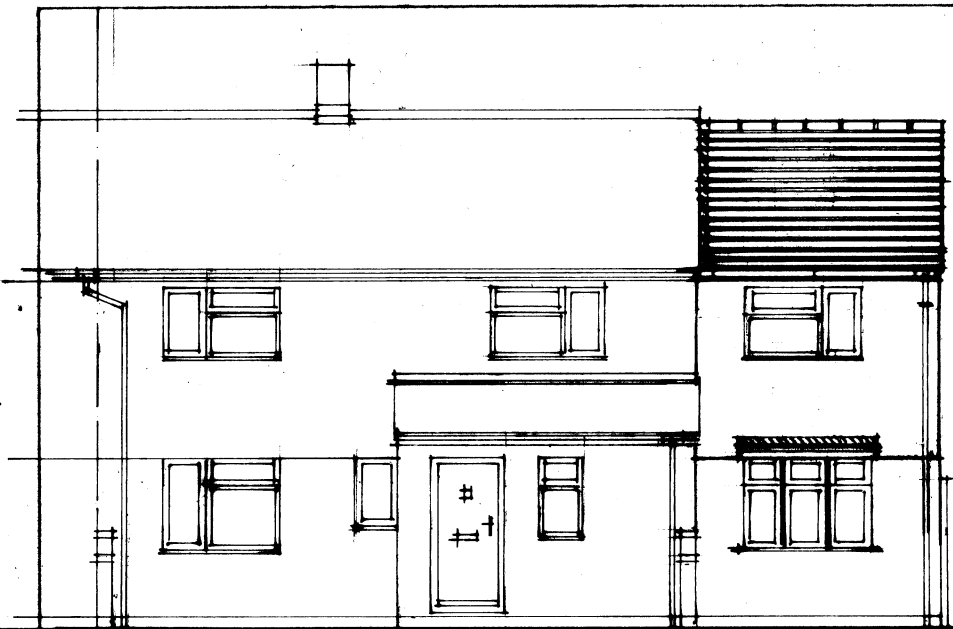
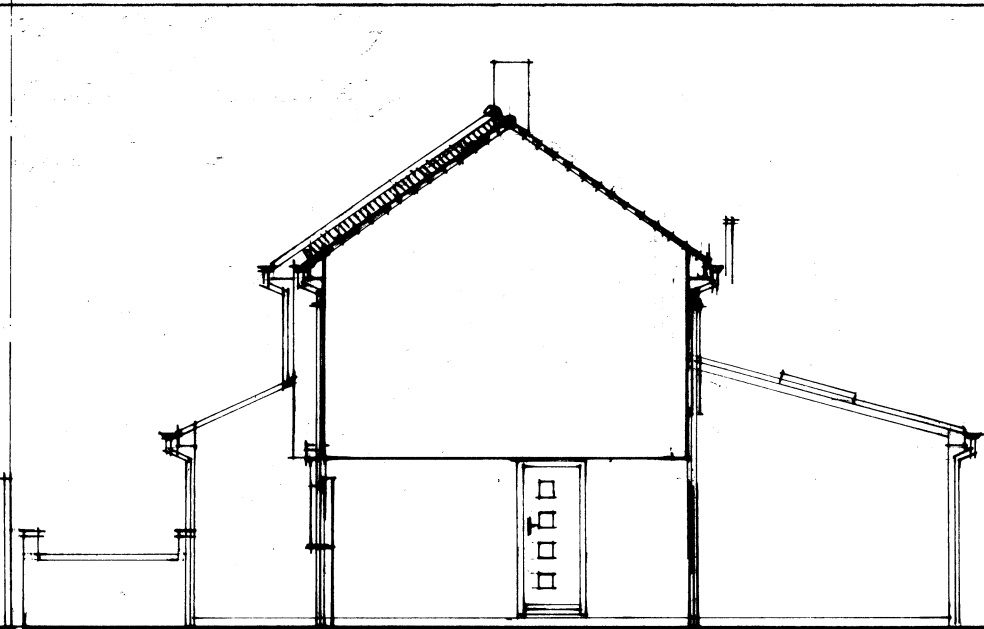


