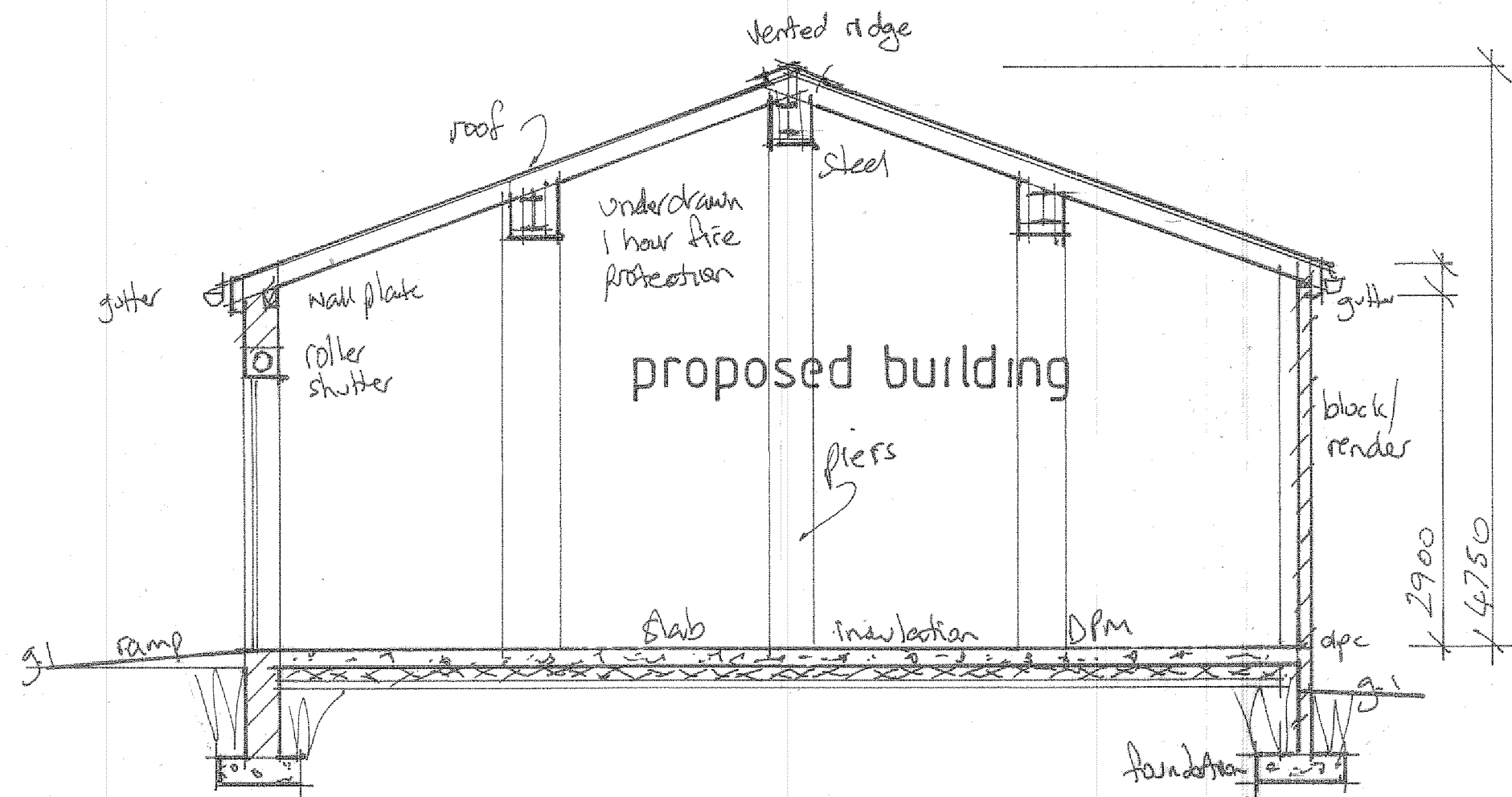




SECTION

Foundations

Foundations to single block wall with piers to be constructed of concrete common brickwork up to 150 mm below ground level with Class B engineering brickwork from GL to DPC level externally. Walls built off 750 x 200 (C20 mix-20N/mm²) concrete strip foundations, at min depth of 1000mm, to suit local ground conditions. If the ground is found to clay the footings are to be in accordance with NBS guide 'Building Near Trees' and to be in accordance with BS 8004, BS 5837 and to satisfaction of the Local Building Authority Inspector. Precast concrete lintels to be laid over all openings for drainage and service runs with minimum 150 mm end bearing onto adjacent brickwork.

Steelwork

Steelwork as noted on plan to comply with BS449, BS5950. Steel beams to bear onto concrete pad stones min 400mm x 400mm x 200 mm deep. Piers and walls under steel to be built in blackwork. Steel beams e.g. r.a.j's, u.b's etc to be coated in zinc primer prior to building in. Fully encased in 2 layers of 12.5mm fire board (pink) to give 1 hour fire resistance. Gable Lintels over both door openings to suit wall width.

