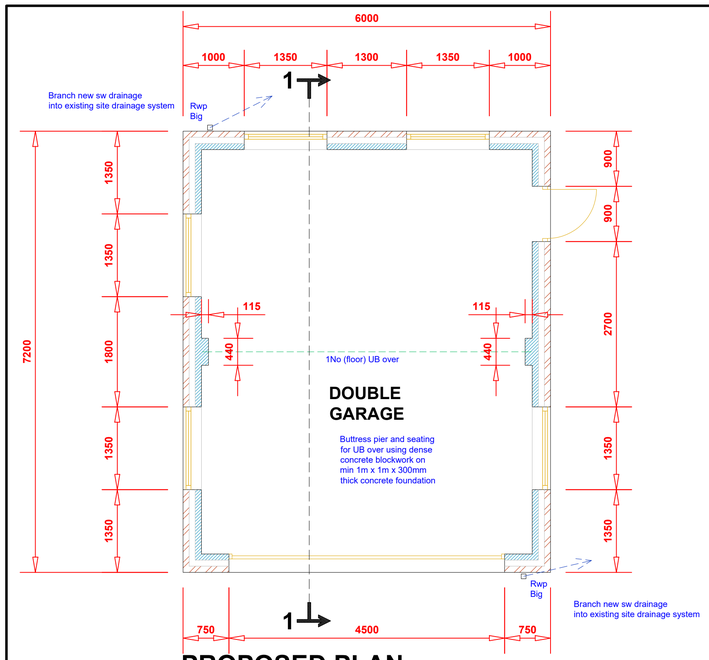
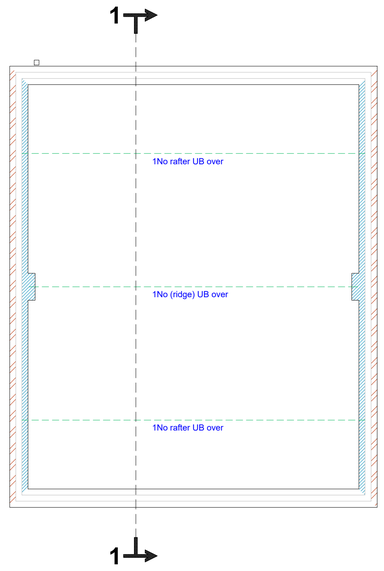


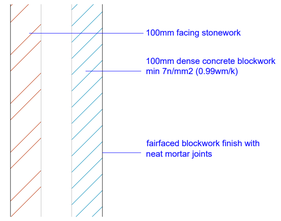
PROPOSED PLAN



PROPOSED ROOF STEEL PLAN

CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS, TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED) A CCTV SURVEY SHOULD BE UNDERTAKEN. CLIENT / CONTRACTOR TO ENTER IN TO ANY BUILD OVER AGREEMENT WITH THE GOVERNING WATER AUTHORITY PRIOR TO WORKS COMMENCING.



DETAIL A

Scale Bar 1:50

0 1 2 3 4 5 10

FIRST FLOOR NOTES.

New first floor to comprise 200 x 50mm C16 floor joists @ 400cts. Floored over with min 22mm t & g flooring grade moisture resistant boarding. 2 rows m.s. herringbone strutting @ third spans. Strap joists to all masonary walls running paralell to joists min 6 x 30mm m.s. 'L' straps to go @ max 2m cts to go over min 3no floor joists. Underdraw min 15mm 10kg/m2 dense plasterboard & skim.

Any glazing within doors and adjacent windows to be safety glazing up to 1500mm above floor / ground level to BS 6206 class C.

Existing drainage to be fully investigated on site prior to commencement of works

Any glazing within doors and adjacent windows to be safety glazing up to 1500mm above floor / ground level to BS 6206 class C.