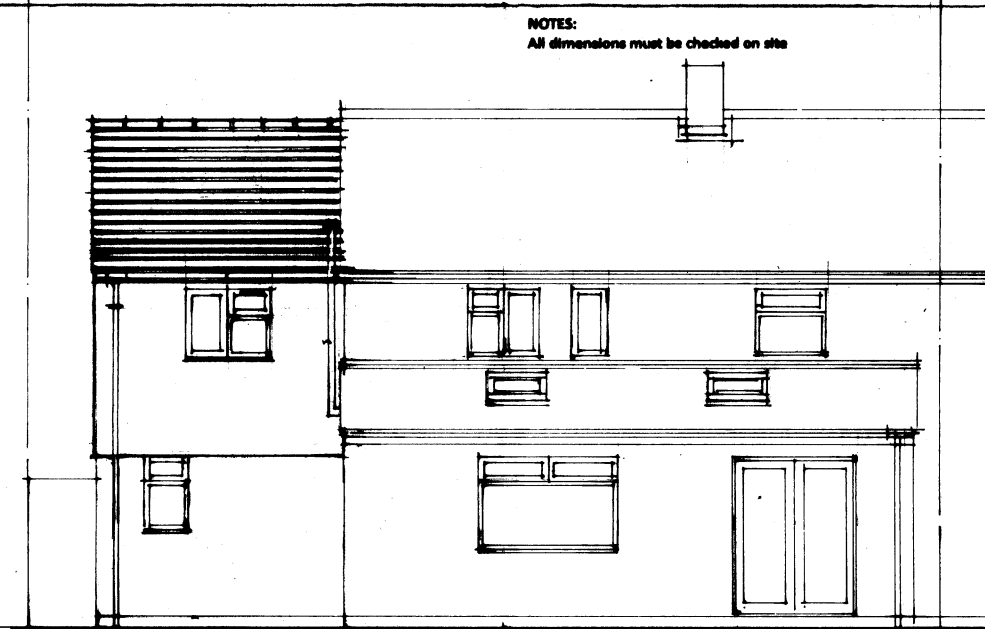
NOTES:
All dimensions must be checked on site



