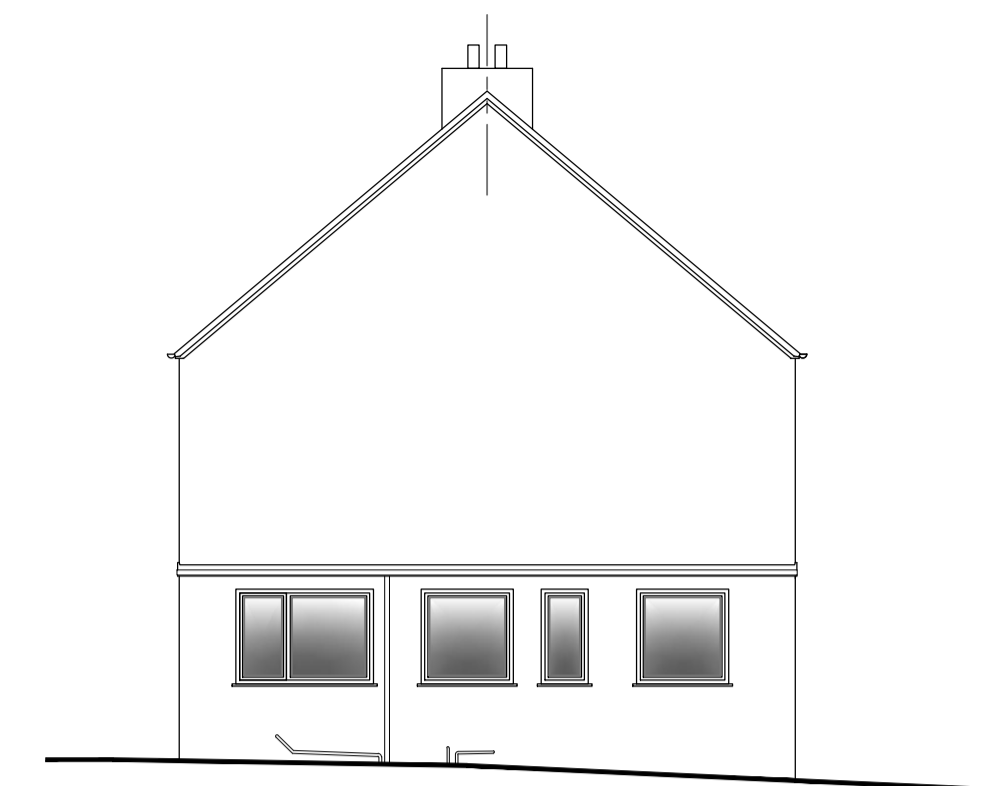
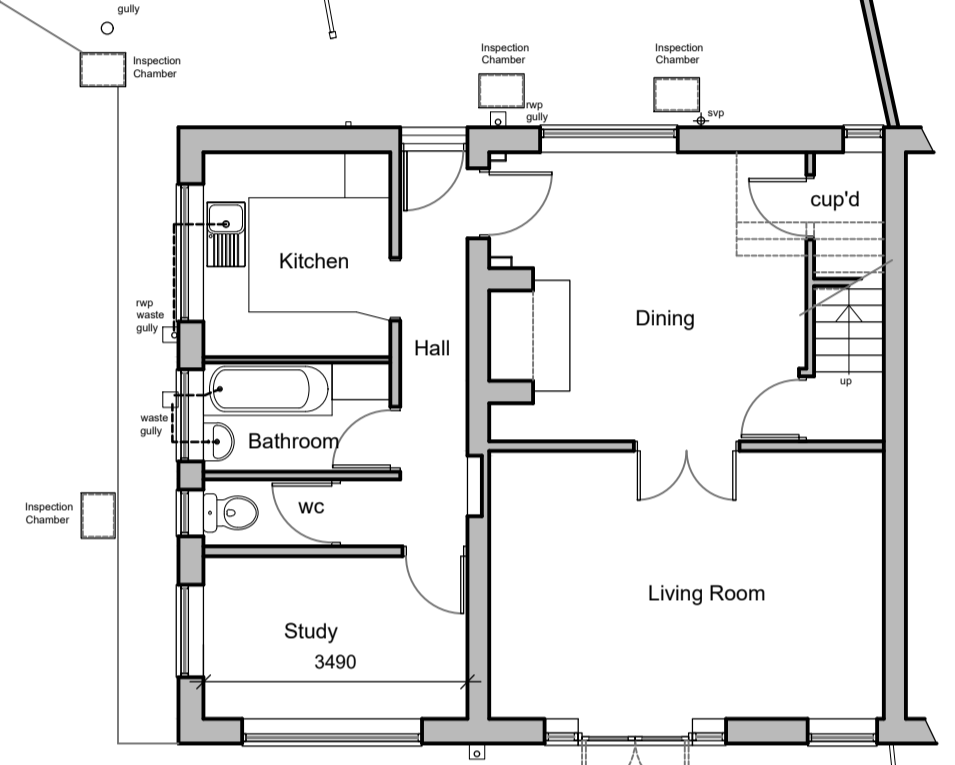
