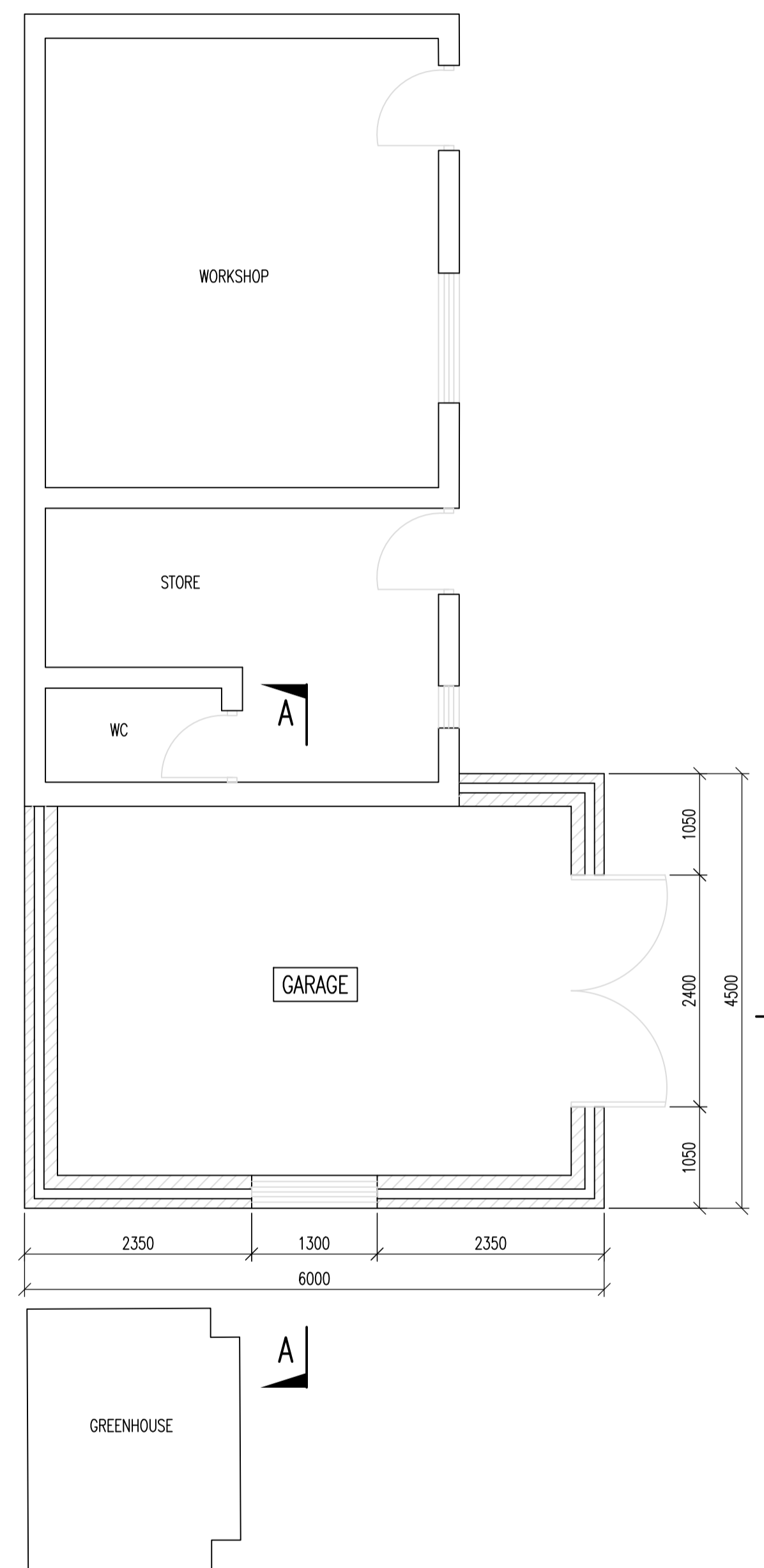
