

Central section Green Roof to be two layer 20 mastic asphalt laid on sheathing felt on 18 WBP plywood and firrings with 150 mm Celotex FR4000 over. Minimum 1:40 fall dress to abutments and verges 150 high cover flashings to be code No 5 lead. 125 x 50 C24 joists @ 300c/c with Gypsum Thermaline super board 50mm to underline ceiling.

Flat roof area to be two layer 20 mastic asphalt laid on sheathing felt on 18 WBP plywood and firrings with 125 mm Celotex FR4000 over. Minimum 1:40 fall dress to abutments and verges 150 high cover flashings to be code No 5 lead. 125 x 50 C24 joists @ 300c/c with Gypsum Thermaline super board 50mm to underline ceiling.

Mansard roof - Code 5 copper and lead roll roof on Tyvec sheathing felt and 18 wbp plywood with 125 x 50 C24 joists @ 350c/c M10 bolted into timber head and sole plate set into web of beams. 125 mm Celotex FR4000 between joists. Gypsum Thermaline board super 50mm with plaster finish internally.

Brick on edge and tile creasing to parapet to match existing with DPC to close cavity.

Carefully remove existing bathroom window build in opening with brick/blockwork finish to match existing.

remove section of railing and bolt into new brick wall.

Flat roof area to be two layer 20 mastic asphalt laid on sheathing felt on 18 WBP plywood and firrings with 125 mm Celotex FR4000 over. Minimum 1:40 fall dress to abutments and verges 150 high cover flashings to be code No 5 lead. 125 x 50 C24 joists @ 300c/c with Gypsum Thermaline super board 50mm to underline ceiling.

Proposed flat roof joists 125 x 50 @ 300 c/c

Double glazed white timber painted door.  
Insulated Catnic CN7 lintol over aluminium sliding doors DPC to all reveals.

Beam 3 under balcony 178 x 102 x 19 Kg/M UB

Beam 3 padstones 100 x 110 x 150

Proposed floor joists 175 x 50 @ 400 c/c

Existing floor joists 175 x 50 @ 400 c/c

Beam 6 to support mansard ridge 152 x 90 x 24 Kg/M PFC on 100 x 122 x 150 padstones

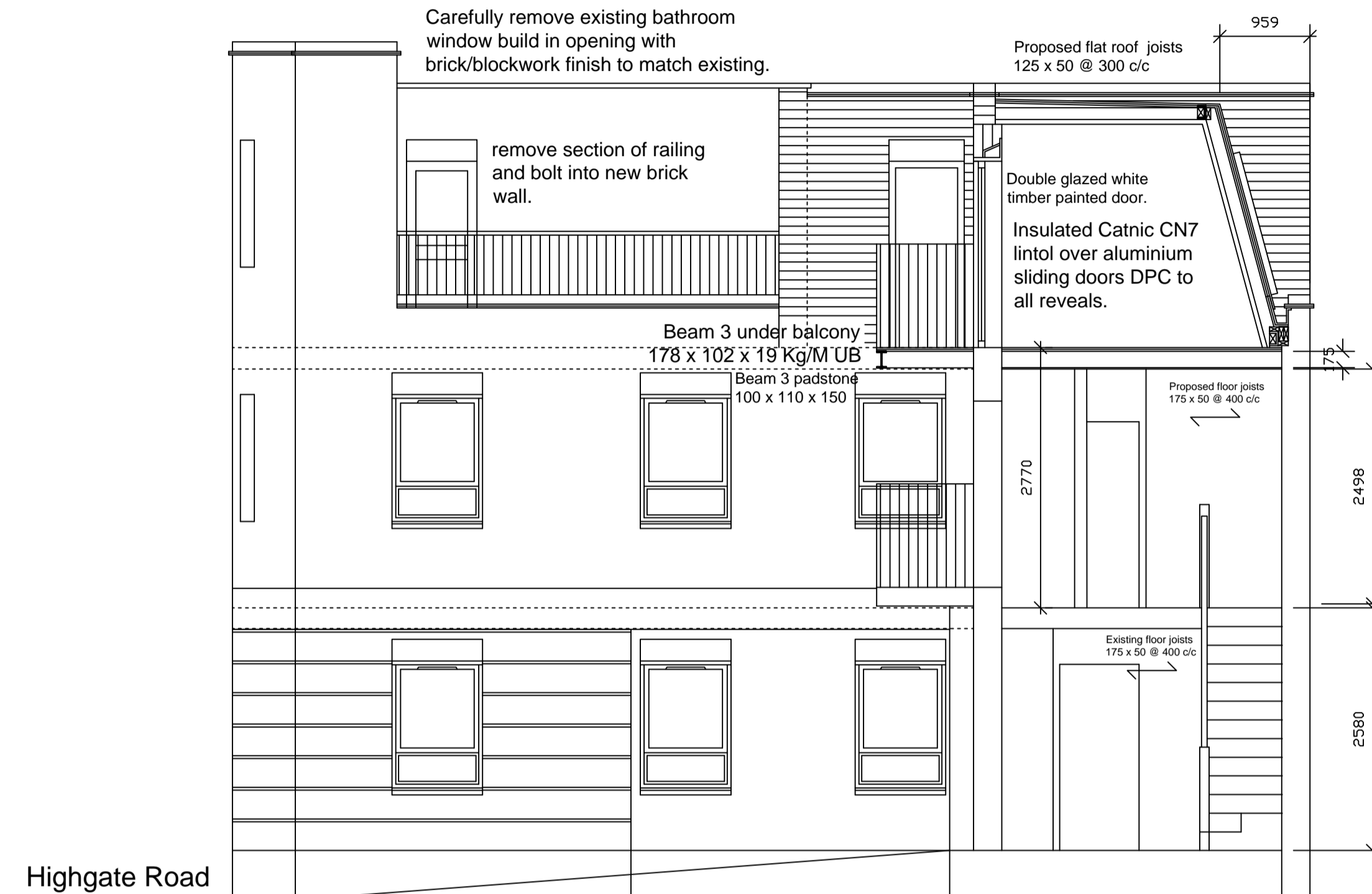
Mansard roof - Code 5 copper and lead roll roof on Tyvec sheathing felt and 18 wbp plywood with 125 x 50 C24 joists @ 350c/c M10 bolted into timber head and sole plate set into web of beams. 125 mm Celotex FR4000 between joists. Gypsum Thermaline board super 50mm with plaster finish internally.