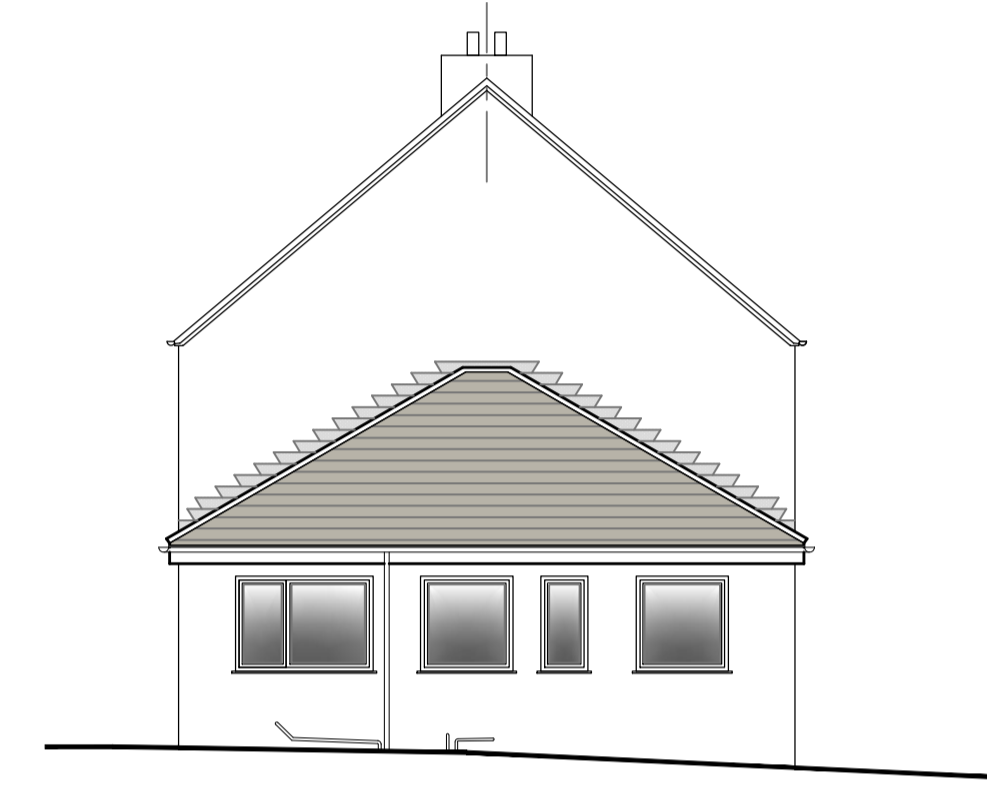




