



New opening formed through external wall using 2 No 305x127x37 universal beams set on 250x300mmx150mm precast concrete padstones with minimum 150mm bearing for steelwork.

1000 x 30 x 2.5mm holding down straps at maximum 1.5m centres fixed to masonry internal leaf with minimum 4 No screw fixings. Lowest fixing not more than 150mm from bottom of strap. Fixings to be 4mmØ x 50mm screws in plugs.

Leadwork to Flat Roof
Code 5 lead flashing to roof wall abutment. Lead flashing chased into existing external wall minimum 25mm and lead wedged into position at 450mm centres and at all laps. Cavity tray to be installed above lead flashing to full width of extension with weep holes at 900mm centres. Lead flashing to provide minimum 125mm upstand above finished roof level to cover flat roof upstand. All joints to be lapped minimum 150mm. All leadwork to be carried out in accordance with Lead Development Association recommendations.

PROPOSED Roof Layout Plan.

Scale 1:50 @ A3.

CLIENT: Mr & Mrs Broadstock		Project Two storey extension.		Revisions		
REF: -	Address 77 Sandon Road Birkdale, Southport Merseyside, PR8 4QD					
PROJECT NO: DT2023/01						
DATE: Jan 2023						
CAD DWG FILE: 77 Sandon Road	Drawing DT2023/01-A105		Scale 1:100			
DRAWN BY: David Taylor						
CHK'D BY: -						

