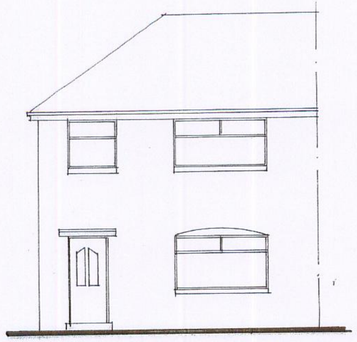
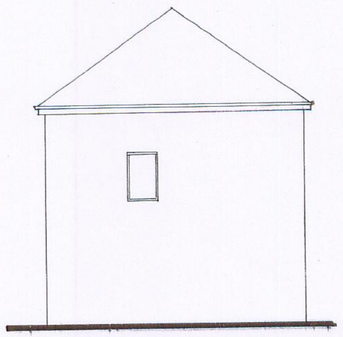


EXISTING FRONT ELEVATION



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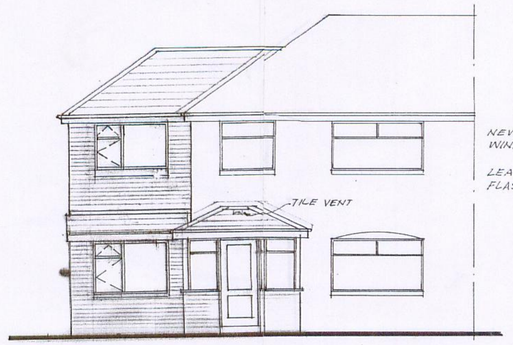
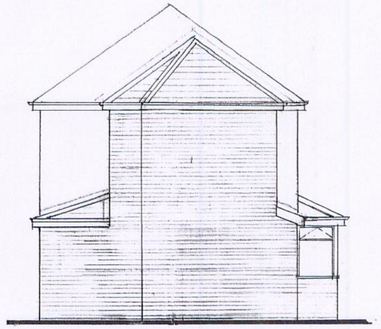
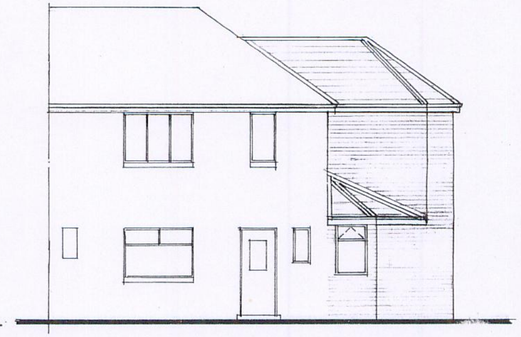


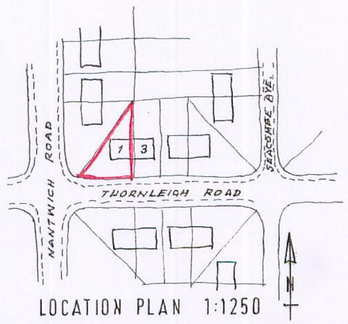
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