External walls with no cavity

200Wx440Lx215H concrete blocks built off new foundations, allow for forming piers under new steel, external finish in White 'K' render all round. Flush pointing internal.

DPC's

Solid wall to incorporate PVC type dpc at ground floor finished level minimum 150 mm off external ground level.

Methane Barrier

Insert 1200's gauge visqueen full methane barrier under new slab floor vented through air bricks to perimeter of new cavity wall construction and discharged through clean stone surround. Work to be carried out due to possible presence of methane within 250 metres of site.

Steel Beams and Block Piers

The design has required the use of a number of steel beams and block piers as designed by a Structural Engineer. The method of carrying out the safe and secure temporary support, needling and propping of the existing building structure whilst this building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.

Piers to corners, door openings and steel support

Form new pier, size 440 wide and 200 thick, tied back to main wall.

New ground floor construction (u value 0.18W/m²K)

18 mm asphalt or screed (alternative finish to be agreed with client) on 150 mm concrete slab bed on visqueen 1200 d.p.m. On 80mm Kingspan Kooltherm K103 giving a U value of 0.018W/m²K on 20 mm sand blinding on min 150 mm well consolidated hardcore fill.

Floor slab insulation (u value 0.18W/m²K)

Provide 80mm 25 mm Kingspan Kooltherm K103 giving a U value of 0.018W/m²K including 200 mm to external perimeter edges of slab. Visqueen d.p.m. To be turned up around perimeter edges and tucked in under horizontal, D.p.c. To inner leaf.

Proposed building Floor

150 mm thick concrete slab (C25 mix-25N/mm²) incorporating A142 reinforcing mesh set 25 mm below upper surface, on 100mm thick kingspan floor insulation, on 1200 gauge DPM, lapped minimum 100 mm with all DPC's, on 25 mm sand blinding, on 150 mm well compacted hardcore. Concrete laid to gradual fall to main door.

New Roof Construction

Pitched roof with interlocking tiles Marley Grey concrete roof tiles Regent min pitch of 20 degrees with 100mm overlap, on 50x38mm sw battens on 1 layers Tyvek Supra felt on 44x175mm@400centres C24 sw rafters. Rafters fixed to wall-plate with framing anchor. Cals for steel and timber to be provided by structural engineer

New building ceiling

Under drawn garage ceiling with 12.5 mm fire board to give adequate ½ hour fire resistance.

Fixings

Strap down new roof and ceiling with 1000 x 5 x 38 mild steel straps at 2 centres fixed across two rafters/joists with 3.35x50 wire nails at rafter and ceiling tie level

Ventilation

To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250

Continuous Ventilated Ridge

Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

Gutters and fascia

100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffits ventilators to vent roof space to BS 5250.

Heating

No heating to be supplied within the building

Timber

All new timber to be tanalised and stress graded 4 BS4477 Part 1 (1978) Dimensions for softwood BS5268: Part 5 Preservatives Treatment for Structural Timber

Commercial Smoke Alarm System

Smoke Alarms to be interlinked, mains operated and conform to BS 5839-1 2002 Components of automatic fire alarm system for Commercial premises specification for smoke alarms and point type smoke detector

Heat detector (Commercial property)

Provide and install independent heat detector to be interlinked, mains operated and conform to BS 5839-1 2002 mains power with battery back up

Drainage

All new drains to be Hepworth Superslave and to be bedded and surrounded in min 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintels inserted where new drains pass through external walls. Deep flow gutters and 64/75mm diameter P.V.C. rainwater pipes all new rainwater pipes to trapped gullies

Drains

100 mm drains min fall 1:40 all to comply with BS en 295

Drain Testing

The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector.

Manholes

150 mm concrete base, 215 mm engineering brick. Bench up in concrete to form channels. Medium duty cover and frame

Existing manhole

Connect new drainage system into existing manhole. Bench up in concrete to form channel

Pedestrian Doors

Solid poly carbonate door with fully draught proofed strips

All final exit doors to allow opening from inside without the use of a key i.e. thumb turn.

Condition Notes

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
- In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
- The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Roller shutter door

New metal up and over garage door metal frame mechanically operated to include side-locking device.

External step

Form min 150 mm high x 300 mm going concrete step up to side entrance door.

