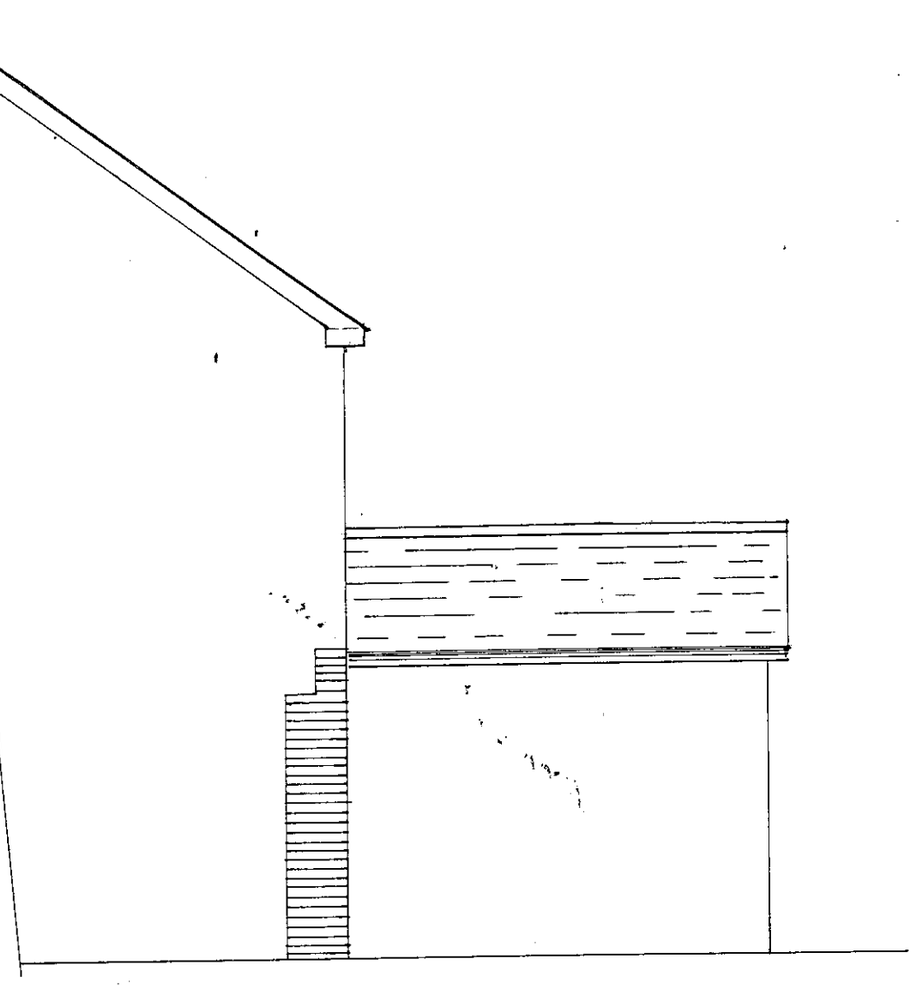


MR SACCO
38 AMBERLEY DRIVE
TWYFORD
BERKS

SIDE ELEVATION

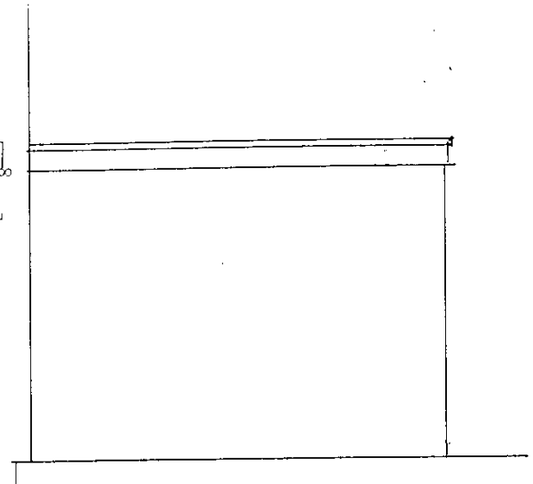
B.R. DESIGNS
Tel No 01491 837417



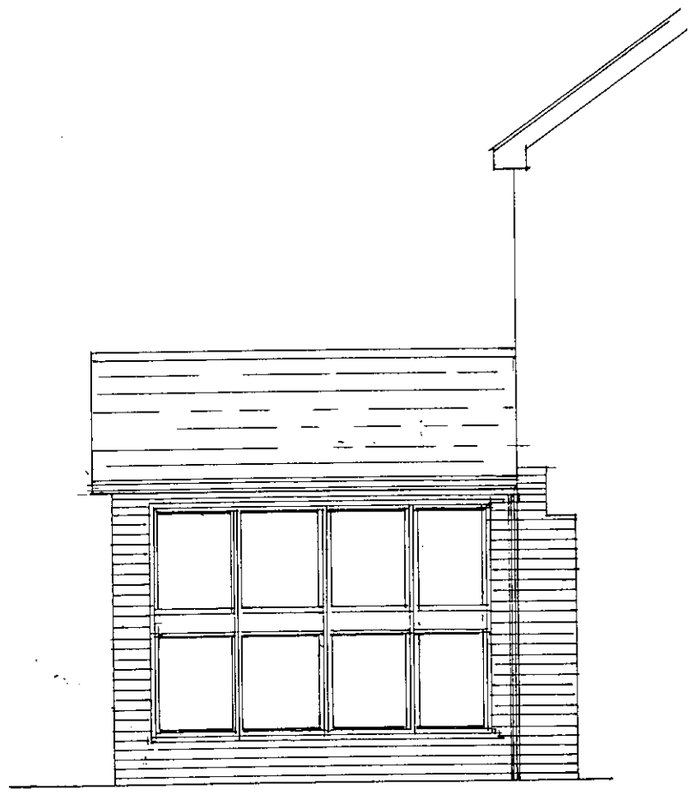
PROPOSAL:
REPLACE EXISTING FLAT ROOF
TO GARAGE WITH PITCHED ROOF.
FORM ENCLOSED WALKWAY
2 NO SIDE GATES.

