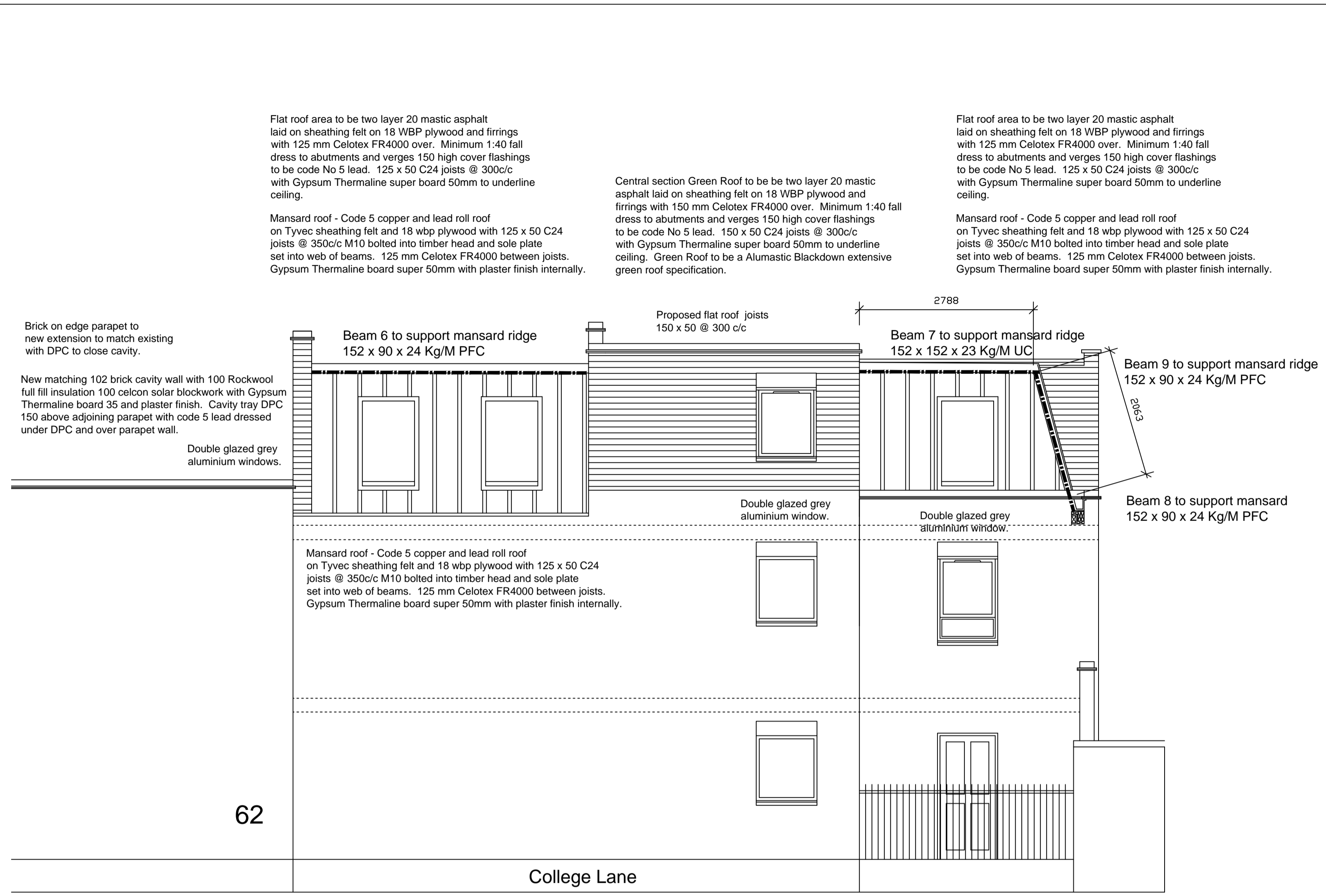


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

ROOF NOTES:

Roof/wall abutments 150mm code No5 lead apron flashing tucked into wall and fixed with lead wedges at 600 c/c lead tacks (50 wide) provided to prevent uplift. Tacks @ 750 c/c flashing dressed over 150mm lead upstand. Rafters to be birdmouthed over and spiked to 50 x 125mm sw wallplates all structural timber to be grade C24

75 x 100 sw timber angle ties dovetail housed into wallplates at foot of mansard hip.

