

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFIC REFERENCES ARE MADE TO THEM IN THIS DRAWING.
- (3) BEFORE WORK COMMENCES, ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKSHIP CLAUSES IN BS800 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS SATISFY COMPLIANCE. UNDERSTAND THE PLANS AND APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (13) ALL DRAINAGE AND SEWERAGE TO BE MAINTAINED AND SUBJECT TO INSPECTION CONDITIONS THROUGHOUT SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:1973: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REGULATIONS AND STANDARDS AND BE CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² k AND U-VALUE OF WINDOWS TO BE 1.8w/m² k, & EXTERNAL DOOR 1.8w/m² k (I.E.. CONSTRUCTED AS INDICATED) SAFELY GLAZING TO CRITICAL LOCATIONS.
- EXISTING VENTILATION SYSTEMS TO BE MAINTAINED BY DUCTING TIMBER TYPE VENTILATIONS TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METRE RUN OF THE EXISTING PROPERTY.
- THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE AND REUSED OR DISPOSED OF IN AN APPROPRIATE MANNER. HARDCORE AND COMPACT LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'KINGSPAN/XTRAHERM/CELOTEX' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
52 Slade Lane, Longsight

CLIENT
Mr. Naved Farooq

DRAWING TITLE
Outbuilding Elevation

JOB No
DRAWING No
NA-P02

SCALE
1:50@A2
DATE
Jan. 2024
REVISION
-

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CDM Regulations

The client has been advised of his duties to appoint a principal designer and principal contractor for works to commercial properties and notify the HSE using F10 form. If should the construction programme extend beyond 30 days in duration with more than 20 operatives on site at any one time/or will involve more than 500 person days work, for domestic clients. For domestic clients (those person engaging services to be undertaken on their own home) the duties under CDM regulations are to be undertaken by principal contractor (or in the case where more than one contractor, the Client Must appoint once contractor to take the role of Principal Contractor who will have a responsibility to to coordinate all H&S matters across all contractors involved in the project)

The client has Not appointed N A Design as the Principal Designer to undertake duties required under this role as required under CDM Regulations 2015. The client is aware of their legal duty to appoint competent person to undertake this role in good time before the construction work commence on site to ensure that the project has been effectively planned, managed, monitored and coordinated with respect to health and safety matters.

The client must ensure that all the pre construction information obtained and provided in good time to The Contractor/ Principal Contractors before construction activities commence and Principal Contractor Must prepare a suitable Construction Phase Plan on all project before work commence on site.

No services investigation has been carried out. Contractor must undertake 'dial before you dig', tel 0800 0855 865, investigation before commencing on site. The client must undertake all necessary enquiries with sewerage and utilities companies to establish exact route of any public sewer/ water mains etc and obtain all necessary agreements/diversions before commencing any work.

All works at height to be undertaken from appropriate working platforms.

The Contractor shall check and verify all building and site dominions, levels and sewer invert connection points before work commences.

The contractor shall comply with all workmanship clauses in BS8800 series and in full compliance with the Building Regulations.

This drawing is to be read in conjunction with structural engineers design details.

CDM Designers Residual Risk Assessment

A type 3 intrusive asbestos survey must be undertaken prior to commencement of building works and any materials identified as containing asbestos to be removed / protected in accordance with HSE/EU directives.

All demolition works to be undertaken by CITB trained demolition operatives. No service investigations have been undertaken. The contractor must undertake "dial before you dig" investigations before works commence on site and liaise with United Utilities regarding the location of the electrical incomer and invert depth of same.

The contractor must install all necessary temporary supports etc. necessary to introduce new steel beams etc. as designed by structural engineer to support the first floor following removal of load bearing walls. All works to electrical works to be undertaken by NICEIC qualified contractors. All works to gas services to be undertaken by Gas Safe registered contractors.

Boundaries

The Client shall confirm the exact position of legal boundaries, any boundaries shown on these plans are notional/ as advised by client and must be accurately established before any construction work commence. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

New roof to be tiled with low pitch roof tiles suitable for roof pitch with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x100mm C16 rafters @ 400mm c/c. Ensure min. 15° roof pitch, roof tiles to be suitable for roof pitch.

