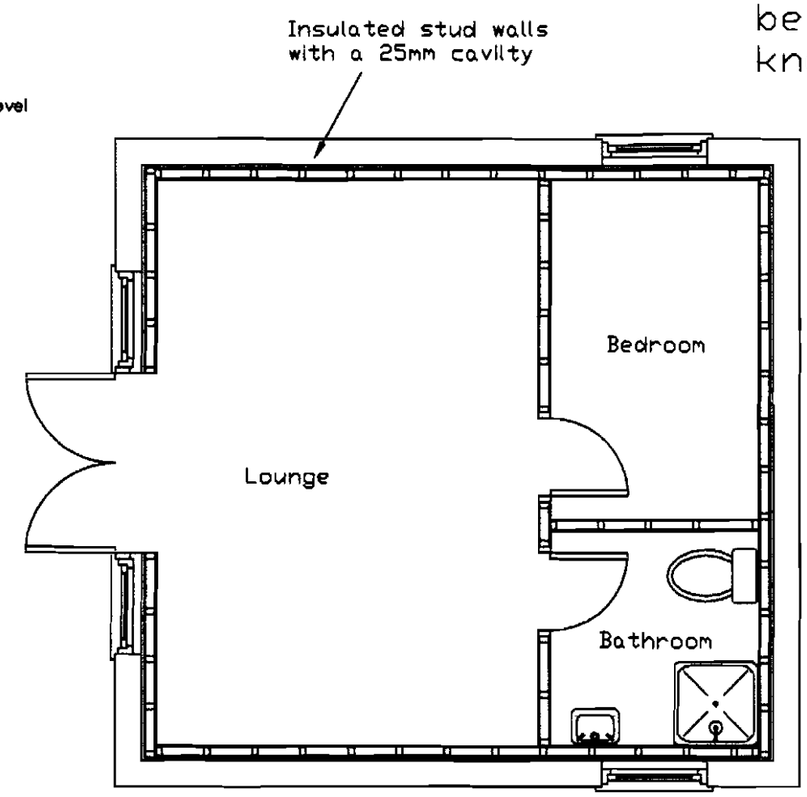
Glazing
window to floor area not to exceed 24% (double glazing in upvc frames only)
glazed doors and adjacent glass within 300 mm of door to incorporate safety glass to min height 1500 above floor level
any glass wihin 800 mm of floor level to be safety glass
safety glass to be in accordance with BS 6206 Class C

to have low 'E' coating

Soil and Waste Drainage
to be in accordance with CP8301
and materials to be in accordance with BS5572
Deep seal traps (min 75D to all sanitary fittings
waste to WMB to be min 30
waste to shower to be min 38
waste to sink to be min 38
waste to bath to be min 38
connected to existing sevp
connected to existing stub stack
with air admittance valve fitted above the flood level of the wmb
thence to existing manhole
wide angle bend at base of stack
Sink taken to back inlet gully
underground drains to be 100 pvcunderground quality
bedded in pea shingle 150 all round to
minimum falls 1-40
drains passing through walls to be bridged with concrete lintols
All drains vented with stench pipe to discharge min 900
above openable windows and fitted with proprietary bird proof terminal
and to be fixed back to dormer with clips max 600 below terminal
vent to be min 3000 horizontally from openable lights
any drainage under building to be surrounded with pea shingle
150 all round to extend 2000 beyond building
drains passing through walls to have expansion joints
150 either side of wall

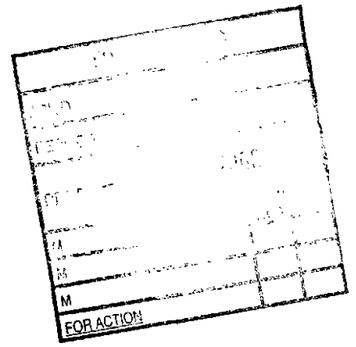
ventilation
openable areas to windows min 1/20th floor areas
trickle vents with area of not less
8000 sq mm to habitable room
mechanical vent (cooker hood) to kitchen
capable of 60 litres/ sec discharge
or 30 litres per sec adjacent to hob
4000 sq mm trickle vents/ air brick
mechanical vent to bathrooms capable
of 15 litres per sec extract
4000 sq mm trickle vent/ air brick
ditto ultility room
mechanical vent to wcs capable of 6 litres per second
background vents of 4000 sq mm trickle vent
or air bricks

Surface Water
75 mm rwp to
100 diameter underground quality pvc drain
min falls 1-40
bedded in pea shingle
to 900 diameter soakaway 4.5 m from building
1.5 from boundary
soakaway capacity to be min 1 Cu M below invert level of drain
alternatively take to nearest surface water drain
at the discretion of the Local Authority



