

2 N° 1340mm x 1400mm 'Velux' roof windows, provide double trimmers all round & Flash in to manufacturers instructions

3.4M. wide, double glazed, aluminium bi-fold door set

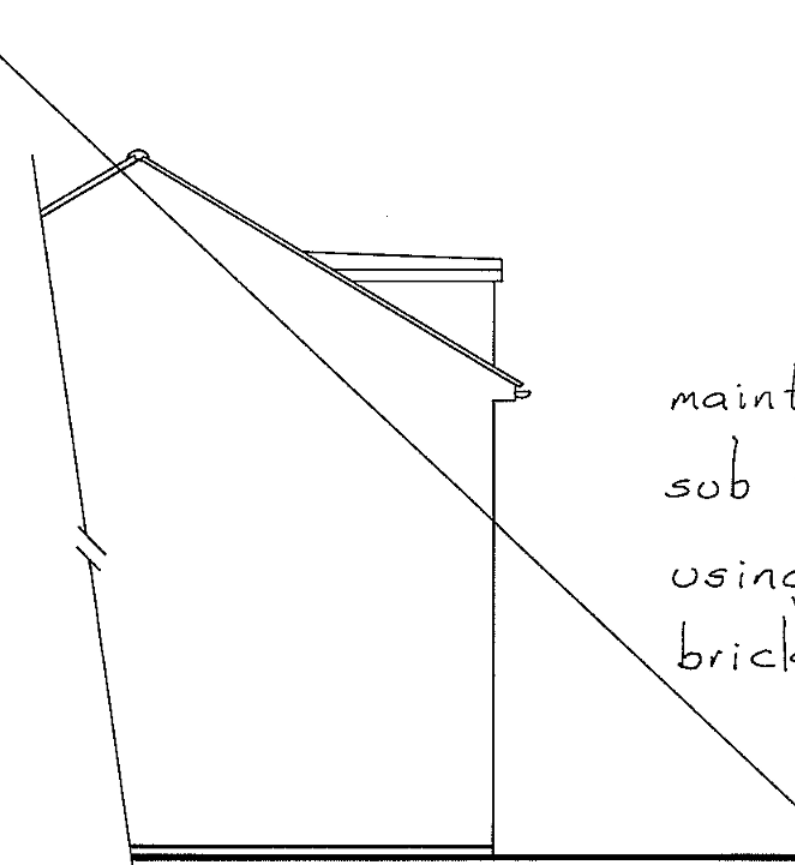
slate roofing tiles

extend existing kitchen/Utility mechanical vent ducts out

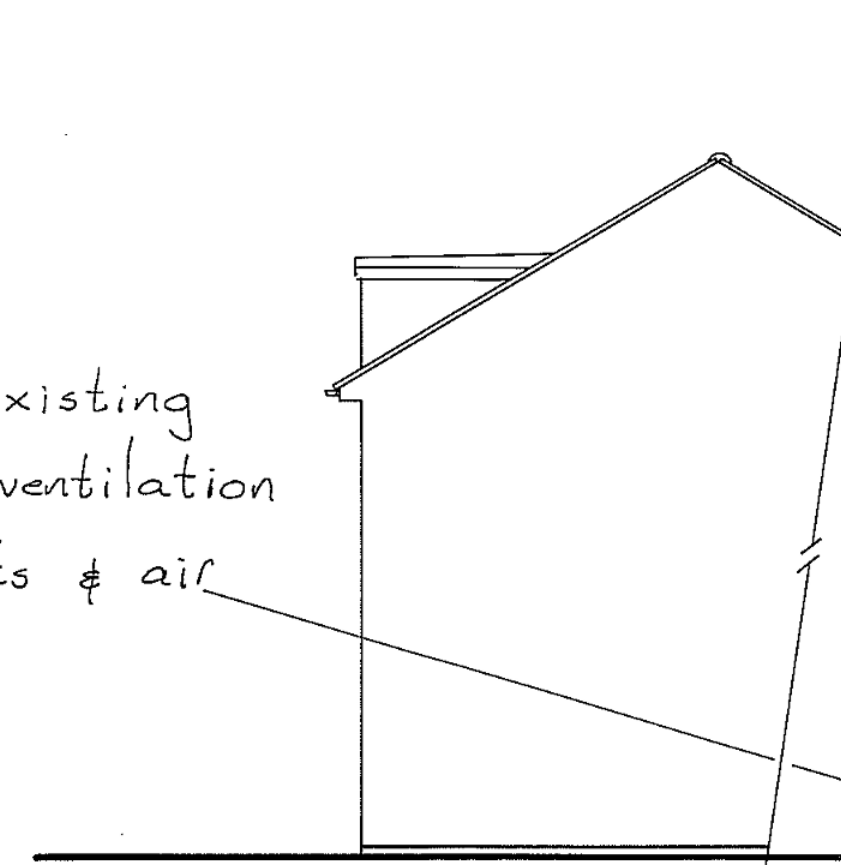
Face brickwork on all elevations to match existing



