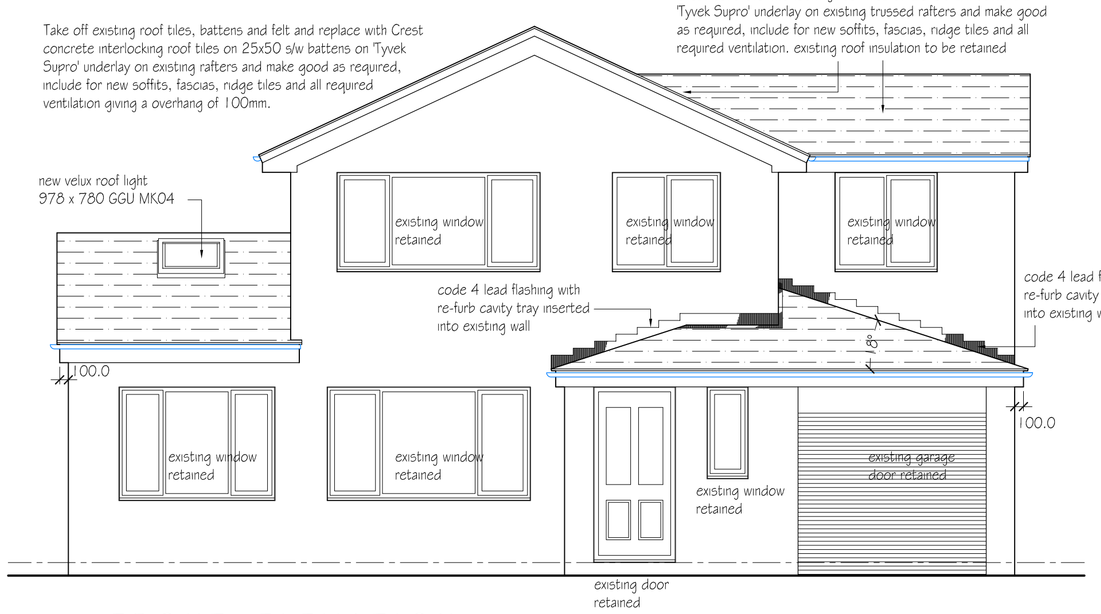
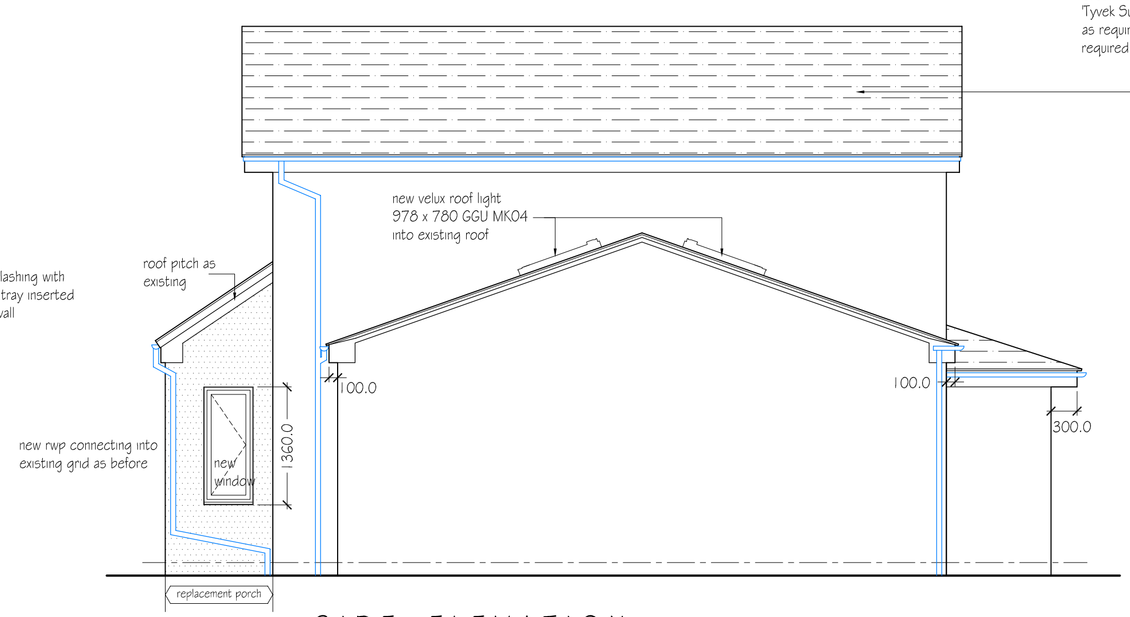
