MATERIALS LIST

- RED FACING BRICK TO MATCH EXISTING
- K REND WHITE SILICONE SCRAPED RENDER
- ALUMINIUM DOWNPIPE BLACK PPC
- ROOF TILES TO MATCH EXISTING
- UPVS ANTHRACITE WINDOW FRAME

roof construction

allow for existing roof tiles and associated roofing felt to be inspected for adequacy

existing roof structure and covering to be inspected by structural engineer to confirm adequacy. any defects to be reported to architect. if roof covering requires replacing, allow for carefully stripping off all roof tiles, battons,and roof felt. any defective tiles and battons etc to be carted from site.allow for reinstalling retained tiles and replacing defective items with matching interlocking concrete tiles. tiles to be laid to to 25 x 38mm tanalised sw battens at centres to suit specification. all battens to meet bs.5534.

battens to be fixed over Tyvek SuproPlus or similar breather roofing grade felt. felt to be supported at eaves on Tyvek Eaves Carrier.

provide any additional lateral bracing as required.

contractor to confirm all trussed rafters are fixed at feet to 50 x 100mm sw wall plates using Catnic Truss Clips, all to manufacturers instructions.

trussed rafters to be strapped to block innerleaf using I.G. vertical restraint straps 30 x 2.5mm pre-galvanised m.s. fixed in accordance with manufacturers instructions.

wallplate to be strapped to innerleaf using Catnic galv. m.s. 30 x 5mm wallplate anchors at 900mm (max) centres.

rafters to have lateral restraint straps at roof level over first 3 rafters at 1200mm centres. straps to have 50 x 100mm sw noggins to underside.

roof void to be insulated using 3no. layers of 100mm Rockwool mineral wool insulation quilt, or similar approved, laid between ceiling joists to provide an overall depth of 300mm insulation.

allow for instillation of eaves vents to allow continuous 50mm (min) air ventilation path.

all timber-to-timber junctions to be formed using Expamet Speedi Maxi joist hangers fitted to manufacturers instructions.

fascias to be ex. 25 x 250mm sw items to match existing, finished with water based primer prior to installation.

porch roof - wall abutment to have 150mm (min) upstand formed with soakers and flashings in Code 4 lead.

include for reinstalling ridge tiles with Cavity Trays Roof Tile Ventilators to provide the equivalent of continuous 5mm vent gap. all to be installed in accordance with manufacturers instructions.

general notes

all dimensions on drawings and sizes of materials are stated in millimetres.

sizes and strengths of all materials, and workmanship to comply with all relevant British Standards, codes of practice and Building Regulations.

all construction timber to be preservative treated.

design of foundations and floor slab indicated on drawings is provisional, subject to confirmation upon excavation and agreement with local authority Building Control.

structural calculations to be submitted for approval where required by the local authority prior to commencement of that section of the works.

foundations

trail hole to be formed to expose existing foundations to be inspected and approved by local authority building inspector.

design of foundations and ground floor slab indicated on drawings is provisional, subject to confirmation upon excavation and agreement with local authority Building Control.

contractor to obtain all necessary information and carry out all necessary investigations regarding position of underground services in vicinity of works prior to excavation.

external walls

existing external block wall to have 65mm cavity between existing block work to be full filled with Knauf Supafil 34 blowing wool insulation and installed by approved technicians to manufacturers specification.

new elevations to be 390.5 mm full filled cavity construction to replace garage door opening:

100mm	Durox Supabloc or similar approved blockwork
65mm	Knauf Supafil 34 Blowing Wool Insulation
100mm	Durox Supabloc or similar approved blockwork
75mm	Kingspan TP10 Insulation Board
- -	Tyrek Vapour Barrier
12.5mm	Marine Grade Plywood
12.5mm	Plasterboard and skim

all external walls to be finished internally with 12.5mm plasterboard on dabs, finished with plaster skim coat.

cavity wall insulation to be carried below d.p.c. level, finishing at the underside of the ground floor insulation.

all footings below external ground level to be constructed in Durox Supatrench blockwork or similar approved.

new wall leaves to be tied using Catnic bb3 wall ties or similar approved, installed at 750mm horizontal centres and 450mm vertical centres, staggered reduced to max 225mm around openings and reveals to comply with BS.5628.

due care to be taken by contractor to avoid mortar bridging cavities.

any openings to below d.p.c. level to have pre-cast concrete lintels over with 150mm (min) bearing.

all pipework to have 50mm clear space all round. opening to be blanked off using inert rigid boards.

external walls to have continuous horizontal hi-load or similar approved d.p.c. 150mm (min) above finished external ground level. all joints to have 150mm (min) overlap.

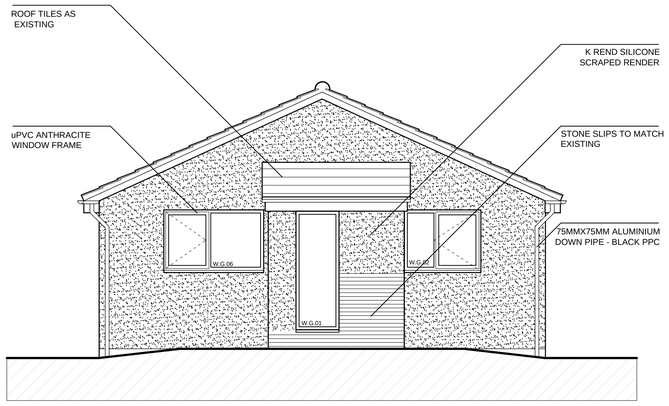
all cavities to be closed at roof level with blockwork returns with damcor insulating d.p.c. at the junction

cavity wall and roof insulation to meet at the top of wall. cavity wall insulation to be carried to roof level on any gable wall