EXISTING SITE PLAN
- Scale 1:100



EXISTING FRONT ELEVATION (SOUTH)
- Scale 1:100



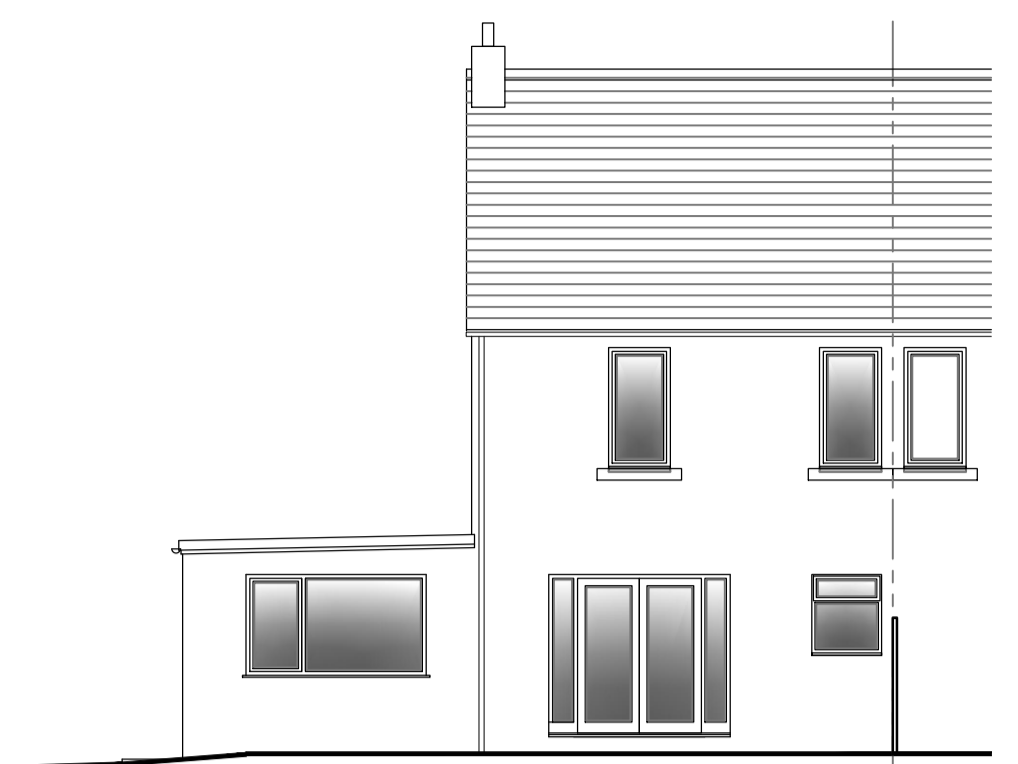
PROPOSED FRONT ELEVATION (SOUTH)
- Scale 1:100



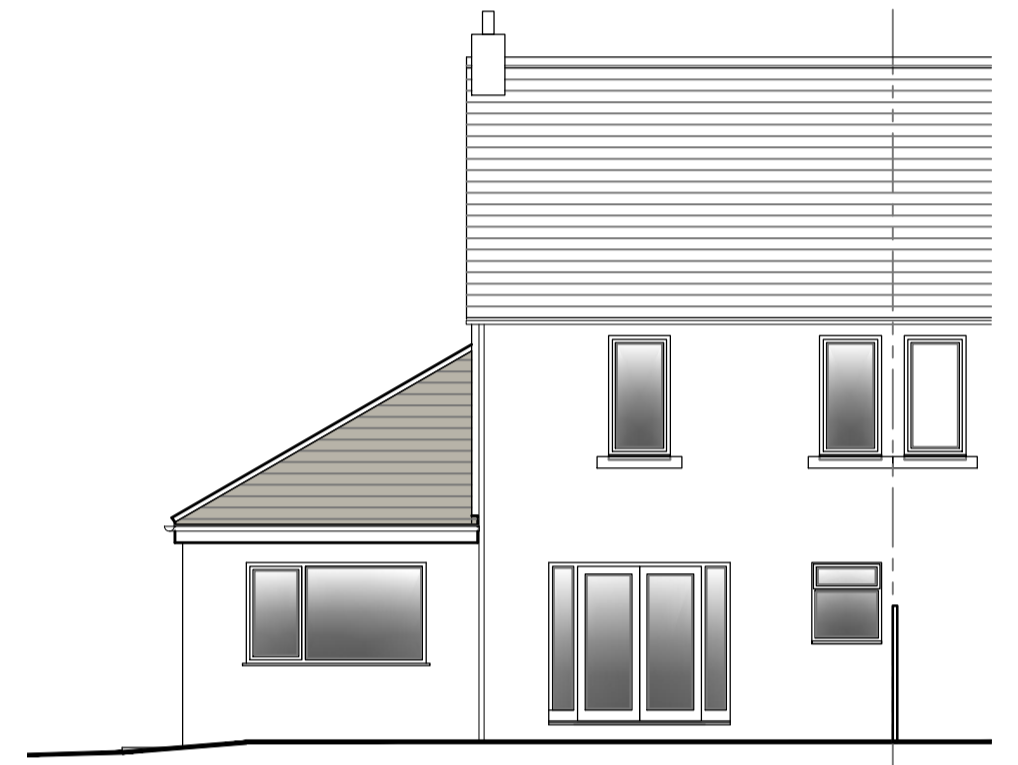
EXISTING REAR ELEVATION (NORTH)
- Scale 1:100