EAST



SOUTH



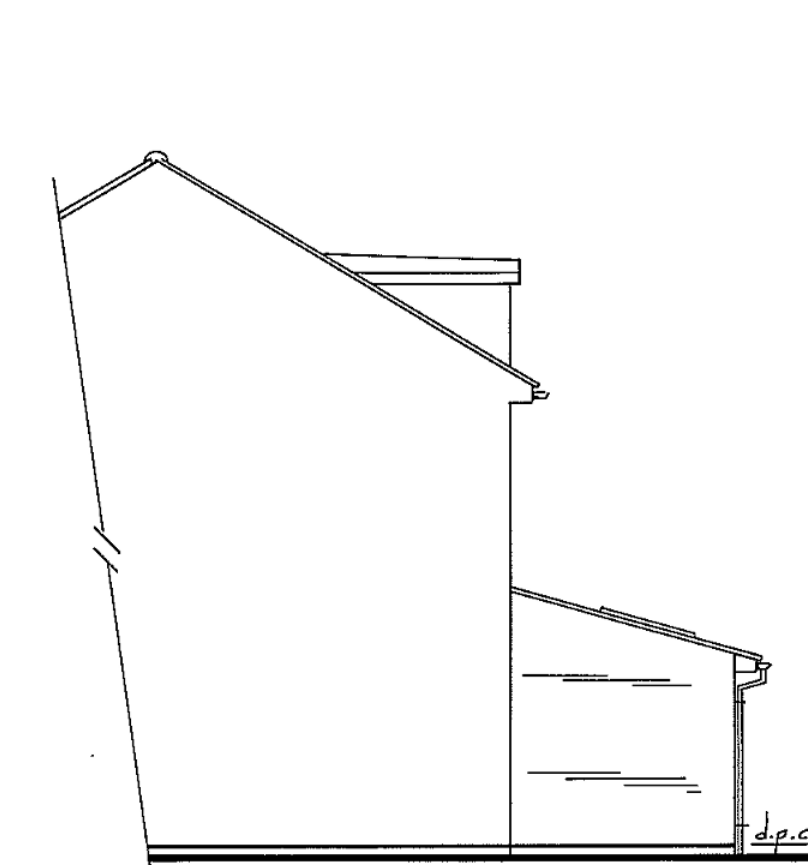
NORTH

EXISTING ELEVATIONS

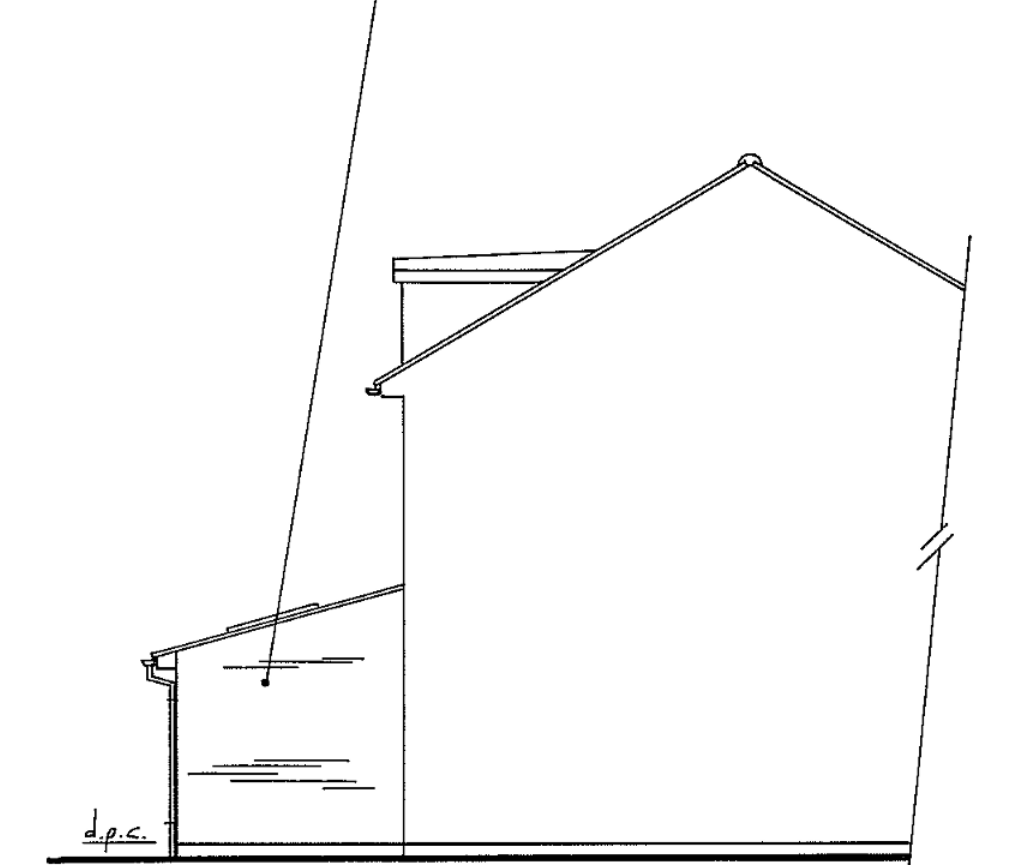
set support beams up to top of first floor joists, cut joists & set in m.s. shoes & wall plate bolted to U.B.