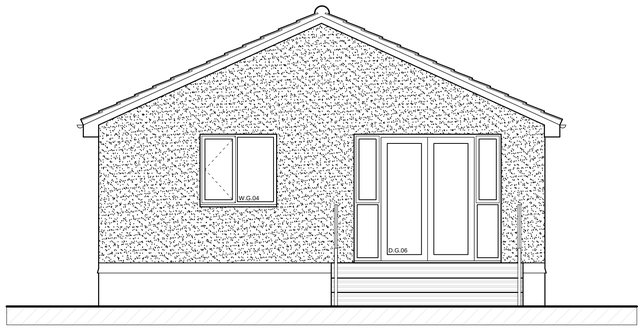
external walls to above d.p.c level to have cement/lime/sand mortar to 1:1:6 ratio.

all cavities at junctions between old and new external walls to be made continuous.

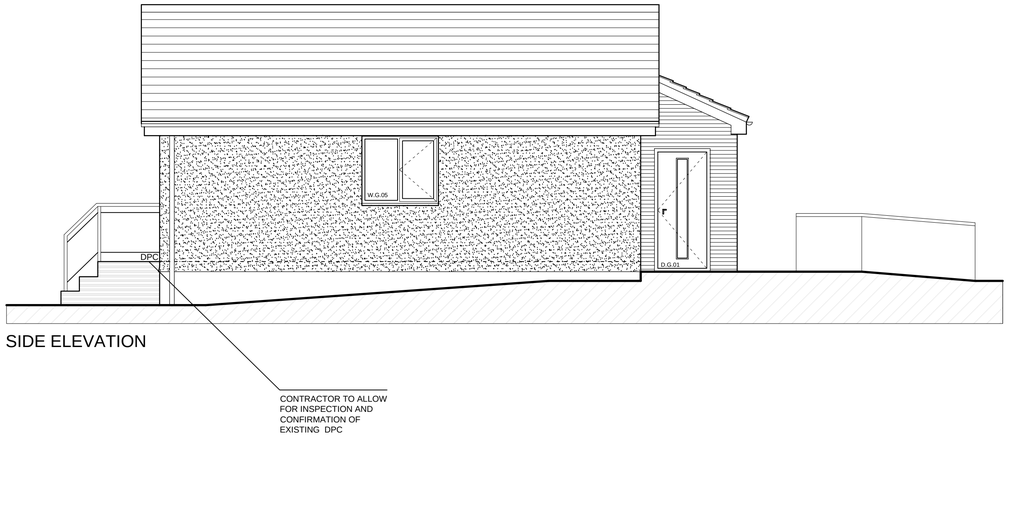
all such junctions to be formed using Catnic 'Stronghold' wall connectors. all to be installed in accordance with manufacturers details and instructions.



FRONT ELEVATION

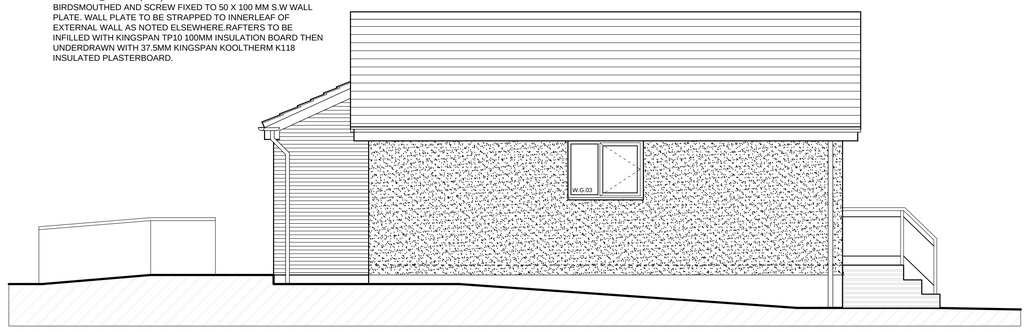


REAR ELEVATION



SIDE ELEVATION

PORCH ROOF CONSTRUCTION
PORCH ROOF TO BE FORMED IN 50 X 150 MM RAFTERS @ 400 MM CENTERS. AT HEAD RAFTERS TO BE BIRDSMOUTHED OVER AND SCREW FIXED TO 75 X 200 S.W. POLE PLATE AT HEAD OF ROOF. POLE PLATE TO BE FIXED TO EXTERNAL WALL USING M20 RESIN ANCHORS @ 900MM (MAX) CENTERS. AT FEET RAFTERS TO BE BIRDSMOUTHED AND SCREW FIXED TO 50 X 100 MM S.W WALL PLATE. WALL PLATE TO BE STRAPPED TO INNERLEAF OF EXTERNAL WALL AS NOTED ELSEWHERE.RAFTERS TO BE INFILLED WITH KINGSPAN TP10 100MM INSULATION BOARD THEN UNDERDRAWN WITH 37.5MM KINGSPAN KOOLTHERM K118 INSULATED PLASTERBOARD.



SIDE ELEVATION

NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
A	rear decking reduced in size and porch clad in stone slips.	17.12.19

Project	PROPOSED CONVERSION: 117 LANGLEY LANE, MIDDLETON
Drawing	PROPOSED ELEVATIONS AND SECTION
Client	Mr. & Mrs. WILLIAMS
Dwn. By	RH
Scale	1:50
Drg. No.	19/561.06A
Drg. Size	A1
Date	NOVEMBER 2019

JOHN **HOLT ARCHITECTS** LTD.

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR
TELEPHONE 0161 764 8314 E-MAIL mail@holtarchitects.co.uk

DO NOT SCALE DRAWING