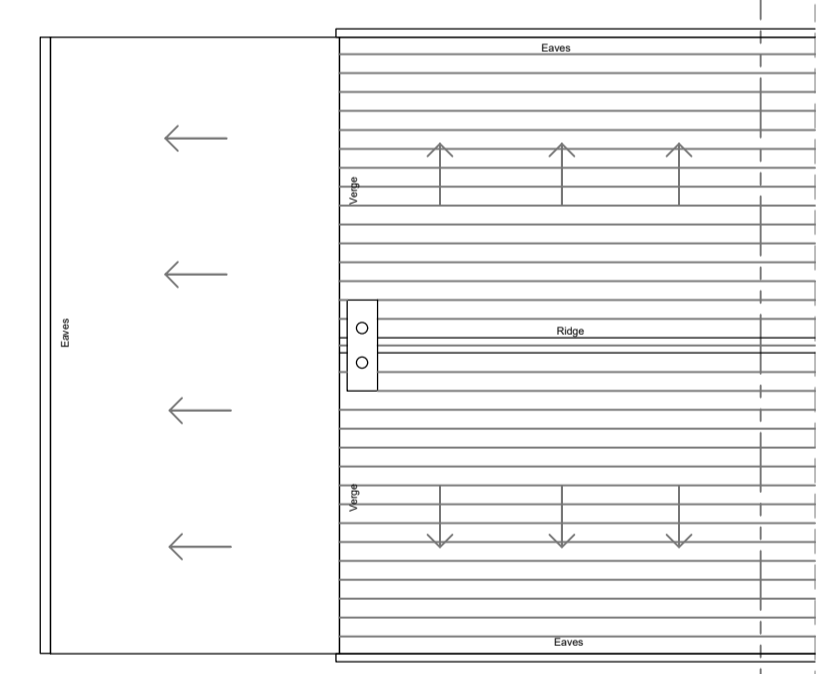
PROPOSED REAR ELEVATION (NORTH)
- Scale 1:100



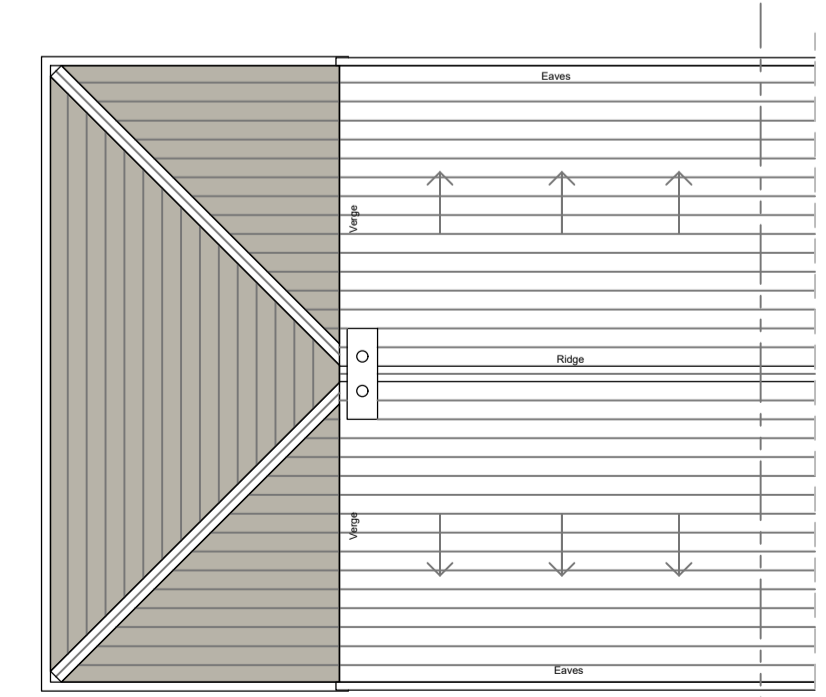
EXISTING GABLE ELEVATION (WEST)
- Scale 1:100