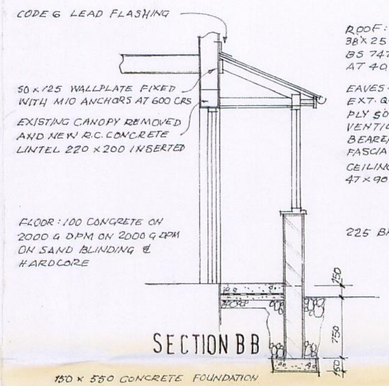
LOCATION PLAN 1:1250



EXISTING REAR ELEVATION

NOTES

1. ALL WORK TO COMPLY WITH BUILDING REGULATIONS 2000 & SUBSEQUENT AMENDMENTS
2. NEW WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED WITH 16mm ARGON GAS GAP: INNER PANE IN LOW 'E' GLASS. OPENING LIGHTS TO HAVE AREA OF 1/20th OF FLOOR AREA & TRICKLE VENT 8000 sq mm GLAZING BELOW 800 & ADJACENT TO DOORS TO BE IN SAFETY GLASS TO BS6206
3. MECHANICAL VENTILATION TO BE PROVIDED AS FOLLOWS: KITCHEN: 30litres/sec VIA RANGE HOOD OR 60 litres/sec EXTRACT FA TO EXTERNAL AIR BATHROOM & EN-SUITE: 15 litres/sec UTILITY: 30 litres/sec
4. KITCHEN & SANITARY WASTES TO BE FITTED WITH DEEP SEAL TRAPS AND WASTES TO DISCHARGE BELOW GULLY GRATINGS.
5. DRAINS PASSING UNDER BUILDING TO BE PROTECTED BY CONCRETE LINTELS.
6. SMOKE DETECTORS TO BE FITTED ON FIRST FLOOR AND IN HALL. WIRED TO MAINS SUPPLY AND INTERLINKED.
7. NEW HEATING RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.
8. LINTELS & BEAMS TO HAVE MINIMUM END BEARING 150mm STEEL BEAMS TO HAVE ½ HOUR FIRE RESISTANCE. ON CONCRETE PADSTONES
9. NEW & EXISTING CAVITIES TO BE CONTINUOUS
10. EXISTING BEAMS & LINTELS TO BE CHECKED FOR SUITABILITY & REPLACED IF NECESSARY
11. AN INSTALLATION CERTIFICATE, TOGETHER WITH A TEST CERTIFICATE SIGNED BY A MEMBER OF NICEIC OR ECA, MUST BE PROVIDED BY ANYONE UNDERTAKING ELECTRICAL INSTALLATIONS WHO IS NOT REGISTERED WITH NICEIC OR ECA.
12. NEW LIGHT FITTINGS TO BE ENERGY EFFICIENT



SECTION BB

ROOF: RECLAIMED SLATE ON 38 x 25 BATTENS ON FELT TO BS 747 ON 47 x 97 RAFTERS AT 400 CRS. 50 x 125 HIP RAFTERS

EAVES: HR GUTTER ON 200 x 150 EXT. QUAL. PLY FASCIA 12mm PLY SOFFIT WITH CONTINUOUS VENTILATION STRIP ON 38 x 50 BEARERS AT 600 CRS. 90 x 150 TIMBER FASCIA BEAM

CEILING: 12.5 PLASTERBOARD ON 47 x 98 JOISTS AT 400 CRS

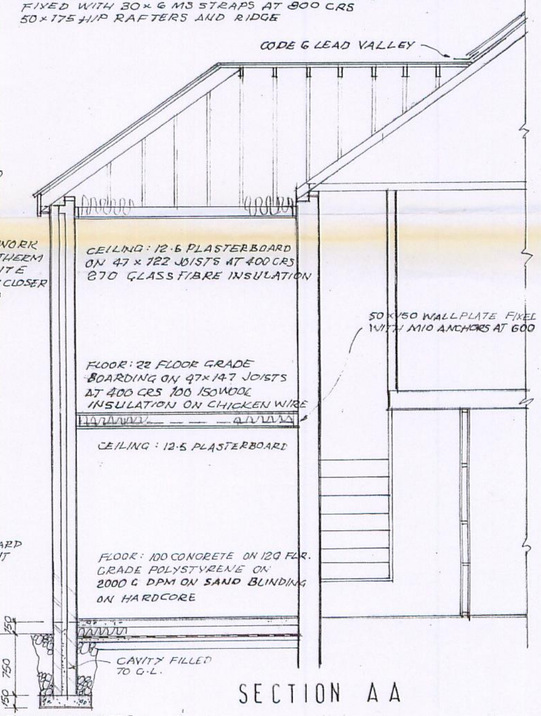
225 BRICKWORK.

EAVES: HR GUTTER ON 200 x 200 EXT. QUAL. PLY FASCIA 12mm PLY ON 38 x 50 BEARERS AT 400 CRS

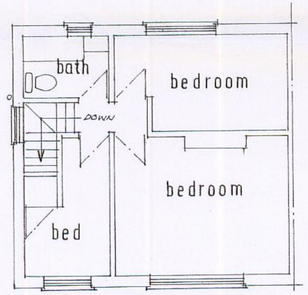
CAVITY WALL: 102.5 BRICKWORK 65 CAVITY FILLED WITH DRITHERM 32 INSULATION 100 THERMALITE BLOCKWORK. BRICK CAVITY CLOSER INSULATE VERTICAL DPC TO OPENINGS

150 x 550 CONCRETE FOUNDATION BACKFILL EXCAVATION WITH HARDCORE

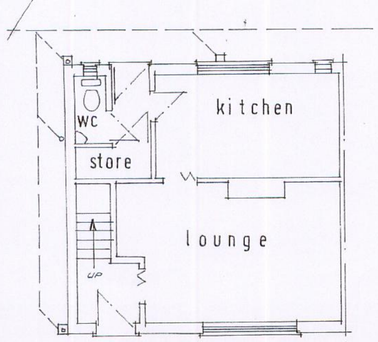
ROOF: RECLAIMED SLATE ON 25 x 38 BATTENS ON PROCTOR ROOFSHIELD ON 47 x 122 RAFTERS AT 400 CRS ON 50 x 100 WALL PLATES FIXED WITH 30 x 6 M13 STRAPS AT 800 CRS 50 x 175 HIP RAFTERS AND RIDGE