Drg no 99.14.12

SCALE 1:50

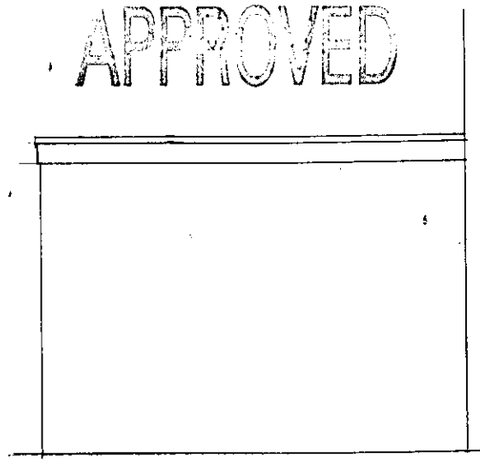


EXISTING SIDE ELEV



SIDE ELEVATION

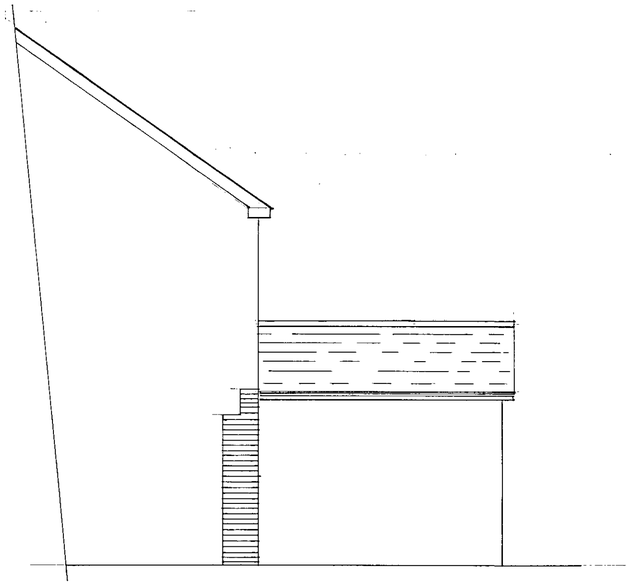
APPROVED



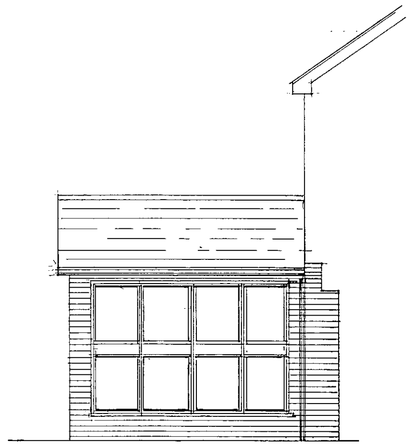
EXISTING SIDE ELEV



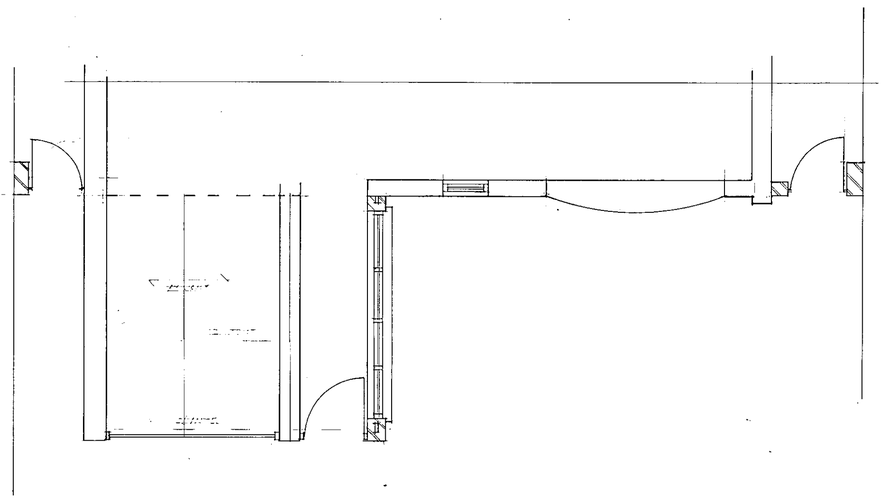
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



PLAN

Standard Specification;

Roof tiling to match existing
19 x 38 treated softwood battens
Untearable roofing felt.

Rafters 50 x 100 @ 400mm c/c
Ceiling Joists 150 x 50 supported
Against the existing wall with
Joist hangers.

Ceiling Insulation
200mm glass wool.

Joists 125 x 50 @ 400mmc/c.

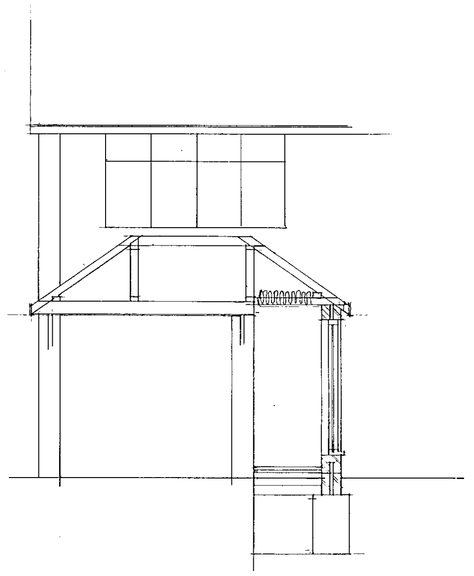
Form 225mm solid piers to form
Gate piers on 225 x 450 concrete
Foundations.
Provide 15mm iron rods in piers
& into concrete foundations.

Remove existing felt flat roof covering
Including boarding & firing pieces.
Existing joists to remain.

Form pitched roof in 100 x 50 rafters
@400c/c. 50 x 100 pole plates laid
on existing joists.
Form vertical studding 100 x 50 on
Head & sole plates.
100 x 50 additional joists hung on joist
hangers to form ceiling to covered way
200 glass wool plasterboard & set ceiling.

Fascia and soffite to match existing UPVC
R.W.goods piped to soakaways min 4.5m from
Building.

Flat roof 3 layers built up felt roofing
Laid on 19mm WPB plywood on
0-75 firing pieces on 50x50 cross batten
on 200x50 joists @400mmc/c.
glass wool providing ventilation equal to
a continuous gap of 25mm all around roof,
with Glydvale unit FV250 at abutment
of flat roof to building.