Remove existing felt roof covering decking and firrings. lay over existing joists 18 plywood screw fixed to 175 x 50 C24 joists with minimum of 150 rockwool between joists.

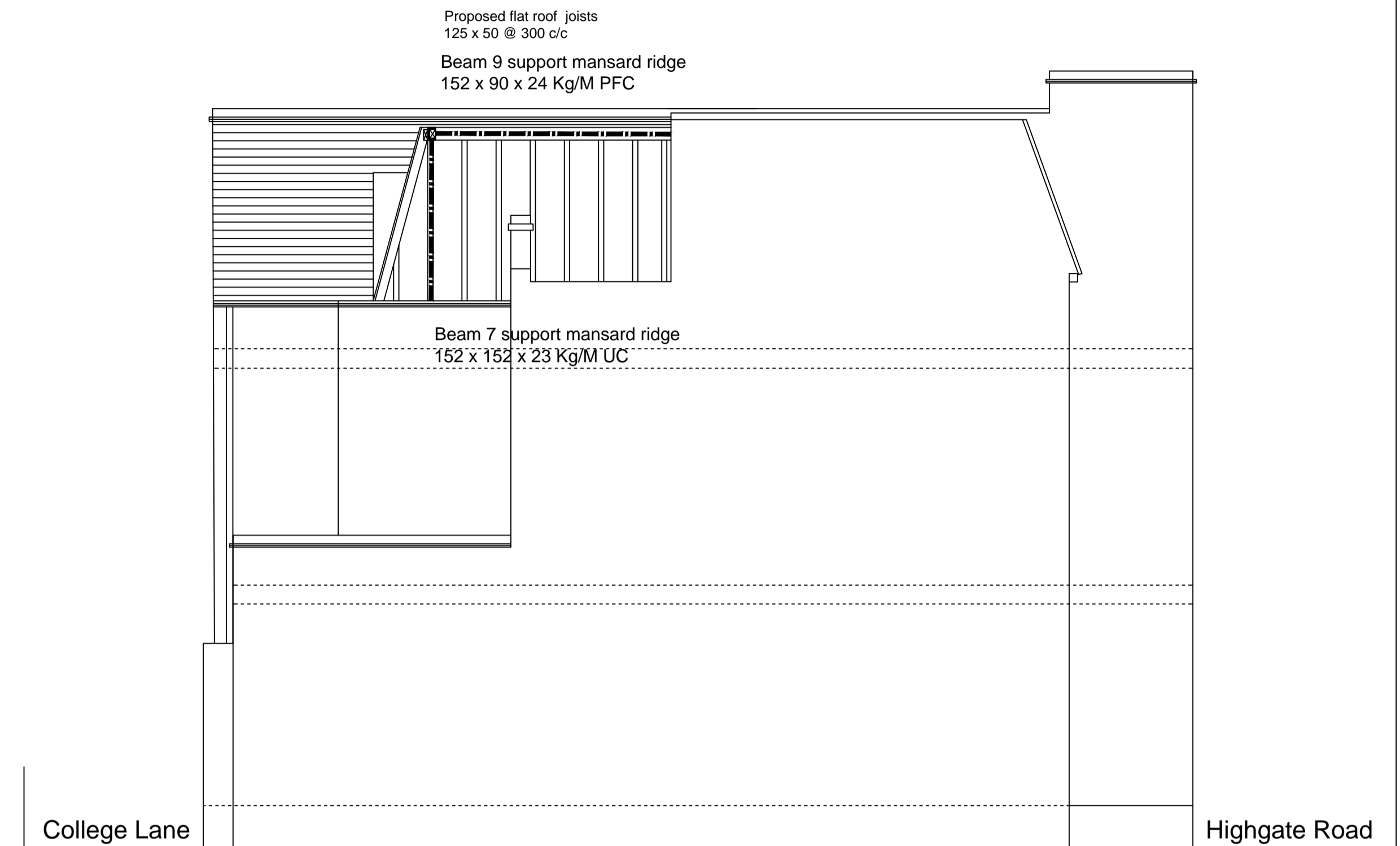
Beam 1 to support mansard roof 152 x 90 x 24 Kg/M PFC

