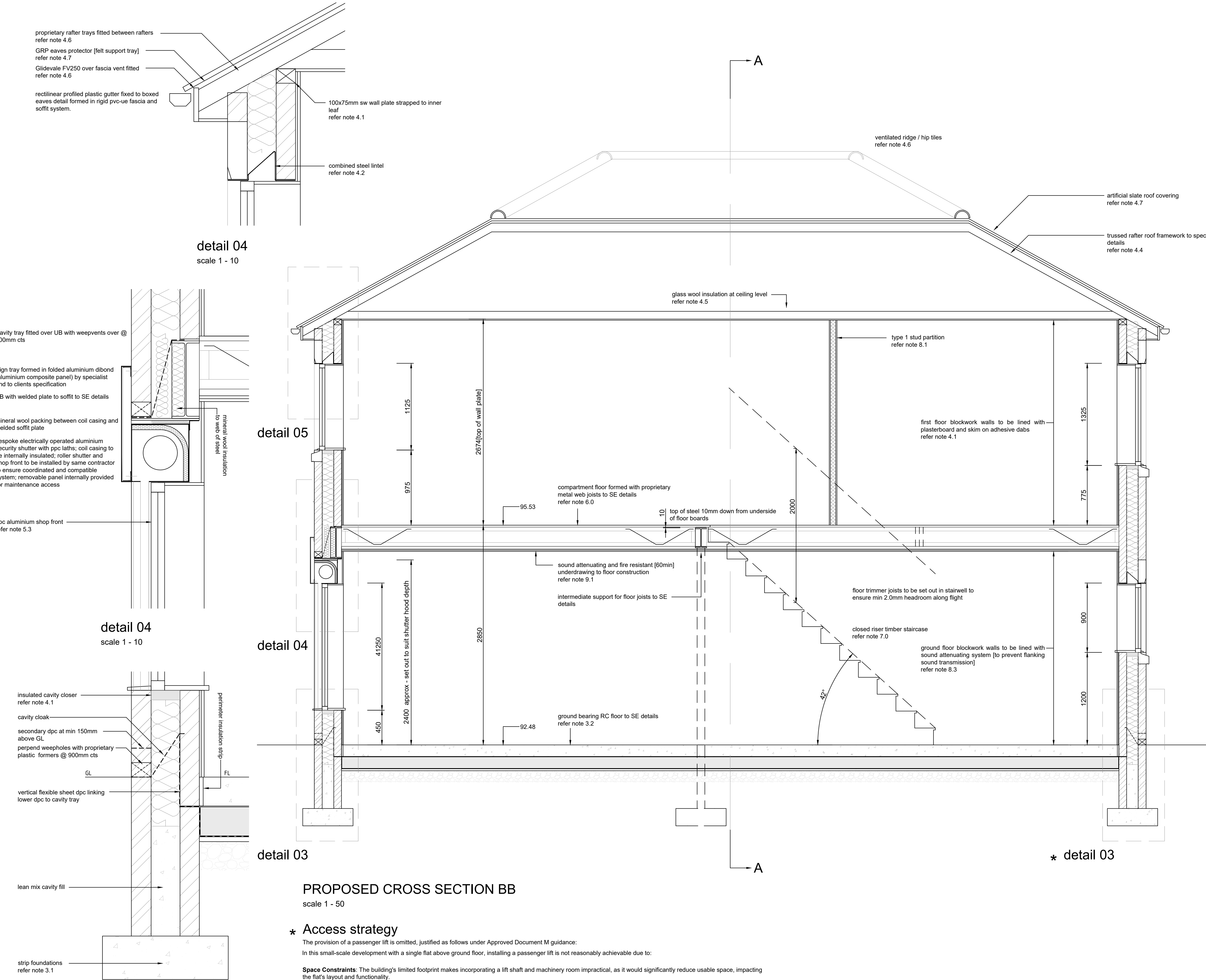




NOTES:

1.0 GENERAL
All workmanship and materials to comply with relevant Building Regulations, British Standards, Codes of Practice and N.H.B.C. Standards. All materials to be fixed, applied, or mixed in accordance with manufacturer's instructions and specifications.
All timbers likely to be exposed to moisture to be suitably treated to prevent decay. All structural timber to comply with BS5268.
USE WRITTEN DIMENSIONS ONLY DO NOT SCALE FROM THIS DRAWING - ANY DISCREPANCIES MUST BE NOTIFIED TO THE DESIGNER.
THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCULATIONS AND DETAILS PREPARED BY ENGINEER AND ANY MANUFACTURERS/SUPPLIERS DESIGNS AND DETAILS.
2.0 CDM
Contractor to take note of their obligations under CDM regulations. In general terms health and safety issues relating to the following, although not exhaustive, matters are to be considered.

