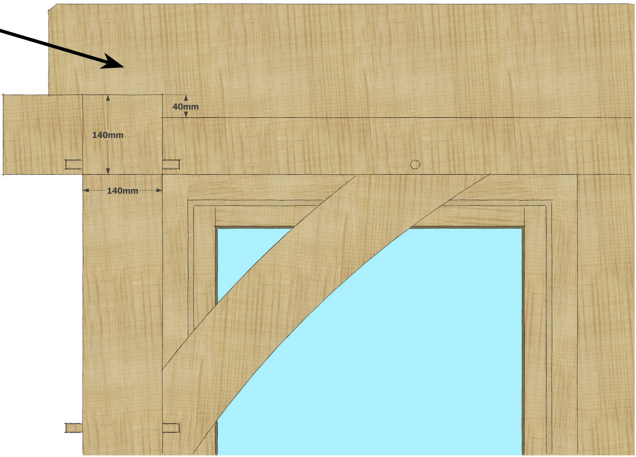


Tie beams are stepped 40mm down from top of eaves beam. If tie beam size increases due to overall building span, the 40mm setting out points remains



If the standard orangery setting out point increases from 730mm **A**, then the roof height **B** will increase accordingly
Overall height of flat roof **C** is variable due to building span & roof falls.

FFL to u/s of eaves beam - 2100mm
FFL to u/s tie beam - 2200mm
These dimensions never change except in extraordinary circumstances.