Ground Floor Plan

Floor level to be 300mm above known river flood level



stud partitions
75 x 50 studs at 400 centres
with noggins at mid span
sole and head plate similar
plasterboard and skim either side
cavity filled with glass fibre insulation
joists doubled up under on upper or suspended floors

KEY

STUD PARTITION

BRICKWORK

BLOCKWORK

TILED ROOF

Proposed CONVERSION
~~Extension~~
to
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East Didsbury
Manchester
M20 5GS
for
Mrs J Beech
Tel No 0161 4458354
scale = 1 - 50

Dwg No
M20 5GS/tusr-380

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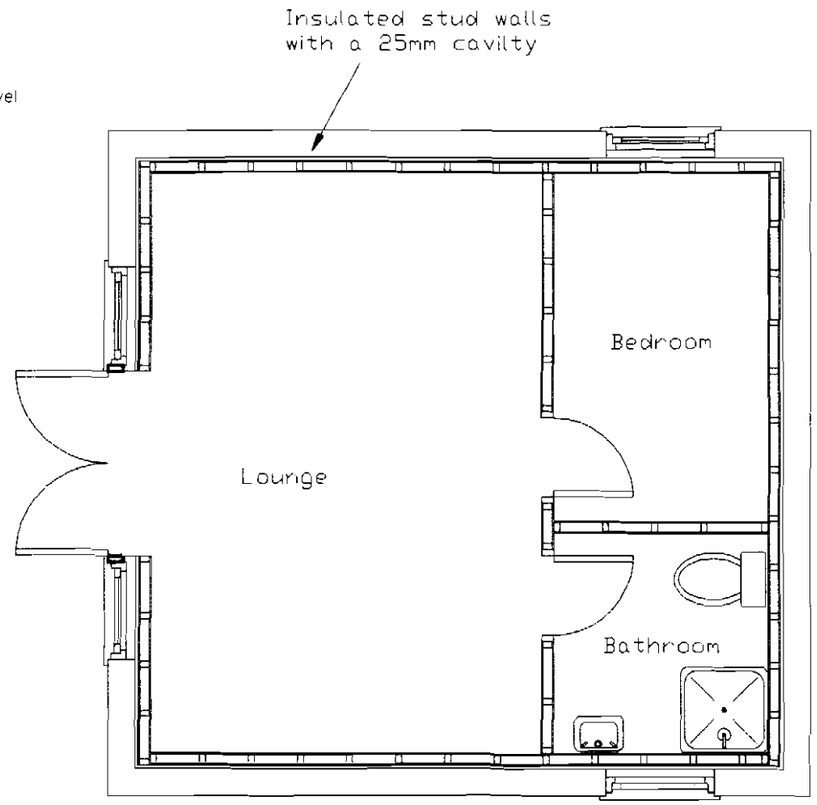

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Ground Floor Plan

2 8 MAY 2008

INIT REC'D	DATE

KEY

STUD PARTITION

BRICKWORK

BLOCKWORK

TILED ROOF

Proposed Extension
to
38 Tuscan Road
East Didsbury
Manchester
M20 5GS
for
Mrs J Beech
Tel No 0161 4458354
scale = 1 - 50

Dwg No
M20 5GS/tusr-380

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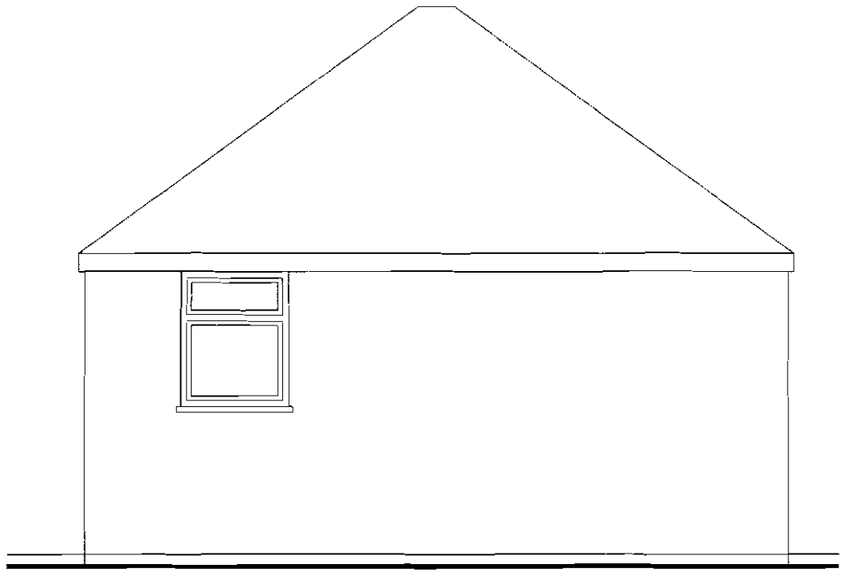
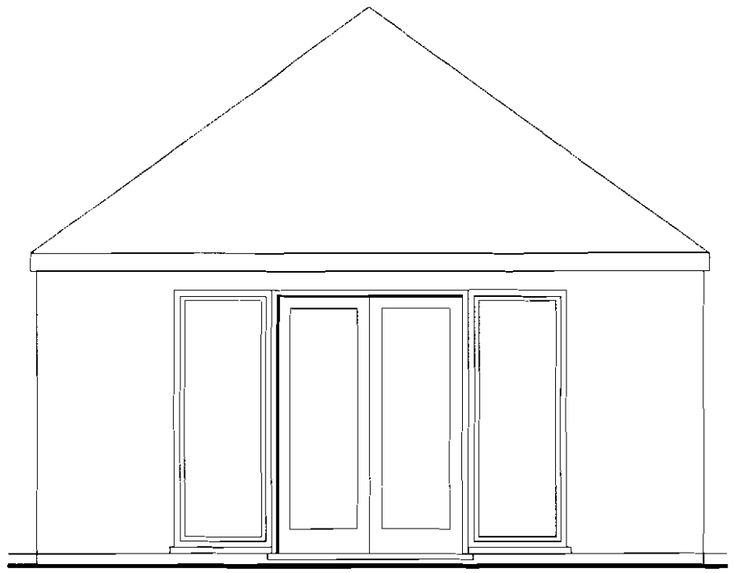
MANCHESTER