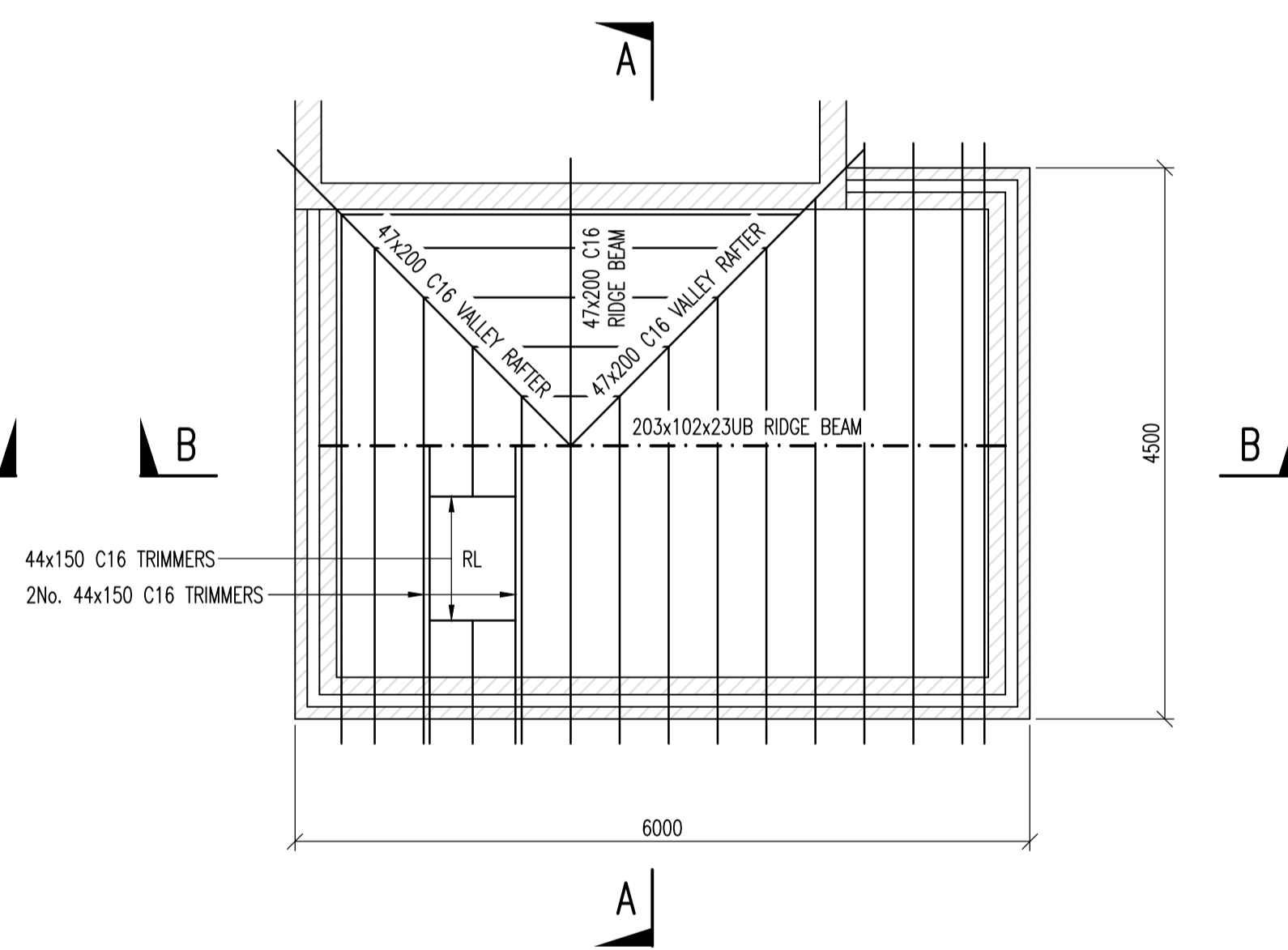