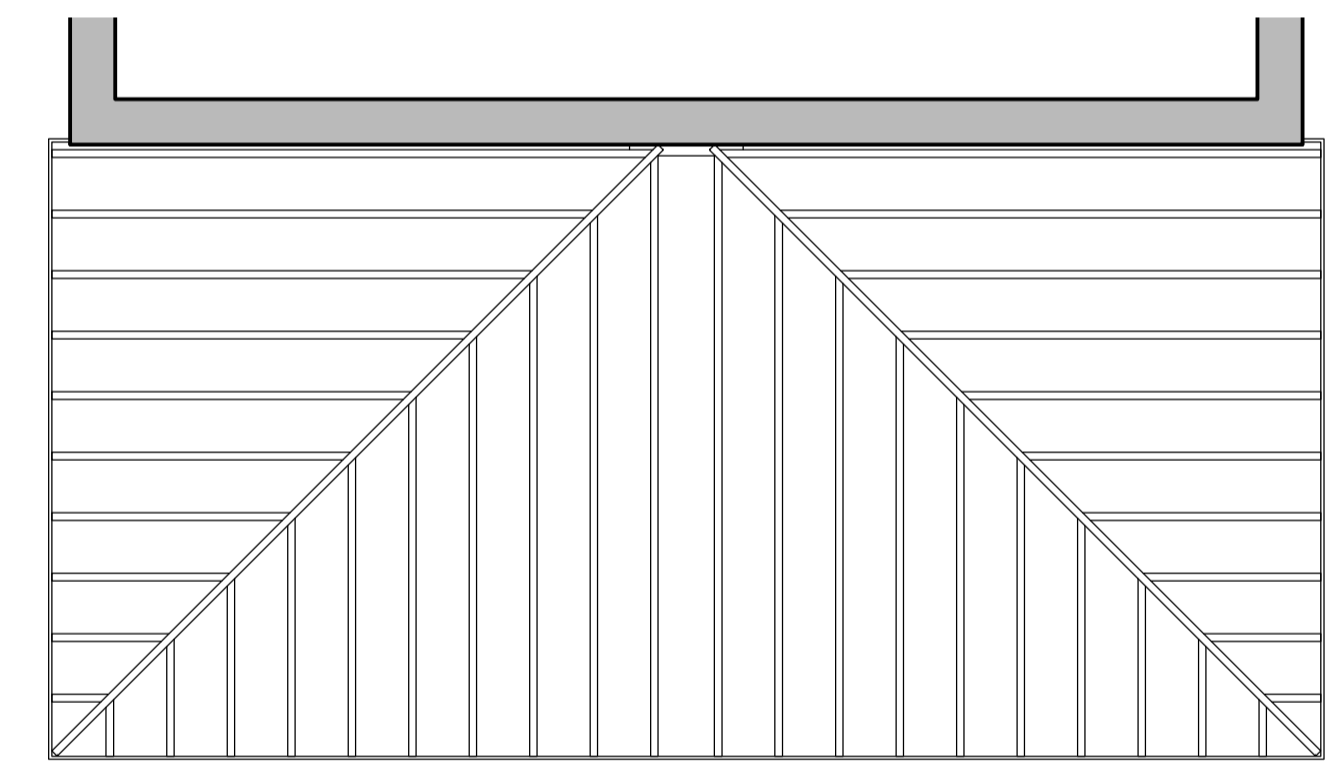
PROPOSED GABLE ELEVATION (WEST)
- Scale 1:100