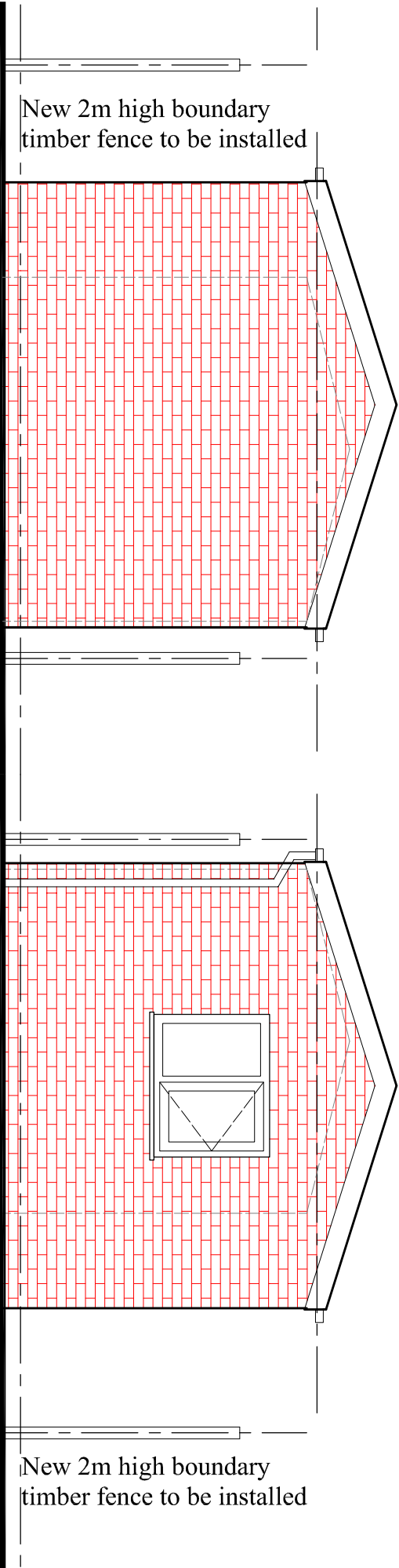
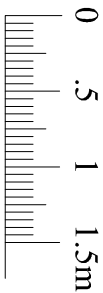
100mm PIR insulation
75x100mm wall plate
CG110/125 catnic lintel
Ceiling to be 12mm plasterboard taped and skimmed with plaster work coving. Include a min. 100mm layer of thermal insulation between ceiling joists and 200mm thick layer of loft insulation above joists. Ceiling joists to be 50x150mm treated rafters. NOTE - Special precautions may be required when electric cables are covered by insulating materials

New brick work to match existing. 150mm cavity to be fully filled with Knauf's Dritherm 32' cavity bats OR 125mm cavity to be partly fill with Kingspan's 75mm Thermawall TW50m

Ground Floor Level Weep hole
Ground Level Air brick
25mm verticle insulation upstand
lean mix concrete to 100mm below ground level
600mm wide X 300mm deep strip footing / Foundation to Engineer's design & specification.