Provide code No. 5 lead flashings and soakers to all abutments, valleys hipped and gable ends.

Code 5 lead and copper roll roof laid on Tyveck breathable roofing felt fixed in accordance with BS5534 with 18 WBP plywood on 125 x 50 C24 joists @ 300c/c.

All mortar for bedding and pointing to be 1:3 mix cement sharp sand provide.

Celotex FR 4000 between rafters with 50mm Gypsum thermal board super ceiling insulation over to achieve 0.15 W/M2K

New mansard roof rafters 125 X 50 C24 sw joists @ 300 centres fixed to into steel beams and cross noggged @ 1.0M centres.

New pitched roof rafters to be securely screw fixed and strapped to floor plate, wallplates and walls.

5 x 30mm galvanised ms straps at 1000 max centres built into walls and screw fixed into roof and floor joists provide 100 x 50mm sw noggins and packing pieces at every strap position.

25 thick sw timber facia & 25 thick sw soffit boards on 50 x 25 sw bearers.

Provide 150 half round black upvc to match gutters and 75 diameter rainwater downpipes and hopper heads.

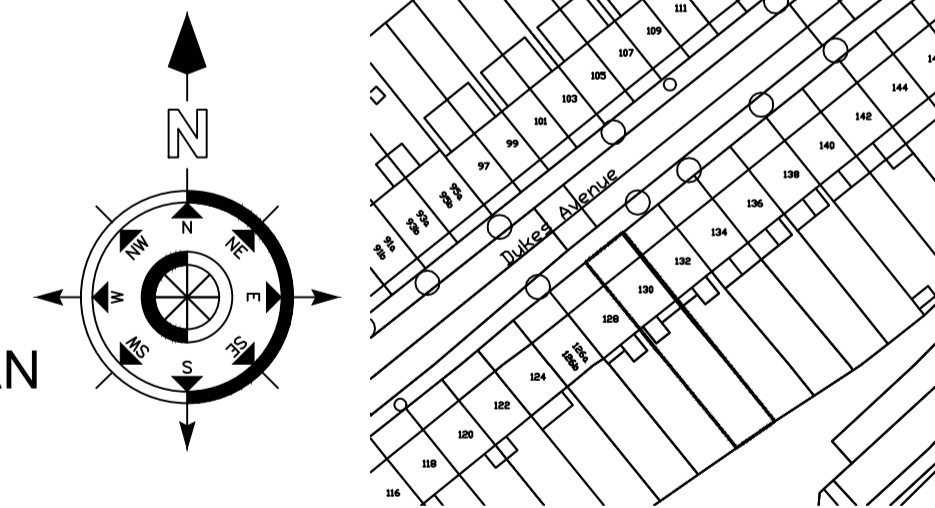
Trim roof joists and double M10 bolt @ 600c/c to each side of Velux roof light windows. Finish internal edges with Gypsum Thermal board super 50mm plasterboard and plaster skim. Provide Velux flashings and code number 5 lead to suit Redland concrete tiles.

Flat roof joists 150 x 50 grade SC3 @ 300 centres fixed into steelwork and cross noggged @ 1.0M centres. Isolating vapour control layer to BS 747 type 3B over WBP 18 ply. 125mm Celotex insulation staggered jointed and turn up sides at perimeters and upstands. Lay over asphalt in two layers to a nominal finished thickness of 20mm to all flat roof areas, skirtings, fillets, eaves and dress into RWP outlets

Coat all horizontal and vertical surfaces with a solar reflective dressing to CP144.

Form dormer roof window with roof cheeks of 100 x 50 sw studs @ 300mm centres, 100 Celotex insulation between joists with 18 ply faced cheeks and roof screw fixed to joists. Code No. 5 lead dressed cheeks with 150 flashings to leaded roof slopes.

Gypsum thermal board super 50mm to line internally with 5mm plaster finish.



BUILDING REGULATIONS ISSUE 13/03/18		
REVISION No.	REVISION NOTES	DATE
-	-	-
PROJECT:	62B HIGHGATE ROAD LONDON NW5 1PA	
CLIENT:	LEE VALLEY ESTATES LIMITED	
DESCRIPTION:	PROPOSED FRONT AND REAR ELEVATIONS	
DRAWING No.	1803 - 04	SCALE. 1:50 @ A1
REVISION.	-	DATE. 07/03/18
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.		

LIMITED

BCA

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