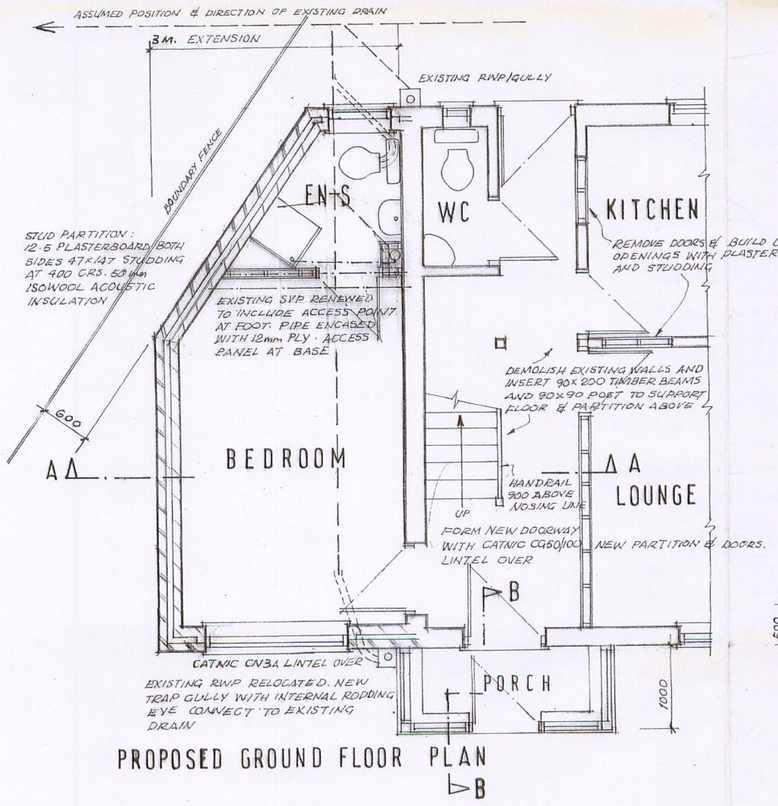
SECTION AA



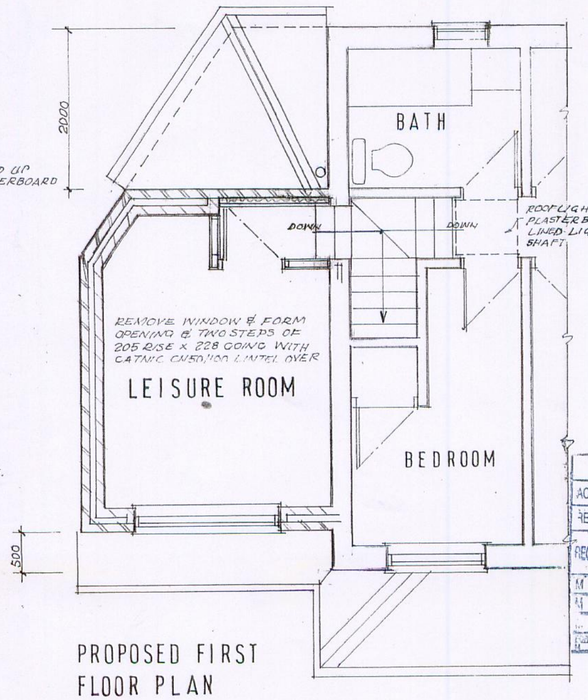
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PLANNING
ACK'D
REPLIED
RECD 20 FEB 2009

	INT. RECD	DATE
M		
H		
ELEVATION		

PLANNING
ACK'D
REPLIED
RECD 20 FEB 2009

	INT. RECD	DATE
M		
H		
ELEVATION		

P. W. Kay
Architectural Consultant
33, Gloucester Road, Urmston
Manchester M41 9AF
Tele 0161 748 6966

CLIENT			
SITE ADDRESS	1 THORNLEIGH ROAD FALLOWFIELD		
PROJECT	Proposed extension at side		
Scale	Date	Drawn	Drg No.
1:100 1:50	2/09	R	0209/11