SECTION

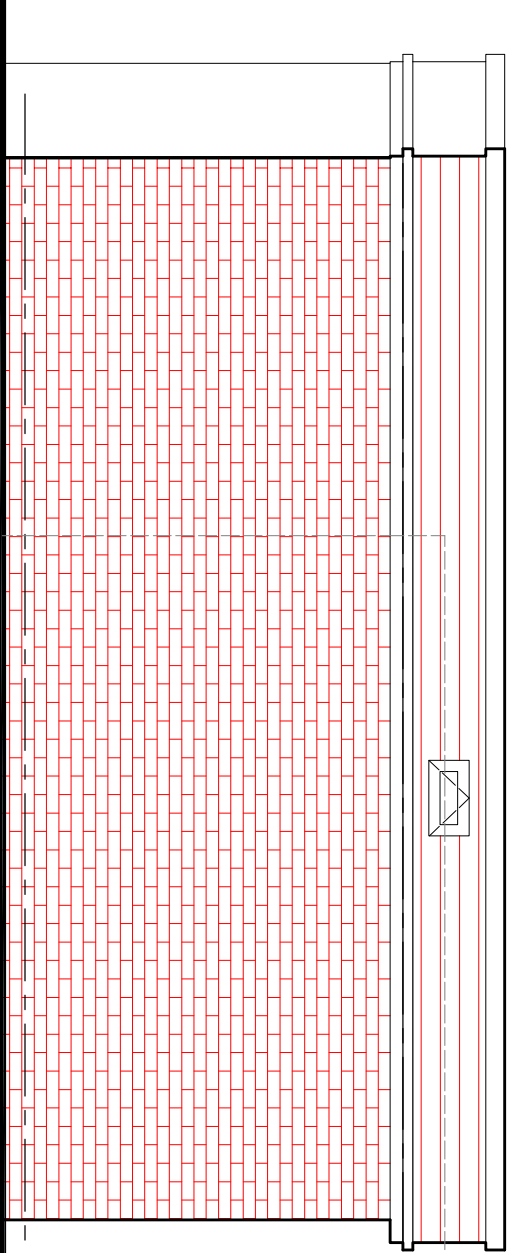
100mm thick concrete floor slab (1:2:4:20mm aggregate) Separating membrane on 100mm 'Kingspan K103/Celotex GA4000/Ecotherm Eco-Versal' floorboard insulation laid on Visqueen's 1200 gauge DPM - to be fully lapped with DPC and any joints in DPM to be lapped min. 300mm, 40mm Sand blinding with 150mm well consolidated clean crushed stone hardcore. For existing wooden floor ventilation lay 100mm dia PVC pipe through floor slab.



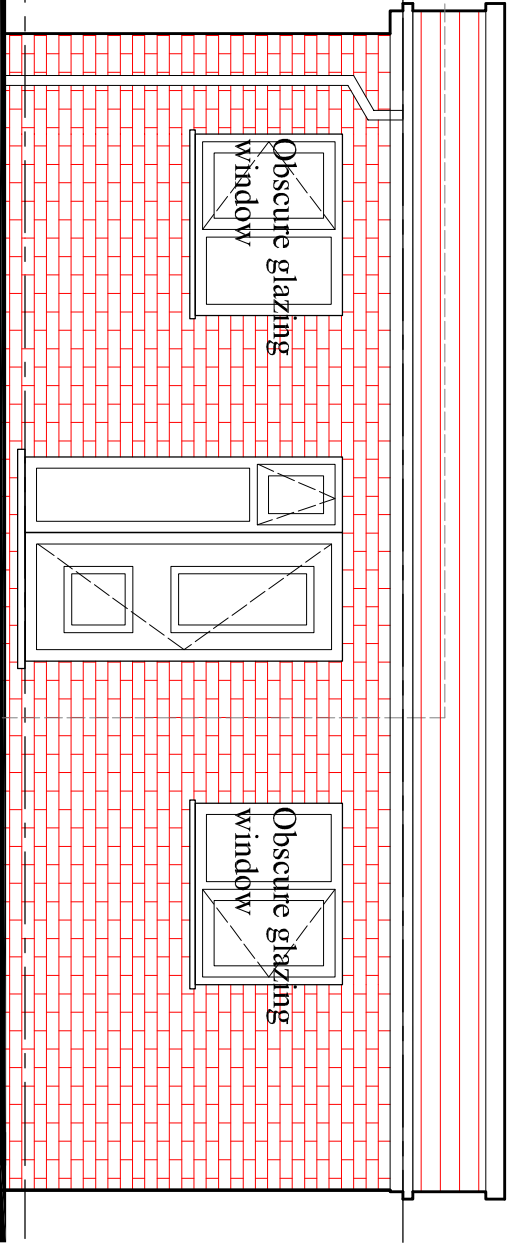
OUTBUILDING SIDE ELEVATION

OUTBUILDING SIDE ELEVATION

New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x100mm rafters@400mm c/c.



OUTBUILDING REAR ELEVATION



OUTBUILDING FRONT ELEVATION