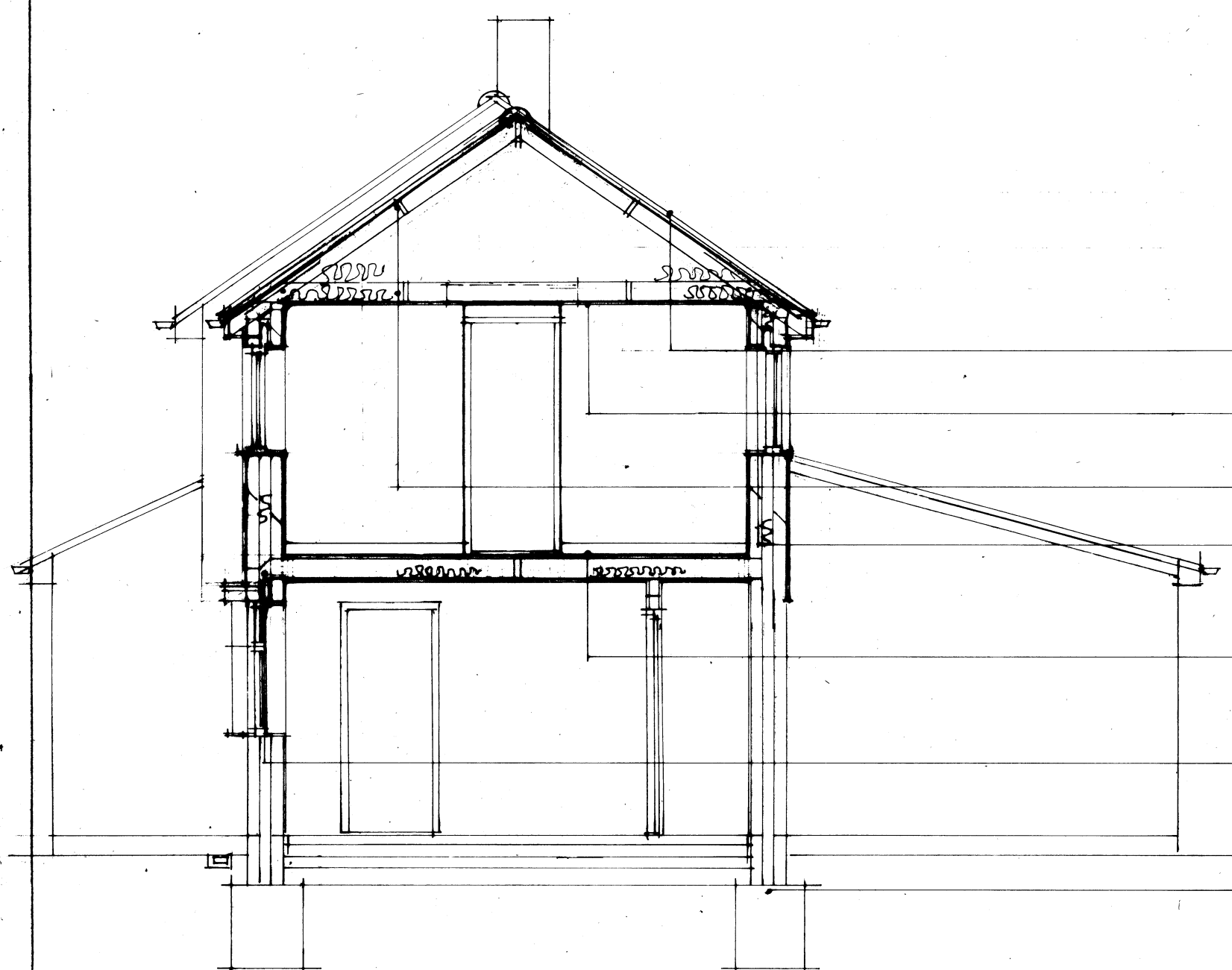
front



side



rear



cross section a-a

Concrete interlocking tiles to match, reuse existing where possible laid in accordance with manufacturers on battens on vapour permeable membrane on min. 125 x 50 C24 rafters at 400mm max centres, pitch to match existing, code 4 lead flashing to existing gable/roof abutment.

Ceiling level to match existing dwelling, 12.5mm plasterboard & skim, 195 x 50 C24 joists at 400mm centres with M10 bolted connection to rafter feet, min. 100mm insulation quilt between and 170mm over joists.

Gables strapped to roof with 30 x 5 steel lateral restraint straps fixed across 3no. rafters with noggins between at 1200mm max centres.

Rafters birdsmouthed over 50 x 100 wallplates strapped to blockwork at 1200mm max centres, upvc fascia, gutter & downpipe to match, roof insulation continuous with wall batts to prevent cold bridging, with 25mm air gap over maintained.

Existing single storey extension roof and ceiling to be removed, new floor level to match existing, 22mm t&g flooring on min. 195 x 50 C24 joists at 400mm max centres with strutting at midspan, 30 x 5 lateral restraint straps at 2.0m max centres, 100mm Rockwool sound insulation between, 12.5mm Soundbloc plasterboard and skim.

Adequacy of existing lintel over existing openings and bow window to be checked on site and replaced if necessary, new insulated grp roof canopy over window installed in accordance with manufacturers details, code 4 lead flashing and cavity tray over.

Single storey extension constructed approx. 2014 with 1.0 metre deep foundations, adequacy to be checked on site, excavate trial holes as required to Building Control approval.

B	15.03.22	Amended to owners requirements
A	02.07.21	Door repositioned

Mr T Kane

34 Weston Avenue
Leighton Buzzard
LU7 4QZ

Proposed elevations &
Cross section

Scale at A3: 1:100, 1:50

Date: Jul 21

Drawing subject to Local Authority Approvals

Drawing No.
3597.21.5

Rev.
B