



PROPOSED GROUND FLOOR PLAN

NEW FOUNDATIONS

GENERALLY THE FOUNDATIONS ARE TO BE CONSTRUCTED OF C28/35 CONCRETE TO FORM A STRIP FOOTING WITH MINIMUM DIMENSIONS OF 600mm WIDE x 225mm THICK FOR CAVITY WALLS AND 400mm WIDE x 225mm THICK FOR SINGLE SKIN WALLS. ALL FOUNDATIONS TO HAVE MINIMUM OF 900mm COVER BUT THE EXACT DEPTH OF FOUNDATIONS IS TO BE DECIDED ON SITE BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. CARE MUST BE TAKEN WHEN EXCAVATING WITHIN 1000mm OF ANY EXISTING STRUCTURE NOT TO UNDERMINE THE FOUNDATIONS OF THAT STRUCTURE.

EXTERNAL WALL CONSTRUCTION

TO BE OF CAVITY CONSTRUCTION WITH 102mm FACING BRICK WORK OUTER LEAF WITH 100mm THERMOLITE HI STRENGTH 7.0 N BLOCK WORK INNER LEAF WITH 15MM PLASTERBOARD ON DABS TO INNER FACE. 100mm CAVITY WITH 75mm KINGSPAN KOOLTHERM K108 CAVITY BATTS. WALLS TO BE TIED TOGETHER USING STAINLESS STEEL WALL TIES 225mm LONG WITH VERTICAL TWIST FIXED AT 750mm CTRS HORIZONTALLY AND 450mm CTRS VERTICALLY STAGGERED. AT ALL OPENINGS, TIES TO BE POSITIONED AT 225mm VERTICAL CTRS WITHIN 225mm HORIZONTALLY OF OPENINGS. BRICK WORK SHOULD BE LAID IN STRETCHER BOND WITH 10mm TOOTHED FLUSH POINTED JOINTS. CAVITIES SHOULD BE FILLED WITH CONCRETE UP TO 75mm BELOW GROUND LEVEL.

ALL NEW AND EXISTING CAVITIES ARE TO BE CONTINUOUS AND CLOSED AROUND EXTERNAL OPENINGS WITH INSULATED CAVITY CLOSURES AND D.P.C. WHERE OPENINGS ARE LESS THAN 600mm APART THEN ONE CONTINUOUS LINTEL SHOULD BE USED TO SPAN BOTH OPENINGS. ALL WALLS BELOW D.P.C. ARE TO BE CLASS B ENGINEERING BRICK WORK. MORTAR TO BE USED IS CLASS 3 WITH 1 PART O.P.C. AND 4 PARTS SAND. D.P.C.s TO BE MARLEY AQUA GUARD OR SIMILAR APPROVED. ALL INTERNAL WALLS ARE TO BE PROVIDED WITH 2 COAT PLASTER AND SKIM WITH SKIRTING BOARDS AND ARCHITRAVES WITH PROFILES TO CUSTOMER REQUIREMENTS.

CONCRETE GROUND FLOOR CONSTRUCTION

PROVIDE MIN 100mm CONCRETE GROUND SLAB REINFORCED WITH 2 LAYERS OF A252 FABRIC (1 LAYER TOP AND 1 LAYER BOTTOM). 1200 GAUGE DPM LAID ON 100mm KINGSPAN (OR SIMILAR APPROVED) INSULATION BOARD, ON 50mm THICK SAND AND CEMENT SCREED OVER MINIMUM 150mm HARDCORE. HARDCORE SHALL BE FREE FROM EXCESSIVE DUST, BE WELL GRADED, ALL PIECES LESS THAN 75mm IN ANY DIRECTION, MINIMUM 10% FINES CRUSHED ROCK. HARDCORE TO BE LAID IN MAXIMUM 150mm THICK LAYERS WELL COMPACTED USING A SUITABLE VIBRATORY ROLLER WITH SUFFICIENT PASSES TO ADEQUATELY COMPACT THE MATERIAL.

EXISTING SERVICES AND DRAINAGE

THE SERVICES AND DRAINAGE SHOWN ON THE DRAWINGS IS INDICATIVE ONLY. THE CONTRACTOR MUST CARRY OUT ANY NECESSARY EXPLORATORY EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND SERVICES BEFORE WORK STARTS ON SITE.

ALL NEW CONNECTIONS INTO THE EXISTING DRAINAGE SYSTEM MUST BE INSPECTED AND APPROVED BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER BEFORE THE EXCAVATIONS ARE BACKFILLED.

ON COMPLETION OF THE WORKS THE EXCAVATED AREA MUST BE RETURNED TO ITS ORIGINAL CONDITION UNLESS AGREED OTHERWISE WITH THE CLIENT.

DRAINAGE

DRAINS PASSING WITHIN 1000mm OF BUILDINGS OR ROADS TO BE ENCASED IN PEA GRAVEL 150mm THICK AND IF DRAIN PASSES UNDER A LOAD BEARING WALL THEN DRAIN MUST BE LINTELED OVER.

ALL NEW DRAINS ARE TO BE MINIMUM 100mm DIAMETER 'HEPSLEVE OR HEPSEAL' WITH FLEXIBLE JOINTS AND FITTINGS, LAID TO FALL AT 1:40.

DRAINS THAT ARE REMOTE FROM BUILDINGS AND ROADS ARE TO BE BACKFILLED WITH SUITABLE SELECTED EXCAVATED MATERIALS.

MANHOLES

TO BE CONSTRUCTED AS FOLLOWS: -

225mm THICK CLASS B ENGINEERING BRICKWORK WALLS LAID IN ENGLISH BOND ON A 150mm THK C28/35 CONCRETE SLAB BASE WITH 25mm THK 1:1 CEMENT SAND TOPPING TO 1:6 FALL OVER MASS CONCRETE BENCHING.

CHAMBER TO BE A MINIMUM OF 900mm x 900mm (INSIDE) WITH A 150mm THK CONCRETE REDUCING SLAB TO TOP.

COVER TO BE 600mm x 450mm MEDIUM DUTY (UNLESS OTHERWISE STATED ON THE DRAWINGS) ON TOP OF A LEVELING COURSE OF CLASS B ENGINEERING BRICKWORK

EXISTING / NEW DRAINAGE AND ANY SERVICES TO BE DIVERTED TO SUIT NEW EXTENSION TO LOCAL AUTHORITY APPROVAL

FOR ANY INFORMATION NOT SHOWN, REFER TO THE GENERAL SPECIFICATION ON DRAWING NUMBER 09 & 10



228 HUNSWORTH LANE
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PROPOSED ALTERATIONS TO: -
43C WHITEHALL ROAD EAST
BIRKENSHAW BD11 2EQ

PROPOSED GROUND FLOOR PLAN

SCALE 1:50 DATE FEB 2025

DWG No. 2025 / 04