E.S.J.'s

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Lighting

Provide 100% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Electrical Fittings

All sockets to be positioned above 450 mm from floor level, and all switched to be positioned between 1350mm and 1450mm from finished floor level to comply with Part M of the Building Regulations. 100% internal light fittings and all external lights to be LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Notes

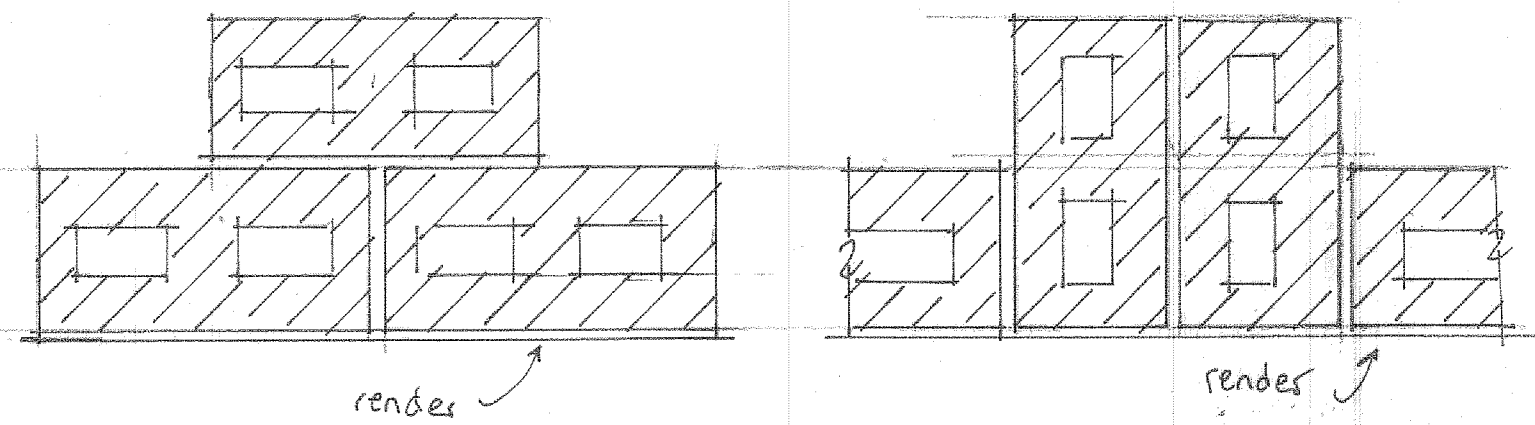
These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Party Wall Act

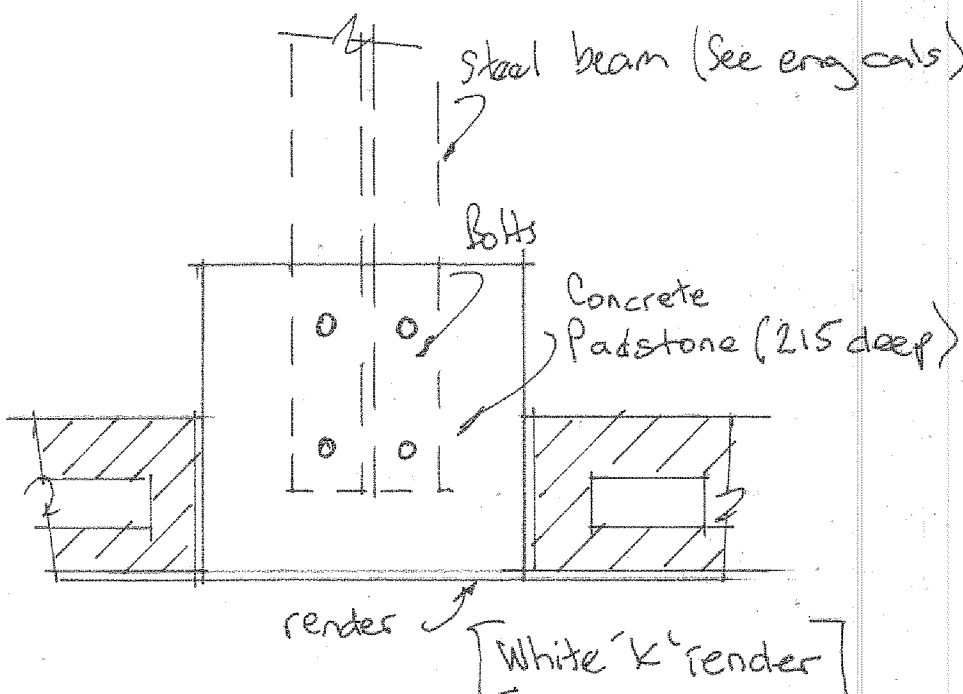
Any works falling within the Party Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission to be obtained. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Lighting

All lighting to be energy-efficient. Metering and Energy Monitoring Equipment The electricity metering provision shall be supplemented by additional metering to measure the energy yield from the photovoltaic system. Propose a single point smart meter arrangement to facilitate this with a simple visual display of instantaneous and cumulative energy data. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.



BLOCK PIER COURSE



PADSTONE

PROJECT

PROPOSED DETACHED STORAGE UNIT.

DRAWING TITLE

PROPOSED SECTION AND NOTES.

CLIENT

MR. M. TAHSEEN.
83, WELL-I-TH LANE,
ROCHDALE. OL11 2JR.

SITE ADDRESS

LAND REAR OF,
242-246, OLDHAM ROAD,
ROCHDALE. OL11 2ER,
OFF MARCROFT PLACE.

SCALE

SCALE 1:50@A1

DATE

APR 2025.

DRAWING No

CL 04255936/3.

