0 1 2 3 4 5 (1:50)

Remove existing flat roof, retain exstg joists then new pitched roof added as main roof except at 35° pitch using 'Plain' tiles laid at approved gauge and min lap on 38x25 s.w. battens on roofing felt to B.S.747 on new min 100x50 s.w. rafters at max 400 c/c off s.w. bearer to wall at high level then to exstg joists at eaves with 100x50 s.w. pole plate with 125x75 s.w. purlin at mid span with 100x50 struts down and s.w. bearer plus 100x50 s.w. collar every max 3rd rafter. At top new 150 deep code 4 lead flashing at wall, at eaves felt over fillet over fascia at zero o/h then 100 ø RW gutter to 75 ø RWP's

At front area double eaves with then rafters to new min 170x20 s.w ridge board then at wall area new box gutter formed via code 5 lead, min 200 wide taken under tiled roofing and up wall as flashing, on 20 mm ext ply on s.w. battens all laid to fall to front to discharge over new roof. New rear gable end of 100 block raised off exstg to read height in 1:2:9 mix with 2 coat s/c render to new and exstg wall to B.S.5262. At front new 100x50 s.w. stud gable raised off double rafters, with min 10 mm ext ply then E.M.L. then 2 coat render etc

Retain exstg walls + openings and floor / founds

New 40° pitched roof with raised hip end etc see A-A spec

New clad 215 block wall rendered etc off exstg wall - see A-A + plans

New flooring added independent of exstg poss part retained if done in two stages - see A-A spec. etc

Clad exstg wall to align new - see plan

exstg concrete / solid floor and foundations retained but checked for adequacy to L.A. approval on-site

E-E

New front canopy added - see elevation with 'Plain' tiles on battens + felt etc - see spec. above on 100x50 s.w rafters at 400 c/c at 40° pitch, to be bolted to wall, with 170x20 s.w. ridge board fixed to new min 100x50 s.w. joists, supported on new 600x min 600 deep 125x75 s.w. or r.w. gallows brackets bolted to wall, with min 10mm ext ply to soffit and suggest downlights added. then new gable of 2 coat s/c render to B.S.5262 on E.M.L. on min 10 mm ext ply on 100x50 stud gable off double joists. New barge board at matching 150 ols with ext. ply to soffit. New 150 high code 4 lead flashing at roof junction

New main roof added all at 40° pitch etc see A-A spec + above

New roofing for front projection see C-C. spec and over / above, with min 150x50 s.w. rafters at 400 c/c at 40° pitch etc, with 220x20 s.w. ridge board and lay boards over main roof

At stairwell area new joists off new min double joist beam off new min double rafters etc - see calcs / details then joists bolted to rafters with pole plate etc - see A-A. then new min 150x50 s.w joists over well bolted to rafters etc with M.S. straps to restrain min end three rafters and joists to new gable at max 1200 c/c etc - see also C-C

At sloping ceiling areas provide min 90 celotex between new min 170x50 rafters then min 50 celotex over plus 12.5 p/board + skim finish

New 170x50 s.w. rafters supported on new L/B min 100x50 s.w stud wall at max 400 c/c over new joists, with 50 celotex between then 50 celotex over plus 12.5 p/board - skim with 50 celotex to all access doors to roof voids

New 900 wide staircase up to new gallery - suggest glazed panels etc - see plan - to client brief on-site etc

min L/B plus - see plan - Note (6)

New eaves spec etc as A-A with at rear 300 overhang with suggest down lights to soffit

New independent flooring - see A-A spec with new 220x75 joists etc - see calcs / details on new rear wall then on exstg L/B plus and new beam with min L/B plus below - see plan + calcs, then at gallery new min double joists - to - trim

New dlg frames to new 300 cavity wall etc. see C-C spec + plan + spec. over

New insulated beam over opening - see plan - calcs + Note (2) to new 300 cavity wall on d.p.c. and new foundations etc see C-C spec

D-D New solid floors see C-C spec laid level with existing solid floors

Note - provide level access platform if doors open out, suggest decking but if solid leave min 50 gap to wall to avoid bridging of d.p.c to client brief on-site

PROPOSED SECTIONS D-D + E-E 1:50
Drg. No. HG:32:JAWS:PS3