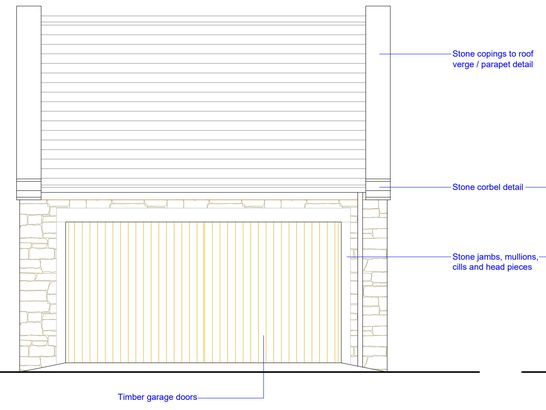
ELECTRICAL WORK.

All electrical work to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.

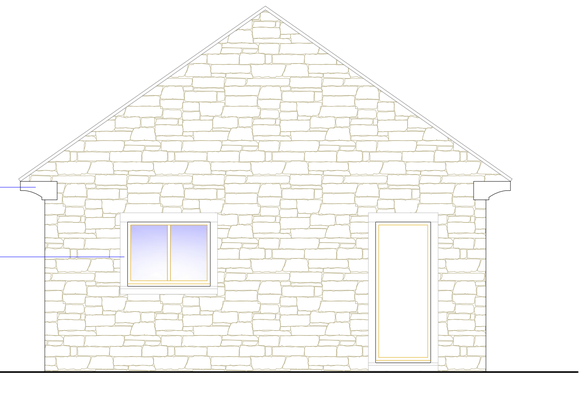
Prior to completion the Local Authority must be satisfied the either:-

An electrical installation certificate issued under a Competent Person Scheme has been issued; or

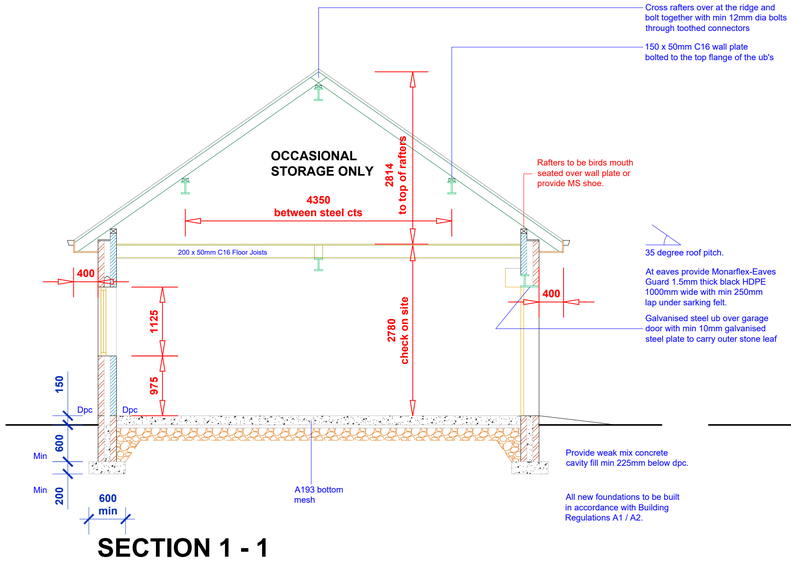
Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.