PROPOSED FOUNDATION PLAN
1:50



PROPOSED GROUND FLOOR PLAN
1:50



PROPOSED ROOF PLAN
1:50

- GENERAL**
- SETTING-OUT, DPC, DPM AND INSULATION DETAILS TO BE IN ACCORDANCE WITH ARCHITECTS DRAWINGS.
 - ALL DIMENSIONS TO BE CONFIRMED ON SITE IF REQUIRED.
- FOUNDATIONS**
- WITHOUT A DETAILED SITE INVESTIGATION, A SAFE BEARING PRESSURE OF 50kN/m² HAS BEEN ASSUMED IN THE DESIGN. THIS ASSUMPTION SHOULD BE CONFIRMED ON SITE.
 - MINIMUM FOUNDATION DEPTH TO BE 750mm BELOW FINISHED GROUND LEVEL.
 - CONCRETE FOR UNREINFORCED STRIP OR PAD FOUNDATIONS IN NON-AGGRESSIVE GROUND TO BE GEN3 IF READY-MIXED OR ST4 IF MIXED ON SITE, TO BS8500.
- GROUND FLOOR SLABS**
- PROVIDE A MINIMUM OF 150mm COMPACTED HARDWARE BELOW SLABS, BLINDED WITH SAND OR FINES.
 - MINIMUM SLAB THICKNESS TO BE 100mm. SLAB TO BE CAST ON 300 MICRON POLYTHENE SHEET.
 - CONCRETE TO BE GEN3
- MASONRY**
- BLOCKS TO HAVE A STRENGTH OF 7.3N/mm² UNLESS NOTED OTHERWISE, AND TO BE LAID UPRIGHT ON THEIR BED FACES UNLESS NOTED.
 - MORTAR TO BE M4 (1:1.5 TO 6 CEMENT:LIME:SAND OR 1:5 TO 6 CEMENT:SAND WITH PLASTICISER).
 - LEAVES OF CAVITY WALLS TO BE TIED AT 900mm HORIZONTAL AND 450mm VERTICAL CENTRES, WITH ADDITIONAL TIES AT 225mm VERTICAL CENTRES AT EDGES OF ALL OPENINGS AND ROOF VERGES.
 - LINTELS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - CHASES FOR SERVICES TO BE NOT DEEPER THAN 1/3x LEAF THICKNESS IF VERTICAL, 1/6x LEAF THICKNESS IF HORIZONTAL. EXTERNAL AND INTERNAL WALLS TO HAVE LATERAL RESTRAINT AT EACH FLOOR AND ROOF LEVEL, IN ACCORDANCE WITH DIAGRAMS 15 & 16 OF PART A OF THE BUILDING REGULATIONS.
- TIMBER FLOORS AND CUT TIMBER ROOFS**
- TIMBER TO BE STRENGTH GRADED TO BS EN 1995 AND CLEARLY MARKED.
 - TIMBER SIZES ARE TARGET SIZES FOR SAWN OR REGULARIZED SECTIONS TO BS EN 336.
 - TIMBER CONNECTORS, JOIST HANGERS ETC. TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - TIMBER JOISTS WITH SPAN EXCEEDING 2.5m TO BE PROVIDED WITH 1 ROW OF STRUTTING, AND 2 ROWS FOR SPANS EXCEEDING 4.5m.
 - PROVIDE ONE ADDITIONAL JOIST OR NOGGINS BELOW LIGHTWEIGHT PARTITIONS. PROVIDE DOUBLE JOISTS BELOW BATHS.
 - NOTCHES IN FLOOR JOISTS TO BE NOT GREATER THAN 0.125xDEPTH OF JOIST AND NOT CLOSER THAN 0.07xSPAN OR FURTHER THAN 0.25xSPAN FROM THE SUPPORT. HOLES TO BE NOT GREATER THAN 0.25xJOIST DEPTH, DRILLED ON CENTRELINE, LOCATED BETWEEN 0.25 AND 0.4xSPAN FROM THE SUPPORT, SPACING NOT LESS THAN 3xDIAMETER.
 - DOUBLE MEMBER BEAMS AND TRIMMERS TO BE SECURELY FIXED TOGETHER WITH M12 BOLTS AT 300 CENTRES OR 51 DIA DOUBLE SIDED TOOTHED PLATE CONNECTORS AT 600 CENTRES [MIN OF 2 No FIXINGS PER BEAM].
 - RAFTERS, PURLINS, BEAMS AND TRIMMING JOISTS NOT TO BE NOTCHED WITHOUT APPROVAL.
 - WALLPLATES TO BE MIN. 100x47, WITH 100mm NAILED HALVING JOINTS BETWEEN LENGTHS AND AT CORNERS. PROVIDE HOLDING-DOWN STRAPS IN ACCORDANCE WITH DIAGRAM 16 OF PART A OF THE BUILDING REGULATIONS.
 - RAFTERS TO BE BIRD-SMOUTHED AT WALLPLATES. VERTICAL PURLINS AND RIDGE BEAMS, AND SKEW-NAILED TO THESE OR PROVIDED WITH PROPRIETARY FIXINGS. JOINTS TO BE LOCATED AT PURLIN POSITIONS, OVERLAPPED AND NAILED.
 - CEILING JOISTS TO BE NAILED (MIN. 4No 4.0x100) TO FEET OF RAFTERS AT WALLPLATES. JOINTS TO BE LOCATED AT BINDER POSITIONS, OVERLAPPED AND NAILED.
 - PURLIN TO PURLIN, PURLIN TO HIP AND BEAM TO BEAM CONNECTIONS TO BE MADE USING PROPRIETARY FIXINGS.