- Working at heights
- Heavy lifting
- Working in confined spaces
- Collapse of excavations and structures
- Services - electricity, gas mechanical plant and machinery
- Exclusion of unauthorised personnel, client, public and others - activities by workers requiring supervision.
- Exposure to dust
- Protection of public who will be in close proximity to the works.
- Cuts and abrasions due to cutting and fixing sheet materials
- Specific handling requirements relating to specialized materials and substances.

The following notes refer to matters controlled by Building Regulations only. Refer to client specification and scope of works for details of all works to be undertaken and read specification and drawings in conjunction allowing all things necessary to complete the intended scheme.

3.0 SUB STRUCTURE AND GROUND FLOOR SLAB
3.1 Foundations
Foundations to comprise concrete strip foundations laid min 760mm below adjacent ground level or to suit site conditions, subject to structural engineer's calculations and details and all in accordance with Building Regulations Approved Document A: structure
3.2 Ground floor
To comprise the following

- 150mm RC ground bearing floor slab to structural engineer's design and details
- 500 gauge polythene separating layer
- 150mm Celotex XR4000 flooring grade insulation
- 1200 gauge visqueen dpm [note! - BCO to advise if gas resistant DPM required, contractor to seek confirmation before proceeding]
- 25mm sand blinding

Floor to achieve U value not exceeding 0.18W/m2k

4.0 SUPERSTRUCTURE
4.1 External walls:
To comprise

- 103mm facing brick outer leaf to LPA approval
- 150mm cavity
- 150mm Isover CWS full fill insulation
- 100mm high strength aircrete blockwork to structural engineer's specification
- 100x75mm s/w wall plates to inner leaf, strapped at 1.8m c/c with 30x5mm galv m/s straps
- 30x5mm m/s lateral restraint straps to be installed along gables at 1.8m c/c

Leaves to be tied together using double triangle stainless steel ties at 750mm centres horizontally and 450mm centres. Openings to be tied at each block course.

Cavity around openings to be closed with proprietary insulated pvc-ue cavity closures incorporating integral dpc's. Row of ties situated at g.f. slab level to support insulation batts.

Movement joints to be provided to external walls to structural engineer's details, generally comprising compressible filler, with sealer to outer surface to prevent water penetration; wall ties provided at max. 300 mm centres vertically each side of joint and slip ties across joint to SE details.

Inner leaf of blockwork to be flush pointed internally and to be finished with

- acoustic lining system to ground floor as detailed in section 8.3 and with
- 12.5mm plasterboard on adhesive dabs to first floor.

Wall construction to achieve U value not exceeding 0.18 W/m2k

4.2 Lintels:
To comprise I.G. or similar heavy duty insulated steel galvanised lintel over openings to be suitable for load and span. Lintels to have 150 mm minimum end bearing and incorporate cavity trays over, all to manufacturer's instructions. Lintels to external walls to be scheduled by structural engineer.
Beam over shop front to be designed and detailed by structural engineer.
4.3 Damp proof course:
To comprise Visqueen GR DPC or equal / approved linked to floor slab dpm and to cavity cloak detail at base of external walls. DPC to be laid min. 150mm above adjacent external path level
4.4 Roof framework:
To be prefabricated sw trusses at 600mm cts. designed and braced in accordance with BS 5268 part 3 1985 all to entire satisfaction of local authority building inspector. Calculations to be submitted by truss manufacturer and approved by BCO. prior to erection. Bottom chord of trusses to be underdrawn with 12.5mm foilbacked plasterboard scrim and skim.
4.5 Roof insulation:
To be insulated with 150+150mm glass wool laid over ceiling joists [perpendicular layers] to give:
U value = min 0.15W/sq.mk.
4.6 Roof ventilation:
Roof to be cross ventilated using Glidevale FV250 over fascia ventilators or equal / approved. Ridge tiles to be mechanically fixed providing continuous ventilated ridge. Proprietary rafter trays to be fitted at eaves to ensure continuous ventilation path
4.7 Roof covering:
To comprise artificial slate to LPA approval on suitably sized timber battens on Proctor Roofshield breathable roofing underlay laid with slight drape between rafters, all fitted to manufacturers printed instructions. Proprietary GRP eaves protector [felt support tray] to be fitted to suppliers guidelines.

CONTINUED...		
B	23.09.25	AMENDMENT REQUIRED BY BCO MARKED THUS *
A	26.08.25	DRAWING AMENDED TO TALLY WITH STRUCTURAL ENGINEER DRAWING
rev:	date:	description
 AJ COCKER ASSOCIATES CHARTERED BUILDING SURVEYORS New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.ajcockerassociates.co.uk mail@ajcockerassociates.co.uk  the mark of property professionalism worldwide		

Project:	scale: as noted @ A1
premises at Boarshaw proposed layouts	date: August 2025
Client: Zulq and Shah Hussain	drawn: IS
Dwg. Nr. S507-02	rev B