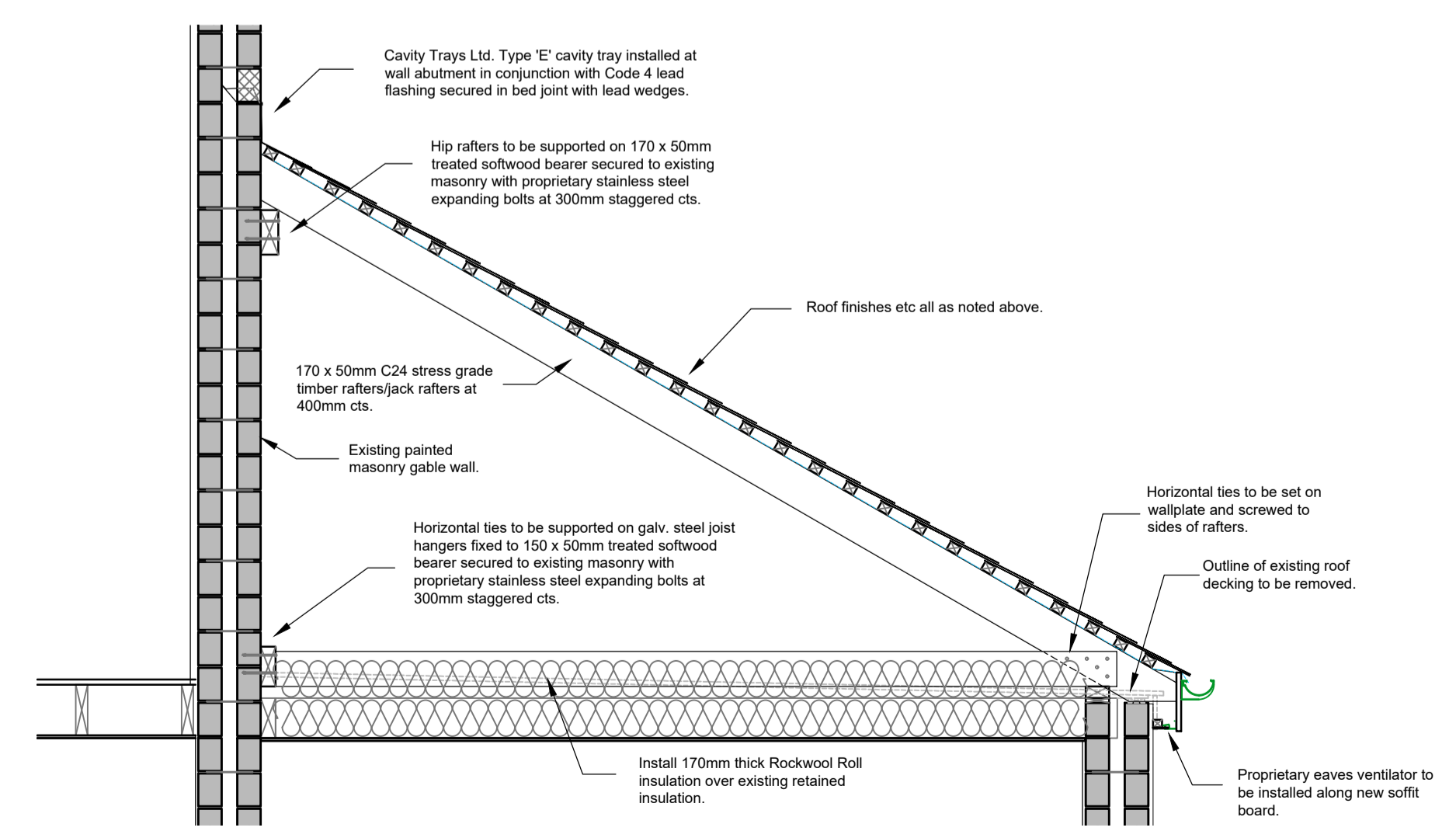
EXISTING ROOF PLAN
- Scale 1:100



PROPOSED ROOF PLAN
- Scale 1:100



ROOF PLAN - RAFTER LAYOUT
- Scale 1:50



DRAFT CROSS-SECTION THRO' NEW ROOF
- Scale 1:25

- OUTLINE SPECIFICATION FOR NEW 30° PITCHED ROOF STRUCTURE:-**
- ALLOW FOR ALL TEMPORARY PROTECTION NECESSARY TO PREVENT RAINWATER INGRESS DURING COURSE OF WORKS.
 - REMOVE EXISTING MEMBRANE FINISHES TO FLAT ROOF AT SIDE OF HOUSE INCLUDING EXISTING ROOF DECKING AND TIMBER FIRRINGS. EXISTING FLAT ROOF JOISTS AND PLASTERBOARD CEILINGS TO BE RETAINED.
 - TAKE DOWN EXISTING RAINWATER GUTTERS AND TAKE OFF FASCIA BOARDS.
 - PREPARE TOP OF EXISTING CONCRETE BLOCK INNER LEAF READY FOR INSTALLATION OF NEW 100 x 50mm TREATED TIMBER WALL PLATE. TIMBER PLATE TO BE PLUGGED AND SCREWED TO TOP OF BLOCKWORK WITH FIXINGS AT 400mm CTS.
 - NEW ROOF TIMBERS TO COMPRISE 170 x 50mm C24 STRESS GRADE RAFTERS AND JACK RAFTERS IN CONJUNCTION WITH 225 x 50mm C24 STRESS GRADE HIP RAFTERS AND 150 x 50mm HORIZONTAL TIES. RAFTERS AT 400mm CENTRES AND HIP RAFTERS TO BE SET ON AND NOTCHED TO WALL PLATE AND SKEW NAILED TO SAME. AT HOUSE WALL, HIP RAFTERS TO BE SUPPORTED ON 170 x 50mm TREATED SOFTWOOD BEARER SECURED TO EXISTING MASONRY WITH PROPRIETARY STAINLESS STEEL EXPANDING BOLTS AT 300mm STAGGERED CENTRES. HORIZONTAL TIES TO BE SET ON WALL PLATE ALONGSIDE RAFTERS AND SCREW FIXED TO SAME. AT HOUSE WALL TIES TO BE SUPPORTED ON 150 x 50mm TREATED SOFTWOOD BEARER SECURED TO EXISTING BRICKWORK WITH PROPRIETARY STAINLESS STEEL EXPANDING BOLTS AT 300mm STAGGERED CENTRES. ENDS OF TIES TO BE SUPPORTED BY PROPRIETARY GALVANISED STEEL JOIST HANGERS. TO PREVENT SPREADING, HIP RAFTERS TO BE SUPPORTED ON 100 x 75mm ANGLE TIES MECHANICALLY CONNECTED ACROSS WALL PLATES WITH HIP RAFTER NOTCHED TO FIT OVER ANGLE TIE AT CORNERS OF ROOF. PROPRIETARY HIP IRONS TO BE SCREWED TO BASE OF HIP RAFTERS TO SUPPORT RIDGE TILES.
 - ROOF FINISHES TO COMPRISE SLATES TO MATCH EXISTING NAILED TO 50 x 25mm TREATED SOFTWOOD BATTENS SET AT GAUGE TO SUIT SLATE LAP INSTALLED ON PROPRIETARY BREATHABLE UNDERLAY MEMBRANE LAID OVER TOPS OF RAFTERS. HIP TILES TO MATCH MAIN ROOF.
 - AT ABUTMENT WITH HOUSE GABLE WALL ALLOW FOR INSTALLATION OF CAVITY TRAYS LTD. TYPE 'E' CAVITY TRAY INCLUDING WEEP HOLES IN PERPENDS AT CENTRE OF EACH TRAY. INSTALLATION TO BE IN COMPLETE ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND INSTRUCTIONS. ALLOW FOR CODE 4 LEAD FLASHINGS SECURED IN BED JOINTS WITH LEAD WEDGES.
 - NEW PVC FASCIA AND SOFFIT BOARDS AND RAINWATER GUTTERS TO MATCH EXISTING.
 - VENTILATION - ALLOW FOR INSTALLATION OF PROPRIETARY EAVES VENTILATORS IN SOFFIT BOARDS IN CONJUNCTION WITH PROPRIETARY SLATE VENT TILES AT HIGHER LEVEL.

NOTES:
Project: Beech Holme Park Road Haltwhistle
Project No: 2205
Scale: As Indicated
Drawing Title: Replacement of Flat Roof Plans & Elevations Existing and Proposed
Dwg. No. 2205/P-01
Rev: *