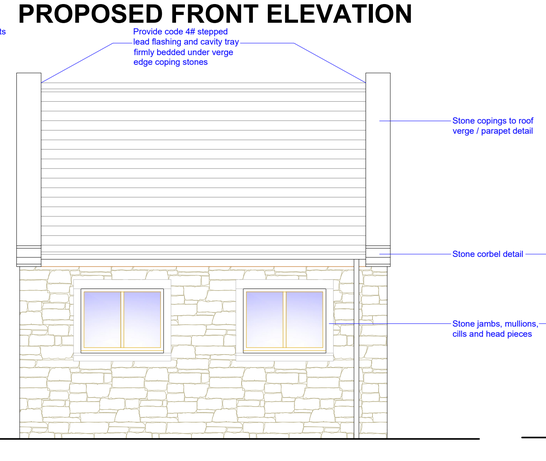
PROPOSED FRONT ELEVATION



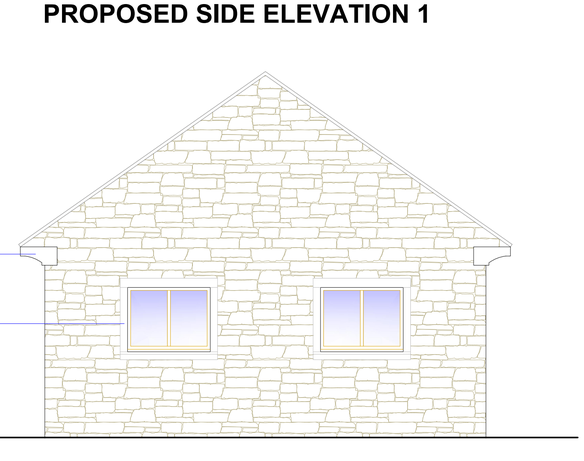
PROPOSED SIDE ELEVATION 1



SECTION 1 - 1



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 2

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The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-

FOUNDATIONS & SLAB. (To be determined on site)

Any new Ground floor slab to be well tamped, complete with smooth finish. Slab depth to be 150mm min with A193 bottom mesh. Slab to be cast on 2000g DPM, laid with 450mm fully taped laps and to be continuous with wall DPC, on 50mm sand blinding, on 200mm well consolidated hardcore, on well prepared ground. Foundations to be min 600 x 200mm thick concrete strip footings. Concrete to be generally grade RC28 / 35 Concrete. Take foundations below invert levels of any adjacent drainage. Building Inspector to approve foundation depths in relation with prevailing ground conditions. Any walls below DPC level to be 102 concrete commons with cavity filled with weak mix concrete to min 225mm below finished floor level.

CAVITY WALL CONSTRUCTION - WALL DETAIL A.

External cavity walls to be stonework to match existing with 100mm clear cavity and 100mm dense concrete blockwork min 7n/mm2. Provide vertical DPC to window & door reveals. Cavity wall to be tied internally with min 225mm stainless steel housing ties @ 5 ties per m2, ties to BS 1243. Ties to be at 300mm vertical cts adjacent to window & door openings. Top of cavity wall to be closed with supalux or a proprietary approved system Ensure new blockwork is toothed into all existing brickwork or use proprietry crocodile ms ties. Internal finish to be clean fairfaced blockwork with neat mortar joists (no plaster).

DAMP PROOF COURSE.

Horizontal DPC to be placed at a min height of 150mm above external ground level & at Finished Floor Level as detailed. DPC laid between mortar beds, DPC to be pluck pvc min 500 microns 2000g to BS 6515 1984. Provide vertical DPC's to all openings tightly fitted evenly between cavity closure method. Min 225mm wide vertical DPC.

INTERNAL WALLS.

New partitions to comprise, 75 x 50mm s.w. timber studs @ 400cts, 75 x 50mm s.w. timber sole head & side pieces to be adequately plugged & screwed to wall floor & ceiling over. Faced both sides with 12.5mm plasterboard & skim provide min 75mm fibreglass quilt between studs to act as sound deadening, 75 x 50mm s.w. timber noggings at max 600mm horizontal cts laid in staggered pattern across length of stud wall. Provide double floor joists under timber stud partitions running parallel to floor joists. New internal masonry walls to comprise 100mm concrete blockwork min 7n/mm2 crushing strength built up from independent foundation depth to be determined by Building Control. Min 450mm wide x 150mm thick concrete strip footing, provide dpc at finished floor level below floor slab to be 102mm concrete commons. Provide PC lintels to doorways and RC lintels to openings between 900 and 1800mm, opening larger than 1800mm, lintels to be designed by the Structural Engineer.

WINDOWS & LINTELS.

Window & door openings to have Catnic combined galvanised steel lintels, provide a cavity tray over each lintel with min 500 micron dpm min 450mm wide. Windows to be double glazed timber s.w. or h.w. to clients requirements. Double glazed units to have inner pane of Pilkington Optitherm or similar to give improved 1.2w/m2K (due to excessive area of glazing). Provide opening casements to give min 10% of O.F.A. Habitable rooms with windows to have closeable 'trickle' ventilators built into unit. Background ventilation rated @ 5000mm2.

ROOF CONSTRUCTION.