- ISOLATED STEEL MEMBERS**
- STEEL GRADE S275, FABRICATED TO BS EN 1993.
 - STEEL TO BE PAINTED WITH 1 COAT ZINC PHOSPHATE PRIMER.
 - PROVIDE 100x47 TIMBER WALLPLATES TO TOP FLANGE OF STEEL PURLINS, FIXED WITH M10 BOLTS AT 600mm STAGGERED CENTRES.
 - PROVIDE A MINIMUM OF 4No M16 GR 4.6 BOLTS IN EACH BEAM TO BEAM OR BEAM TO POST CONNECTION, UNLESS SPECIFICALLY DETAILED.

- ADDITIONAL NOTES (ELECTRICAL)**
- LIGHT AND POWER TO BE PROVIDED, ALL IN ACCORDANCE WITH 19TH EDITION OF THE IEE WIRING REGULATIONS.
 - A BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION, BY A PART P COMPETENT PERSON.

- ADDITIONAL NOTES (EXTERNAL WALLS AND ROOF)**
- EXTERNAL WALL SPECIFICATION:
 - GARAGE
 - 100 DENSE CONCRETE BLOCK OUTER LEAF (RENDERED)
 - 100 CAVITY INSULATED WITH 50mm CELOTEX XTRATHERM CW PARTIAL FILL BOARDS
 - 140 DENSE CONCRETE BLOCK INNER LEAF
 - ROOF SPECIFICATION
 - MARLEY ROOF TILES TO MATCH EXISTING
 - 25x50 TREATED TIMBER BATTENS
 - BREATHABLE ROOFING MEMBRANE
 - 44x150 TIMBER RAFTERS AT 400 CENTRES (C16)
 - 100mm CELOTEX GA4000 INSULATION BETWEEN RAFTERS
 - VAPOUR CONTROL LAYER
 - 12.5mm PLASTERBOARD

Rev	Details	Drawn By	Checked By	Date
D	RE-ISSUED FOR PLANNING	LR	SJR	10.01.24
C	UPDATED IN ACCORDANCE WITH BUILDING REGS	LR	SJR	16.10.23
B	COMMENTS UPDATED AND RE-ISSUED FOR BUILDING REGS APPROVAL	LR	SJR	28.09.23
A	ISSUED FOR BUILDING REGS	LR	SJR	23.03.23

Client:
MR AND MRS REID

Project:
**NEW GARAGE AT
6 THE MARSHES LANE,
MERE BROW, TARLETON**

Title:
PROPOSED FLOOR PLANS

Issued For:
PLANNING

Reid Jones partnership
Consulting Civil & Structural Engineers

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Web address: www.reidjonespartnership.co.uk

Scale: **AS INDICATED** @ (A1)

Project No: 11127	Drawing No: 10	Issue: D
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DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.
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