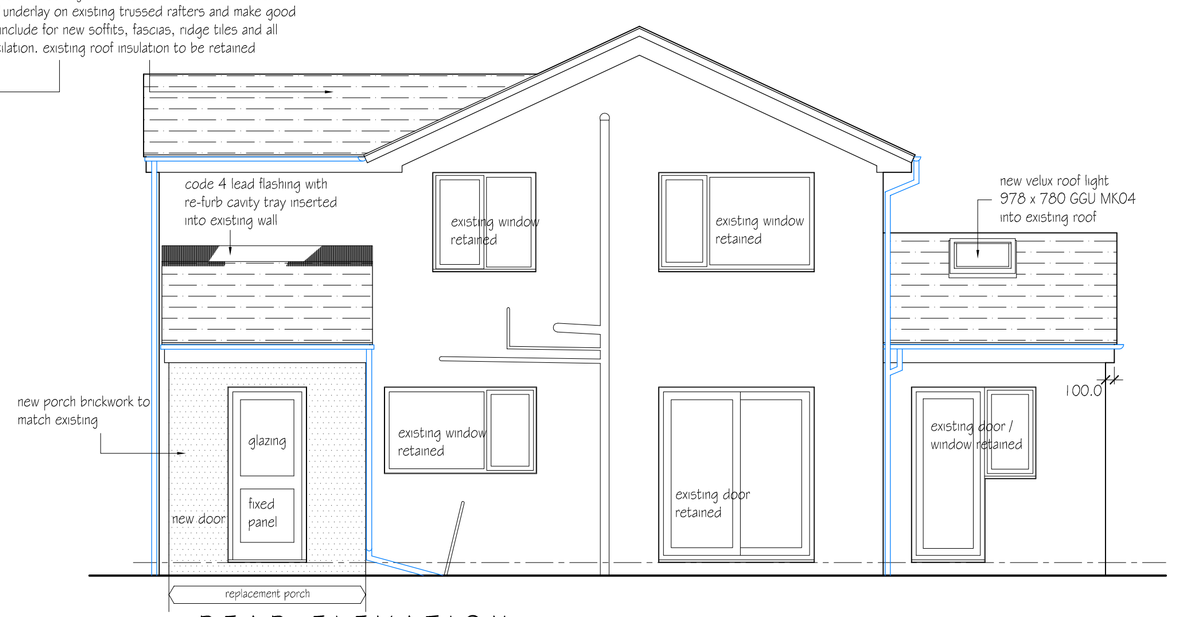
NOTES