SECTION

External walls.
Face brickwork to match existing
50mm cavity insulated with 50mm Rockwool
cavity insulation.
Inner skin 100mm Thermalite Blockwork all
Joined to existing with Firfix Stainless Steel
Profiles and vertical DPC.
All cavities are to be closed at reveals with catnic
Cavity closures.
65mm screed reinforced with chicken wire
on min 100mm oversite concrete on min
50mm polystyrene turned up at perimeter of
building min 150mm blinded & compacted
hardcore DPM 1250 gauge polythene to run
continuous with DPC

Foundations min 1000mm deep to suit ground
Conditions & meet requirements of Bldg Regs.
Deep fill concrete terminating 200mm below
Ground.
Width of concrete foundations 450mm
Depth of concrete foundations 800mm

Wall tie spacing 450mm vertical & 900mm
Horizontal wall ties doubled @ reveals.

Glazing
All windows to be double-glazed and fitted with
Trickle ventilation equal to 40 sq cm for non-
Habitable rooms & 80 sq cm for habitable rooms.
Glass in critical location to be safety glass that
Will break safely on impact

Lintels generally IG L1/S50

Provide code 5-lead cover flashing at
Abutment of flat roof to existing wall.

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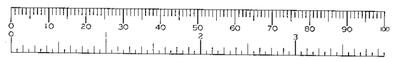

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APPROVED



FRONT ELEVATION

14/8/08



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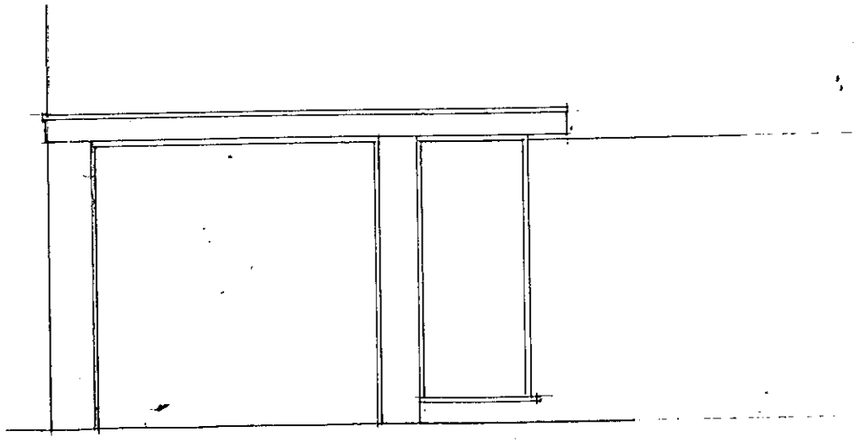

