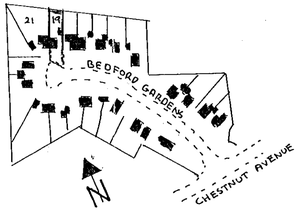
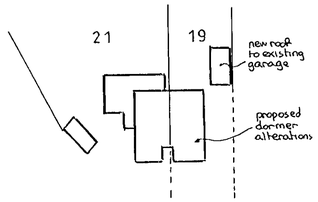


west south elevation east




location plan 1:2500




block plan 1:500

## notes:-

Dormer roof:- Three layer felt and chippings on 18mm exterior quality plywood on 50mm thick firrings, min: 25mm deep to create min: 1 in 60 fall on 175mm x 50mm joists at 400mm centres with 150mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietory eaves vents equivalent to 25mm continuous gap and ridge vents equivalent to 5mm continuous gap.

Dormer walls:- White upvc boarding to match existing on felt and battens on 9mm exterior quality plywood on 100mm x 50mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.

Flashings:- Code 4 lead.

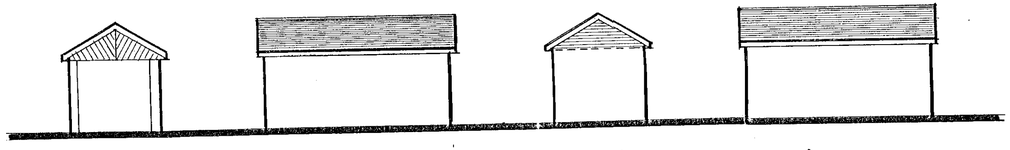
Existing structure:- Any parts of existing structure which are to be subjected to any additional loading, must be exposed by trial holes and strengthened as necessary.

Garage roof:- Tiling to match existing chalet roof on felt and battens on 100mm x 50mm rafters pitched to 30° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres.

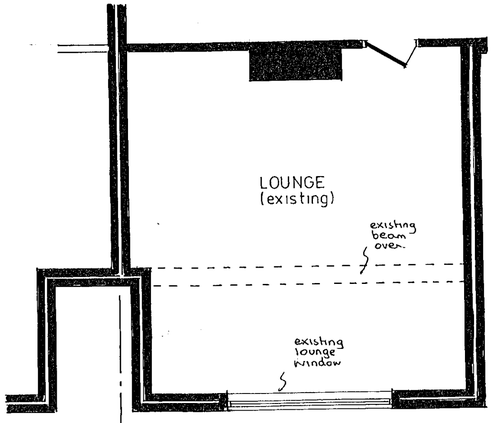
Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Garage gables:- North gable in facing brick to match existing. South gable in boarding to match porch.

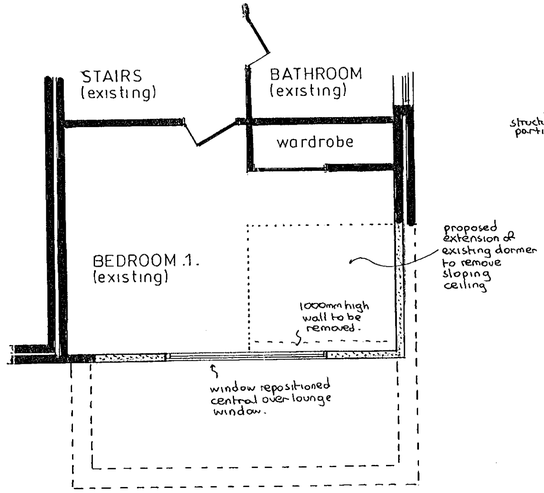
Roof overhang:- Client to obtain consent from adjoining owner for overhang of roof and gutter adjacent to boundary.



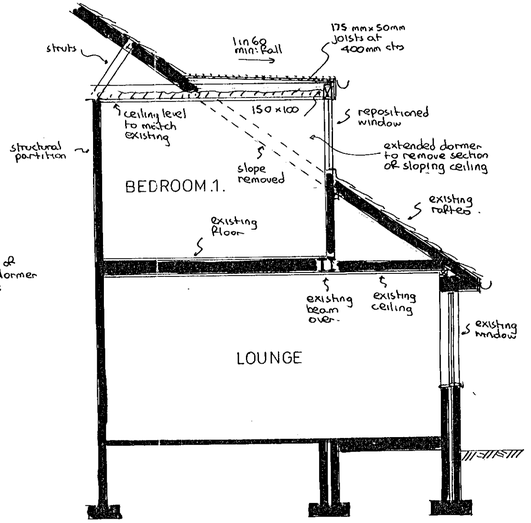
south east north west



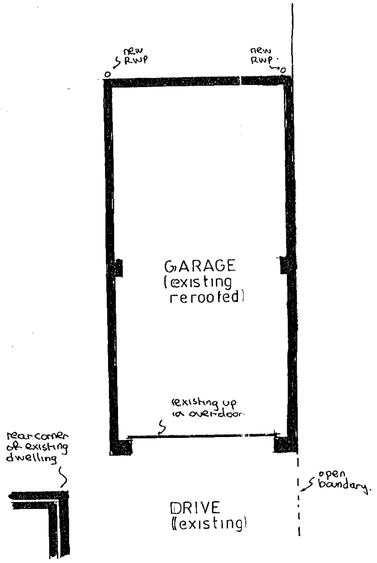

part ground floor plan



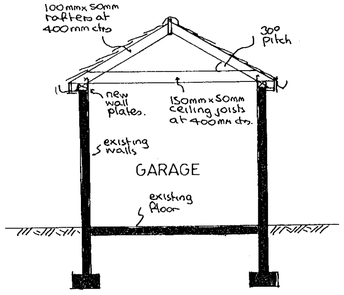

part first floor plan




typical section




floor plan




typical section

APPROVED 11 MAY 2000* 1450

PROPOSED ALTERATIONS to ROOFS at 19 BEDFORD GARDENS, WOKINGHAM, BERKSHIRE for MR & MRS. P.G. NORRIS.

Revisions :- 'A' 27/4/2000 Garage added at Clients request.

| | |
|---|---|
| Drawing N° | AH\E\2975 A |
| Scales | 1:50 & 100 |
| Date | APRIL 2000 |

ANDESIGN BUILDING PLANS

cash/00