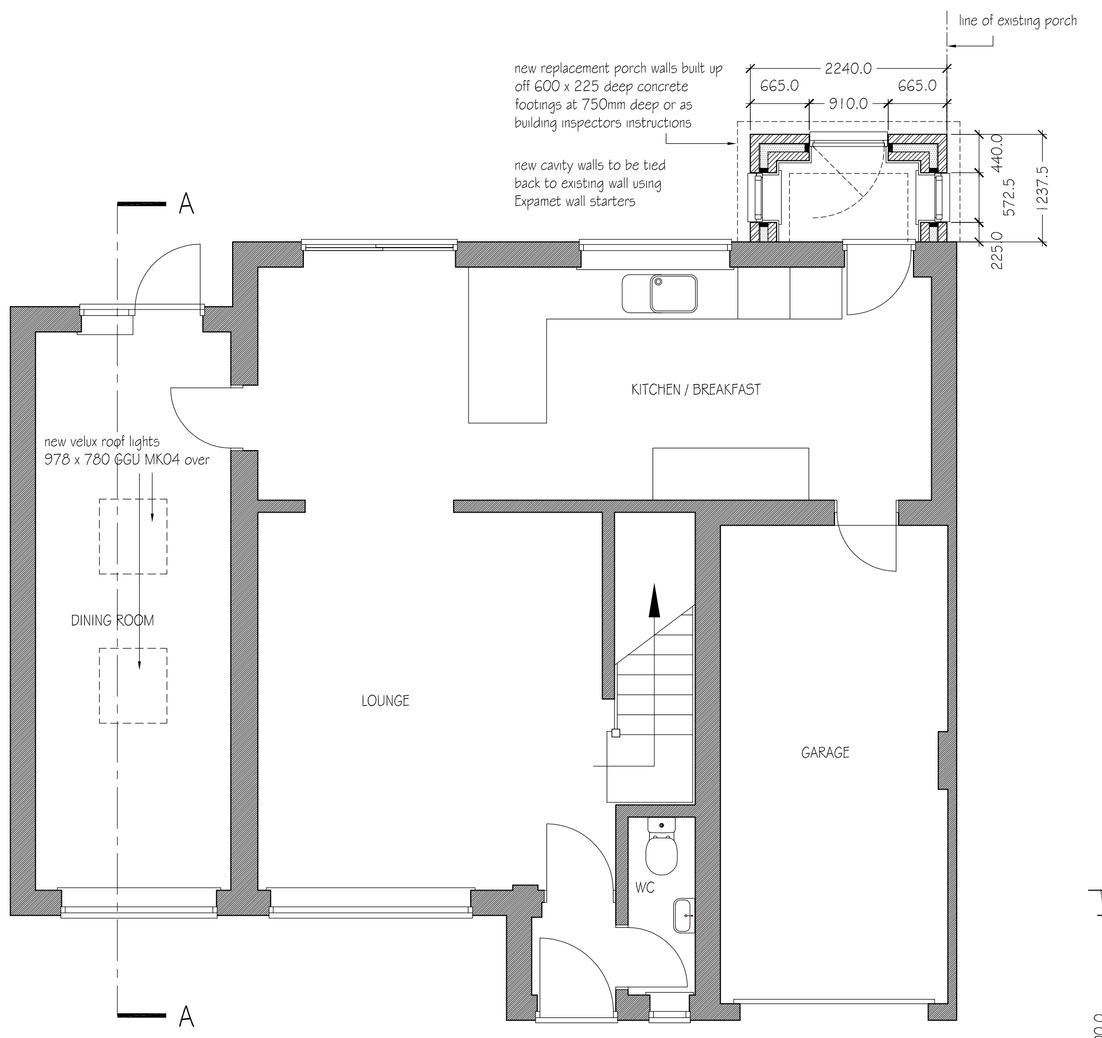
FRONT ELEVATION



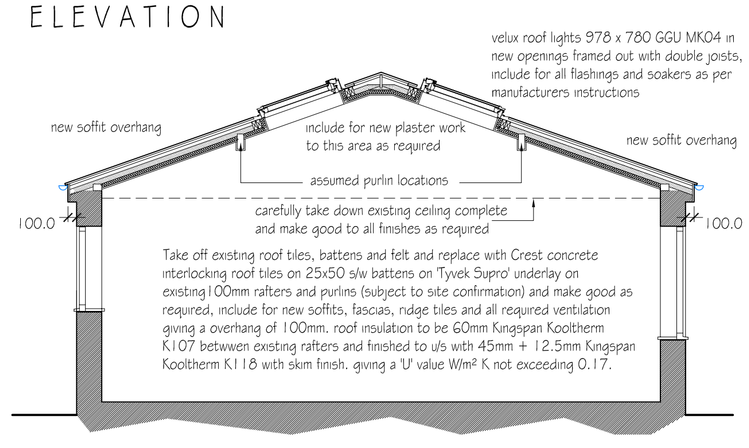
SIDE ELEVATION



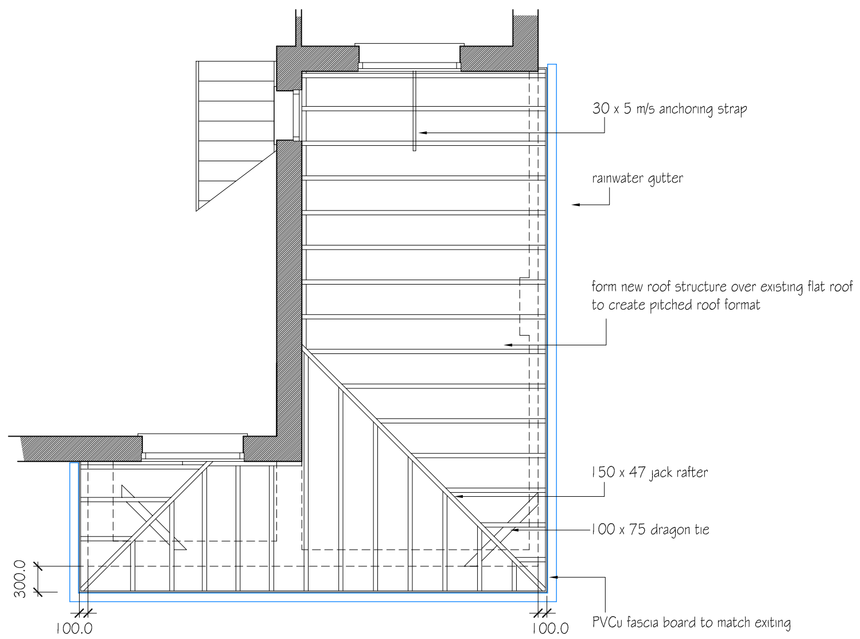
REAR ELEVATION



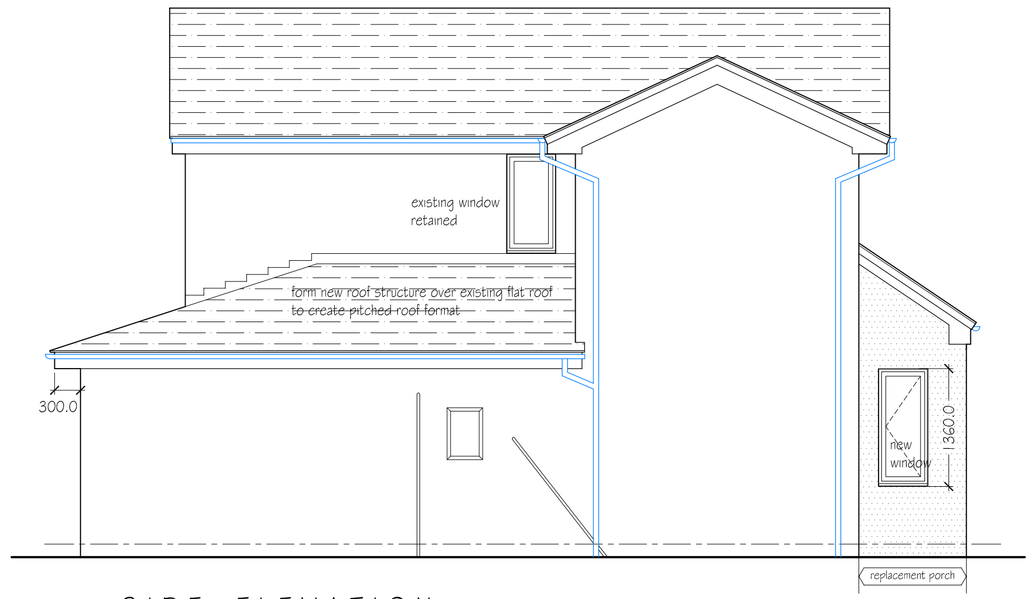
GROUND FLOOR PLAN



SECTION A - A



ROOF PLAN OVER GARAGE



SIDE ELEVATION

1:50 SCALE

0m 1m 2m 3m 5m

GARAGE ROOF (coldroof):
take off existing flat roof covenng and retain existing plywood deck, joists and wall plate. replace with Crest concrete interlocking roof tiles (colour and style to match existing) on 25x50 s/w battens on 'Tyvek Supro' underlay on 125 x 47 s/w rafters (150 x 47 jack rafter) set at 18° pitch Lateral restraint provided by 30x5 m/s straps (min. 1200mm long) at max. 2m centres positioned at rafter level as required.
2 layers of quilt insulation compnsing a 200mm deep layer between ceiling chords and 200mm deep layer laid at right angles over. giving a 'U' value W/m² K not exceeding 0.17. Finish to u/s ceiling 12.5mm plasterboard and skim. 100 x 75 s/w wallplates strapped down at 1200mm cts. Glidevale or similar approved eaves, soffitt and tile ventilators to provide cross ventilation. note roof tiles to be fixed in accordance with BS5534