Beam 2 to support mansard roof 152 x 152 x 30 Kg/M UC

form parapet gutter with 18 WBP ply laid to falls with code 5 lead cut and tucked into parapet and taken minimum 150 above bottom of roof cladding.



PROPOSED SIDE ELEVATION & SECTION



NORTH 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.

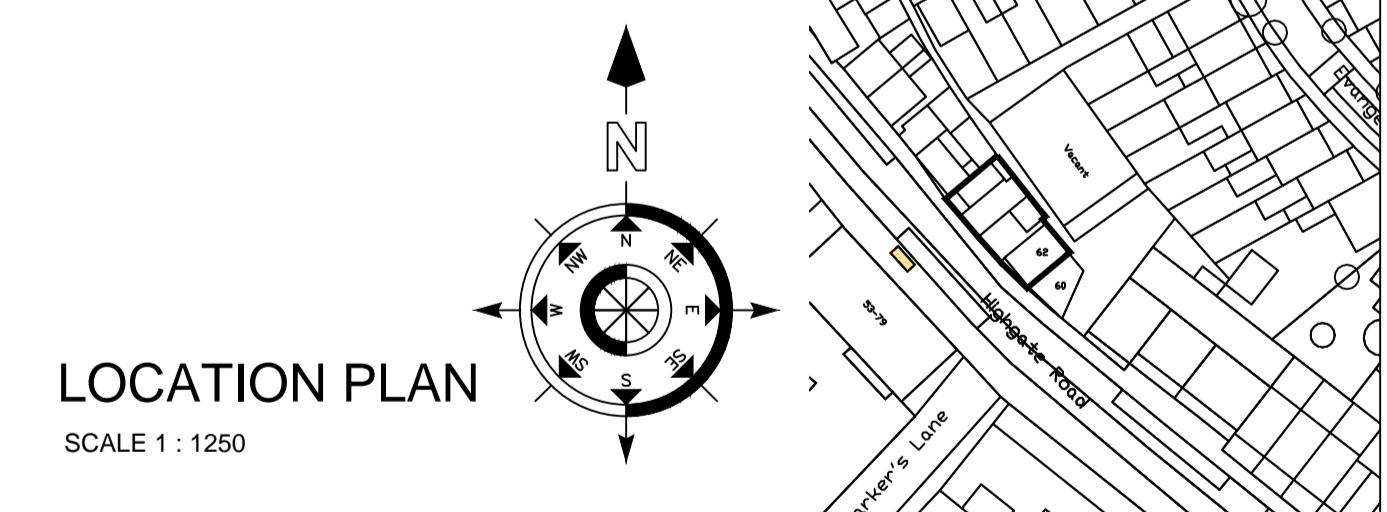
Provide 150 half round black upvc to match gutters and 75 diameter rainwater downpipes and hopper heads.

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 01/05/18

REVISION No.	REVISION NOTES	DATE
A	TIMBER WINDOWS	01-05-2018

**PROJECT:** 62B HIGHGATE ROAD LONDON NW5 1PA

**CLIENT:** HIGHGATE ROAD ESTATES LIMITED

**DESCRIPTION:** PROPOSED NORTH ELEVATION AND SIDE SECTION

DRAWING No. 1803 - 05 SCALE. 1:50 @ A1

REVISION. A DATE. 07/03/18

**BCA**  
BRYAN CONNOR ASSOCIATES LIMITED

DESIGN & PLANNING CONSULTANTS

2 TREGARON AVENUE, LONDON. N8 9EY Tel: 020 8340 9294 Mob: 07958 738247

Email: bryan.connor@outlook.com

THIS DRAWING IS THE PROPERTY OF BRYAN CONNOR ASSOCIATES LTD AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.