1:50
1:100

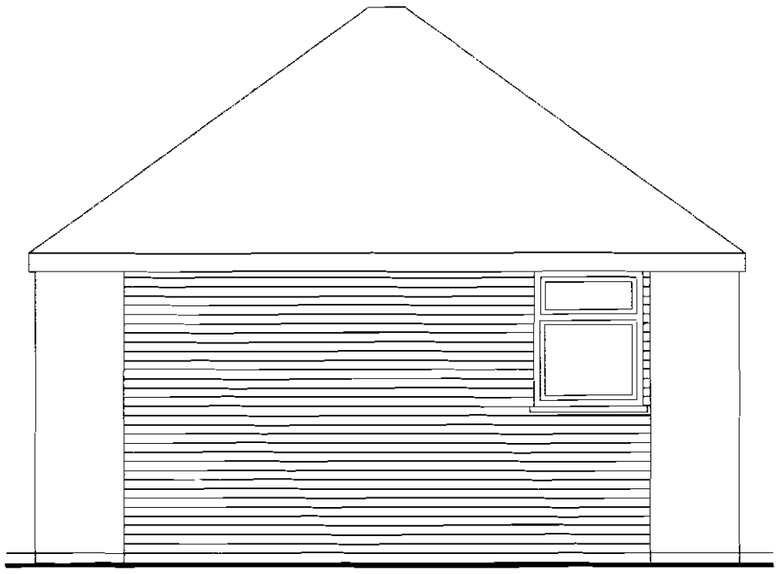
TILES AND FACIAS TO MATCH EXISTING



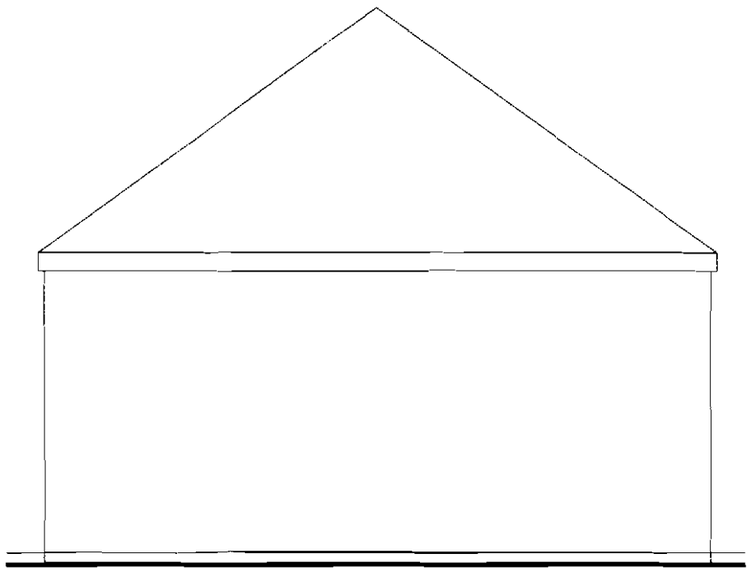
Rear Elevation



Side Elevation



Front Elevation



Side Elevation

RECEIVED
28 MAY 2008

KEY

STUD PARTITION

BRICKWORK

BLOCKWORK

TILED ROOF

Proposed Extension to 38 Tuscan Road East Didsbury Manchester M20 5GS

for

Mrs J Beech

Tel No 0161 4458354

scale = 1 - 50

Dwg No
M20 5GS/tusr-389

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