REAR PORCH ROOF (coldroof):
Crest concrete interlocking roof tiles (colour and style to match existing) on 25x50 s/w battens on 'Tyvek Supro' underlay on 100 x 47 s/w rafters set at nom.19° pitch. 2 layers of quilt insulation comprising a 100mm deep layer between ceiling joists and 300mm deep layer laid at right angles over. giving a 'U' value W/m² K not exceeding 0.17. Finish to u/s ceiling 12.5mm plasterboard and skim. 100 x 75 s/w wallplates strapped down at 1200mm cts. Glidevale or similar approved eaves, soffitt and tile ventilators to provide cross ventilation. note roof tiles to be fixed in accordance with BS5534

DINING ROOM ROOF (coldroof):
Take off existing roof tiles, battens and felt and replace with Crest concrete interlocking roof tiles on 25x50 s/w battens on 'Tyvek Supro' underlay on existing100mm rafters and purlins (subject to site confirmation) and make good as required, include for new soffits, fascias, ndge tiles and all required ventilation giving a overhang of 100mm. roof insulation to be 60mm Kingspan Kooltherm K107 between existing rafters and finished to u/s with 45mm + 12.5mm Kingspan Kooltherm K118 with skim finish. giving a 'U' value W/m² K not exceeding 0.17.