EAST



SOUTH



NORTH

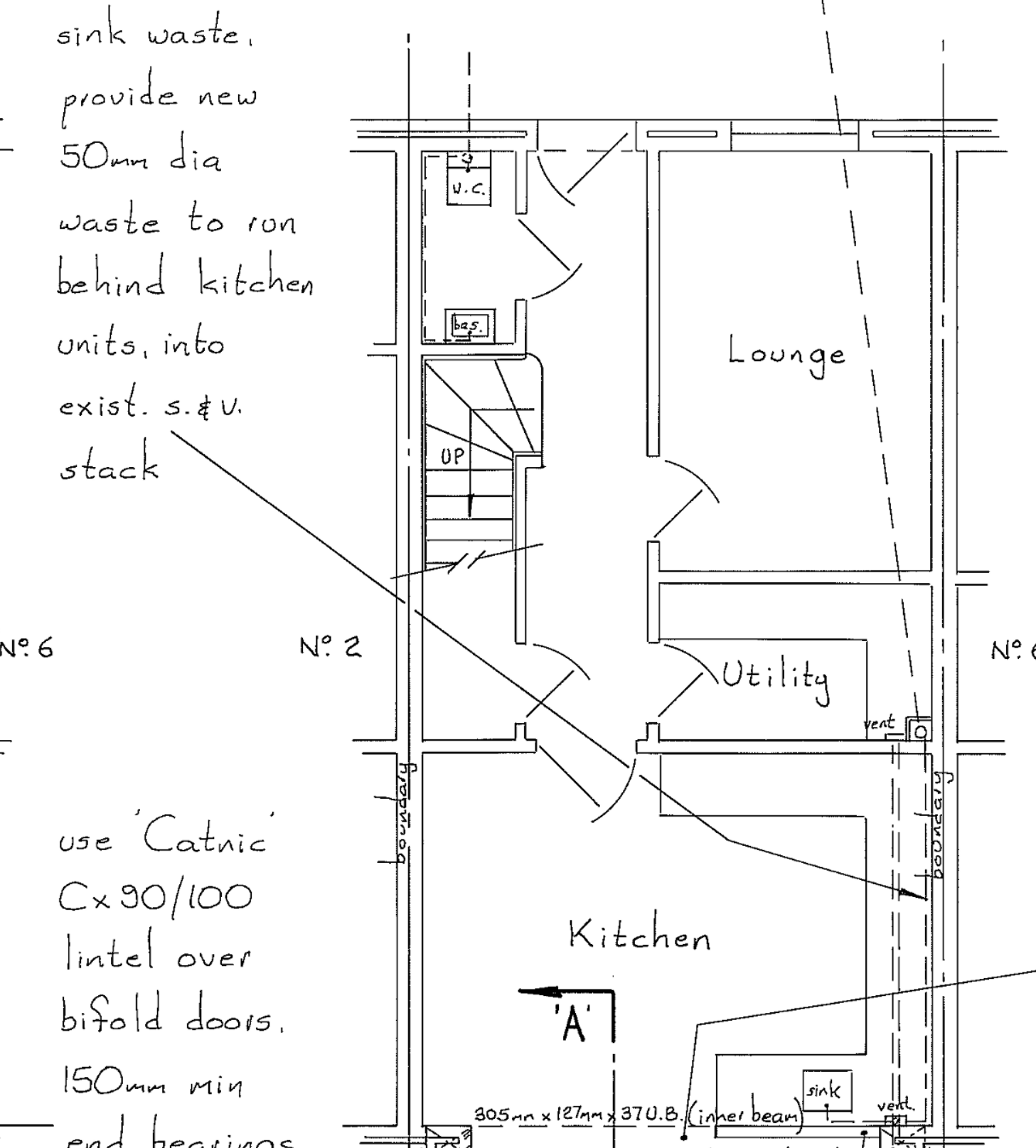
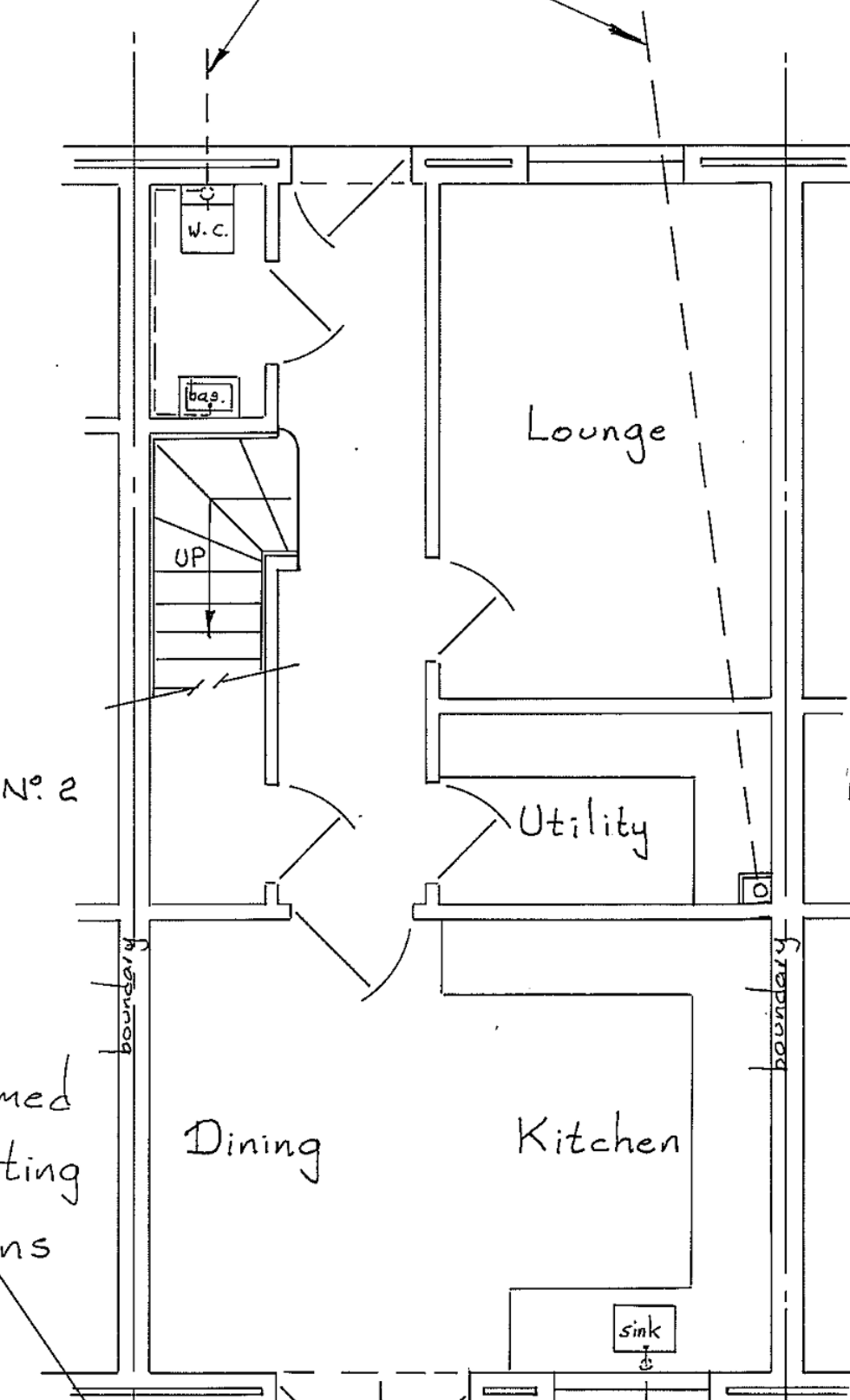
PROPOSED ELEVATIONS

existing drains

remove existing sink waste, provide new 50mm dia waste to run behind kitchen units, into exist. s. & v. stack

use 'Catnic' Cx 90/100 lintel over bifold doors, 150mm min end bearings

assumed existing drains



Cavity Walls

50mm

PROPOSED

GROUND FLOOR PLANS

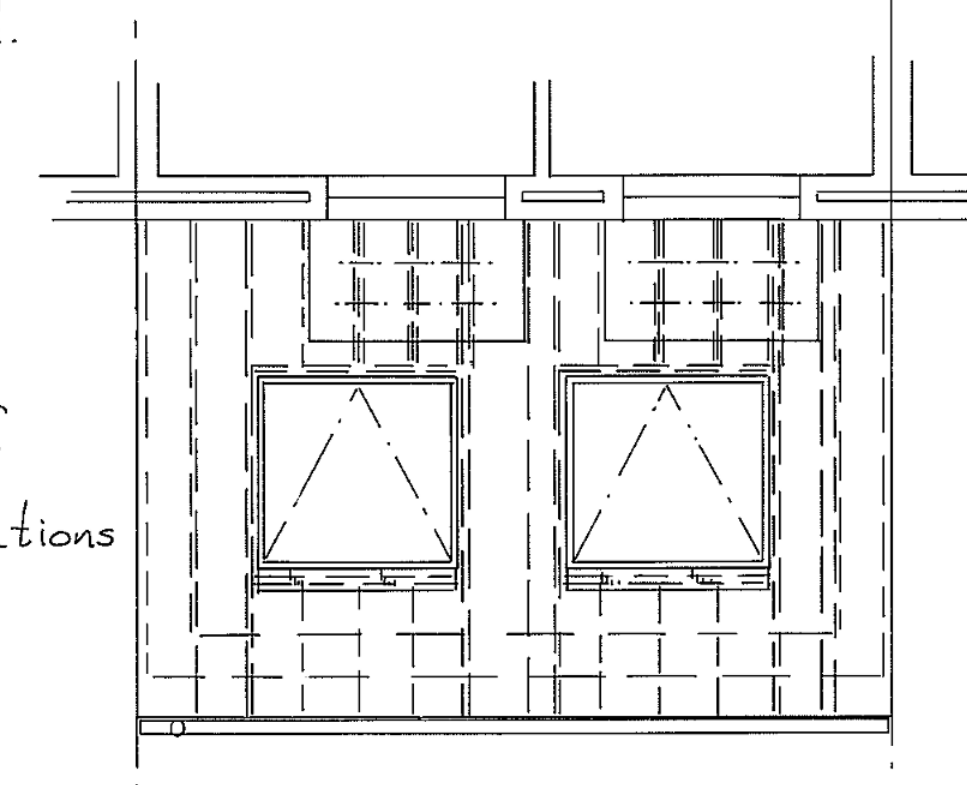
Cambrian roofing slates with 75mm headlap on battens & Vap-R-Free microporous fabric roofing membrane on 150mm x 50mm rafters @ 400mm max. cts. & 100mm x 50mm securely fixed wall plates. Provide 125mm 'Kingspan' Kooltherm K7 insulation between rafters & 75mm below with 1200G polythene vapour barrier & 12mm p.b. & skim finish.

5lb. lead flashing & roof covering over flat sections & windows on 22mm exterior quality ply on 150mm x 50mm joists both sides of every rafter, bolted through using pairs of 12mm m.s. bolts & spiked timber connectors. Use securely fixed wall plate & m.s. shoes @ wall.

remove exist. doors & window, widen opening & install U.B.'s over, seat on 450mm x 250mm x 150mm dp. conc. padstones & make good.

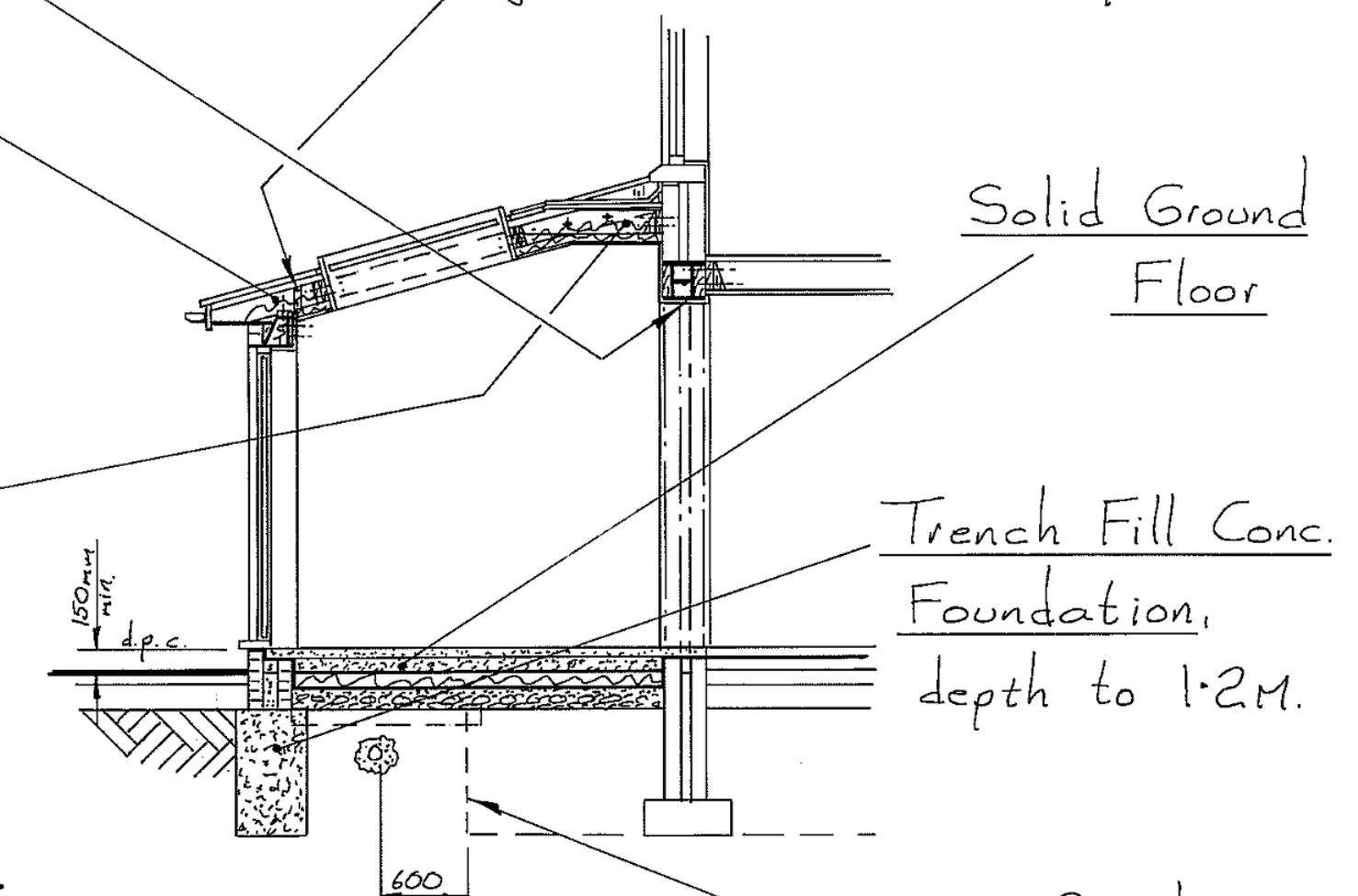
outline of new foundations

construct new Internal Stud Wall behind kitchen units



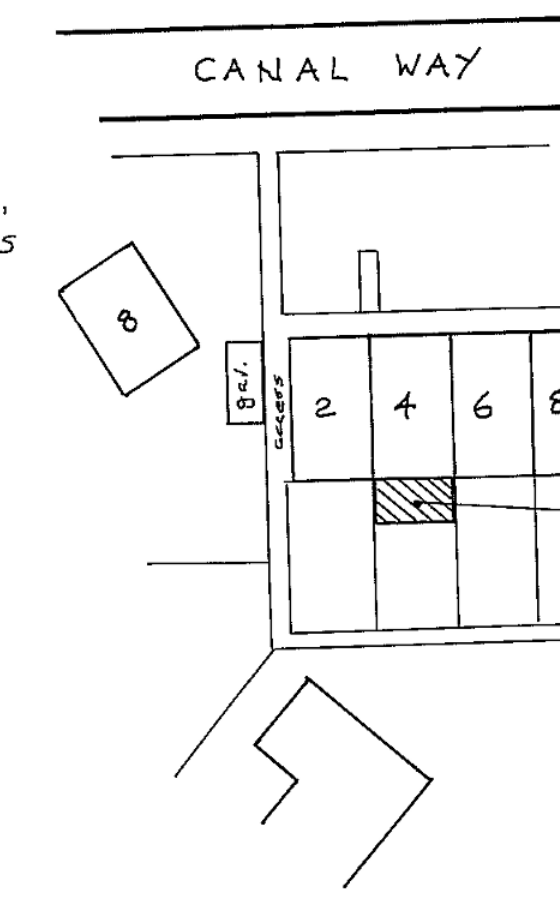
ROOF PLAN

strap base of every rafter back to wall using 30mm x 5mm m.s. straps



SECTION "A-A"

stop foundations @ drain & bridge over using pairs of 150mm x 100mm pre cast lintels



BLOCK PLAN (1:500)

0 1 2 3 metres 0 1 2 3 metres
Scale Bar 1:50 Scale Bar 1:100

Scale : 1:50 & 1:100
**PROPOSED SINGLE STOREY
REAR EXTENSION
& CANAL WAY
HAREFIELD
MIDDX.
UB9 6TG**

MR. & MRS. WARD FEB. 2020
S.A.X.D.F. LTD. 01923 267322
EAST LODGE, ESSEX LANE, WD4 8PN.

THIS DRAWING TO BE READ IN CONJUNCTION
WITH SEPARATE SPECIFICATION SHT.'S.