External covering roof tiles to be suitable of the pitch and to match existing. All fixed on 38 x 25mm s.w. treated tile laths for 400cts rafter span or 50 x 25mm s.w. battens for 600mm rafter span or heavy tiled roof / stone slates. Lay Klober Roofing Products Permo ForteRoofing Underlay / vapour permeable underlay for use in non ventilated cold and warm roof applications to meet the requirements of BS 5534:2002 and as approved and certified by the British Board of Agrément. All Permo underlays to be classed as low resistant underlays in accordance with BS 5534: 2002. with Monarflex-Eaves Guard 1.5mm HDPE laid over top of fascia and with min 250mm overlap with roofing felt. On 200 x 50mm C16 rafters @ 400cts. Rafters to be strapped to the gable walls at max 1800cts with min 6 x 30mm m.s. L straps mechanically fixed to the gable wall with nylon sheathed fixings min 100mm long and screwed through at max 200cts. Provide s.w. noggings flush with top of the rafters as rest for L straps, firmly fix noggings between rafters. Straps to go over min 3no rafters. Rafters connected to 100 x 75mm C16 wall plates strapped down at max 1800cts 6 x 30mm mild steel straps firmly hammer fixed to internal block leaf. Ventilation at eaves with min 25mm perimeter gaps with incorporated insect mesh.

EAVES & RAINWATER GOODS.

Fascia overhang to be determined on site, depending upon window head level, or as detailed on drawing. Any fascia projecting over boundary to be constructed min 10mm from facing brickwork max projection with guttering 150mm. Fascias to be 20mm tanalised s.w. or similar approved upvc to clients requirements. Any soffits to 8mm exterior quality plywood or upvc. 115mm half round pvc gutter colour to match existing with 63 diameter pvc rwp or square sectioned pvc rwp. Rwp's sealed into Back Inlet Gullies. Any eaves or gutter overhanging boundaries to have prior written permission before construction commences. The Party Wall (1996) may apply, it is the responsibility of the building owner to ensure full compliance with the Party Wall (1996) act.

DRAINAGE.

New underground drainage to be Hepsleve or similar to BS 65 on granular bed laid to 1 in 40 falls with flexible connections. Protection of drains passing under or near footings with 150mm concrete surround. P.C. lintels provided over drains passing through footings, surround drainage pipes min 450mm under floor slab construction with lean mix concrete. Written permission to be obtained before work commences to excavate pavements or highways to make necessary drainage connections. All drainage work to be approved on site by L.A. Building Inspector. Check adequacy of existing drains & manholes prior to new drainage connections & backfilling, test drainage installation before backfilling & ensure drainage trenches are adequately compacted to reduce future subsidence & undulations. New manhole construction to be 215mm class B engineering brickwork on 150mm concrete base on well prepared sub-soil & 150mm well consolidated hardcore. Alternatively for shallow domestic drainage purposes use quality approved black PVC inspection chambers with connectable sections c/w pvc stops ends to un-used connection ducts. Any Inspection Chambers within building to have double sealed bolt down type cover fully grease sealed.

MISCELLANEOUS.

All timber carcassing for structural elements to be C16 grade or GS & MGS graded. Timber to be clean, sound & merchantable free from excessive knots etc & moisture attack from external yard storage prior to site delivery.

Any steel lintels / beams to be red oxide treated (min 2 coats) with cut end burrs filed off. Minimum 150mm end bearing where possible & on concrete padstones firmly bonded into walls. surround steelwork in 12.5mm fireline board to give min 30mins fire protection, provide plaster skim finish (using BG Gyplyner or similar).

Tooth new cavity wall construction into existing & run cavities through continuously free from mortar snots enabling moisture bridging cavity. Alternatively provide vertical break & DPC added in existing outer facing brickwork. Catnic S/S strong hold wall connectors or similar approved to be used to join new 7 existing cavity walls, as BS 5628 part 1 1985. Insert galvanised wall ties at every 3 vertical brick courses.

DRAWING TITLE

PROPOSED GARAGE DETAILS

JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
CIOB
CIAT

Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888
Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT

PROPOSED DETACHED GARAGE

LOCATION

The Bungalow
2 The Bungalow
Lower Lane
Ogden

DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	December 2020	**20.2418.2D**
SCALE:-	1:50 1:100 at A1	
ISSUE:-	D	