MAIN ROOF (coldroof):
Take off existing roof tiles, battens and felt and replace with Crest concrete interlocking roof tiles on 25x50 s/w battens on 'Tyvek Supro' underlay on existing trussed rafters and make good as required, include for new soffits, fascias, ndge tiles and all required ventilation. existing roof insulation to be retained

REAR PORCH EXTERNAL WALLS:
303mm cavity wall comprising nom. 103mm facing brickwork to match existing, nom. 100mm cavity and 100mm block inner leaf (min. density 1350 kg/m³) finished with one layer of 12.5mm plasterboard (min. surface density 10 kg/m²) and skim on dabs nom. 25mm o/all. stainless steel wire ties positioned in a diamond pattern at 750 honzontal and 450 vertical, 225 vertical at openings 150mm from reveal.
Insulation to be 90mm Kingspan Kooltherm K106 cavity board giving a 'U' value W/m² K not exceeding 0.17.
cavities closed with thermabate insulated closers. Block strength / density to be confirmed by Engineer
walls built up off 600 x 225 deep concrete footings at 750mm deep or as Building Inspectors instructions.

GROUND FLOOR: porch
Nom. 65mm fibre re-inforced sand cement screed (laid level with existing floor level) with 30mm rigid insulation to edge on 500 guage visqueen seperation layer on 80mm Kingspan Thermafloor TF70 insulation (or similar approved) on 2000 guage visqueen dpm which is dressed up and lapped with dpc on 100mm concrete floor slab on 50mm sandblinding on min. 125mm hardcore which is to be clean, inert and sulphate free. all giving a 'U' value W/m² K not exceeding 0.17 .

LINTOLS:
Lintols to be Keystone PIK 90 or similar approved,
All lintols to have a minimum of two weep holes. Installation to be to manufacturers instructions / recommendations. Suitability of all lintols to be determined prior to commencement of contract by manufacturer and or engineer as applicable.

DETAILS:
Please note that all construction details are to comply with the guides set down in the DEFRA and DTLR 'ROBUST DETAILS' handbook issued by 'The Stationery Office'. Therefore pressure testing of this building may not be necessary.

CDM REGULATIONS - DOMESTIC CLIENTS:
- On a project where there is more than one contractor the client duties must be carried out by the Principal Contractor.
- Or the Principal Designer where there is a written agreement that they will fulfill these duties.
- If the domestic client fails to make the appointments the duty of Principal Designer falls to the designer in control of the pre-construction phase.

NOTIFICATIONS:
A project is notifiable if it is scheduled to :-
- Last more than 30 working days and have more than 20 workers working simultaneously at any time.
- Exceed 500 person days.
- The client must give this notice as soon as practicable prior to construction phase commencing.
- The client must ensure the up to date copy is displayed in the construction office.

WINDOWS:
PVCu windows to match existing finished in white with glazing as follows:-
double glazing overall thickness to be max. 24mm (35.0 Rw attenuation)
Porch windows - 4mm glass 6 to 16mm air cavity and 4mm glass 25.0 Rw + Ctr
Windows to use 'Low E' glass in accordance with part N of the building regulations. Safety glass to BS 6206 to be fitted where cills are lower than 800mm from finished floor, and glazing to doors lower than 1500mm.

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepencies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996
The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

REV	DESCRIPTION	CHECK	DATE
B	Clients amendments		16.03.22
A	Clients amendments		08.03.22

CLIENT

PAUL GOSS

PROJECT

Proposed Re-Roofing and Remodelling to 34 Byron Road, Greenmount, Bury, BL8 4EN

DRAWING

Plans as Proposed

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	Feb. 2022	agw	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-0709-02		B

equilibrium ARCHITECTS
435-437 Walmersley Road Bury Lancashire BL9 5EU T : 0161 797 2077 F : 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk