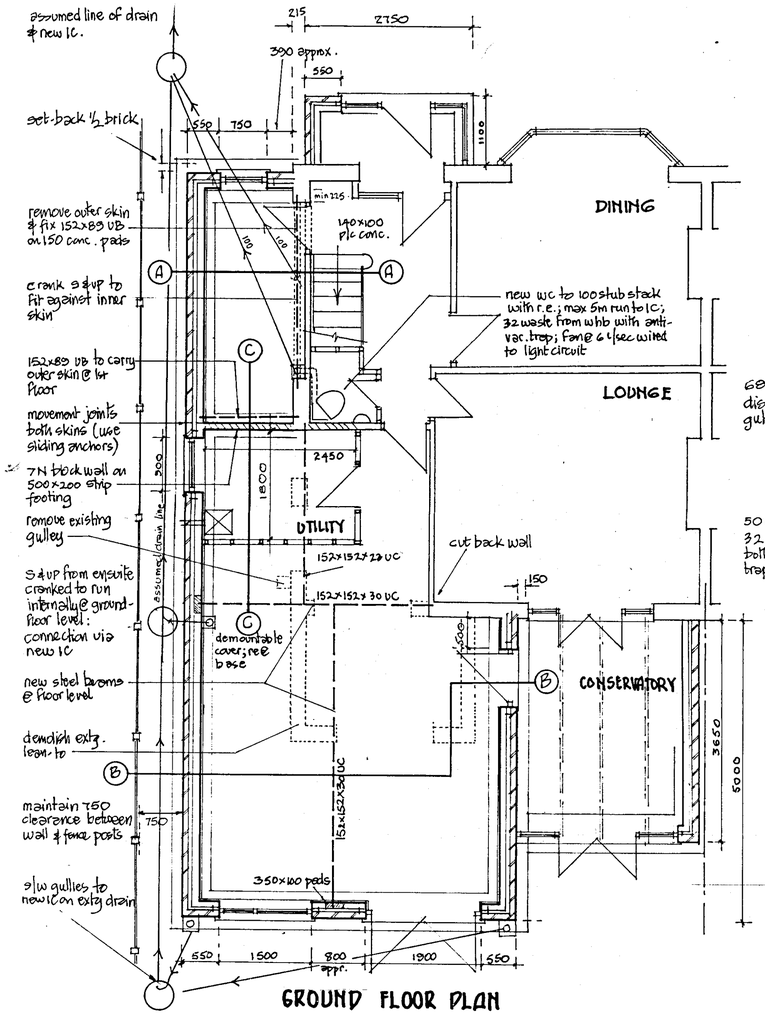

assumed line of drain & new IC.
215
2750
390 approx.
550
set-back ½ brick
550
750
1100
remove outer skin & fix 152x89 UB on 150 conc. pads
min 225
140x100 p/c conc.
100
100
DINING
crank s&vp to fit against inner skin
new wc to 100 stub stack with r.e.; max 5m run to IC; 32 waste from whb with anti-vac. trap; Fan @ 6 l/sec wired to light circuit
152x89 UB to carry outer skin @ 1st floor
LOUNGE
movement joints both skins (use sliding anchors)
2450
7N block wall on 500x200 strip footing
200
1800
UTILITY
remove existing gulley
assumed drain line
152x152x23 UC
cut back wall
150
s&vp from ensuite cranked to run internally @ ground-floor level: connection via new IC
152x152x30 UC
demountable cover; ree base
new steel beams @ floor level
demolish extg. lean-to
CONSERVATORY
3650
6000
maintain 750 clearance between wall & fence posts
750
152x152x30 UC
350x100 pads
s/w gullies to new IC on extg drain
550
1500
800 appr.
1900
550
GROUND FLOOR PLAN
BATHROOM
BEDROOM
BEDROOM
BEDROOM
68 rwp to discharge to gutter
partitions of 75x50 studs with 50 mineral wool quilt & 2-5 plasterb'd & skin
50 waste from shower
32 " " whb,
both with anti-vac traps; Fan @ 15 l/s
2 N° 152x89 UBs
800
152x152x30 UC
600
800
2550
floor joists
4150
BEDROOM
550
1500
1500 appr.
1200
550
FIRST FLOOR PLAN
25
BS
15
75
FLOOR JOISTS 1:1
185
80
130
150
BEAM-TO-BEAM 2:2
10 thick welded end plate with 17 holes for 16 8·8 bolts
100x50 c16 @400 c/s
existing roof
150x22 ridge
22 thick layboards on existing rafters
152x152x30 UC under extg. w/plate
175x22
125x47 c16 rafters @ 400 c/s
100x50 w/plate
30x6 m/s straps built into gable
ROOF STRUCTURE
152x152x 23
152x152x 30
175x50 c16 @ 400, staitted mid-span
2
2
1
1
joists secured to end wall with 30x6 m/s straps
beams sit on 350x 100 conc. pads
FLOOR STRUCTURE
PLANNING CONTROL
23 JAN 2013
flat section of roof below window
landing window
125x50 trimmer
code 5 lead lining turned over tiles, on 18 OSB laid to fall
DETAIL BELOW LANDING WINDOW
frontage in smooth red brick to match existing
FRONT
new windows = esc-type min. 450 w x 1/3 m² area.
min. 1m
obscured glazing to both windows
225 x 150 air bricks ducted under floor
SIDE
SITE PLAN 1:500
125x50 binder skew-nailed to ceiling joists, supported off 30x6 steel straps to ridge
Marley 'Modern' tiles on 50x25 treated battens on breather felt on 150x50 c16 @ 400 c/c
100x50 w/plate; 22 thick fascia & 15 ply soffit
ceiling of 125x50 joists @400 c/s; 100+170 mineral wool; 9.5 plasterb'd & skim
dot-&-dab finish
1st floor; 22 chipboard on 175x60 c16 @ 400 c/s; 50 mineral wool batts; 9.5 plasterb'd & skim
2600 app.
102.5 pre-War commons to match existing; 100 PYTHERM belt; 100 'celion'; s/s ties @ 4/m²
cavity tray & flashing to roof
152x152x30 UC (see detail)
grd. floor; 100 concrete on 100 K'SPAN on 1200g dpm lapped to dpc on 150 h/core & sand.
2 N° 140x100 p/c conc. lintels
conservatory floor; 100 conc. on dpm lapped to dpc on 150 h/core
25 upstand
150
min. 750
200
600
300 trench block
SECTION BB
stepped cavity tray/ flashing to extg. gable
2 course fabric lintel over windows
cut-out in roof for landing window (see detail)
152x152x30
lead flashing & cavity tray
152x152x30
152x89 UBs
100 TN block
200
500
SECTION CC
Marley Moderns on 50x25 treated battens on breather felt on 100x50 c16 @ 400 c/s
cavity tray
remove outer skin & fix 152x89 UB on 150 conc. pads
cranks s&vp
SECTION AA
safety glass BS 6206
REAR
SIDE
23, RONFORD RD, LEVENSHULME: PROPOSED SIDE & REAR EXTENSIONS 1:50 & 1:100