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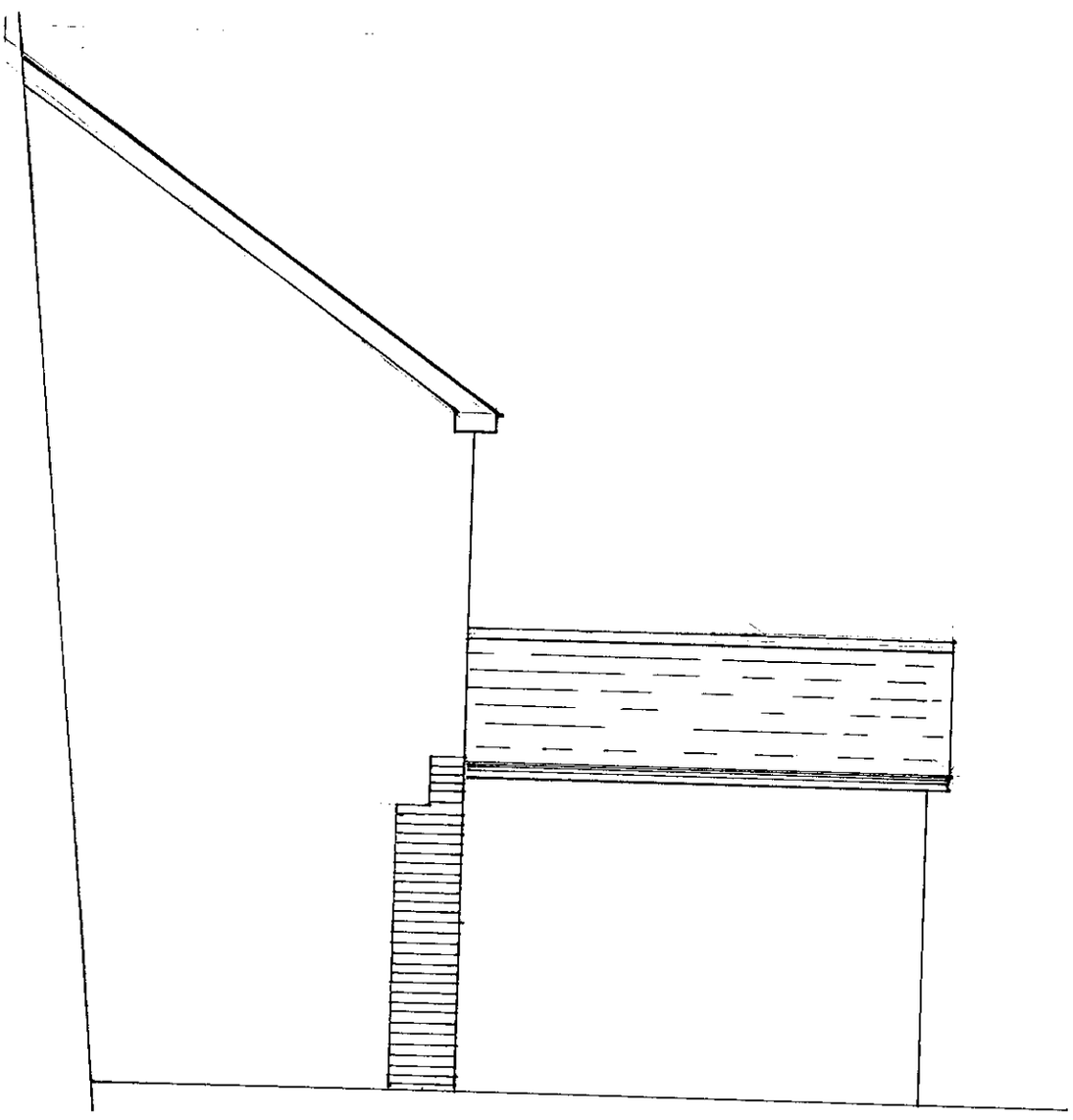

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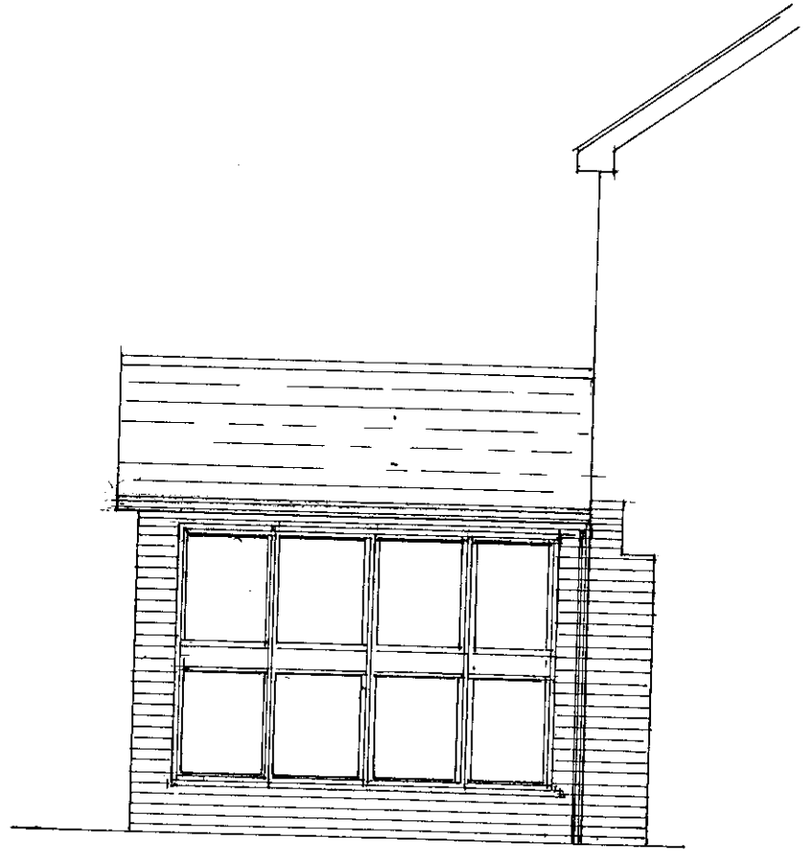

SIDE ELEVATION

