SITE CLEARANCE

The site is to be cleared of all buildings, rubble, debris and vegetation to a reasonable subsoil level agreed with the Building Control Officer.
All underground chambers shall be demolished filled and compacted as detailed by Structural Engineer.

FOUNDATIONS

EXISTING FOUNDATIONS ARE TO BE EXPOSED AND IF NECESSARY APPROVED FOR ADDITIONAL LOADS BY THE BUILDING CONTROL OFFICER.
200 thick insitu concrete strip foundations, projecting minimum 150 on each side of supporting wall, with a minimum 600 cover to finished external ground level, or to level of adjacent existing foundations or to invert level of adjacent drains, which ever is the greater and to a suitable bearing strata agreed with the Building Control Officer and in accordance with Regulations A1/2.

WALLS BELOW DPC

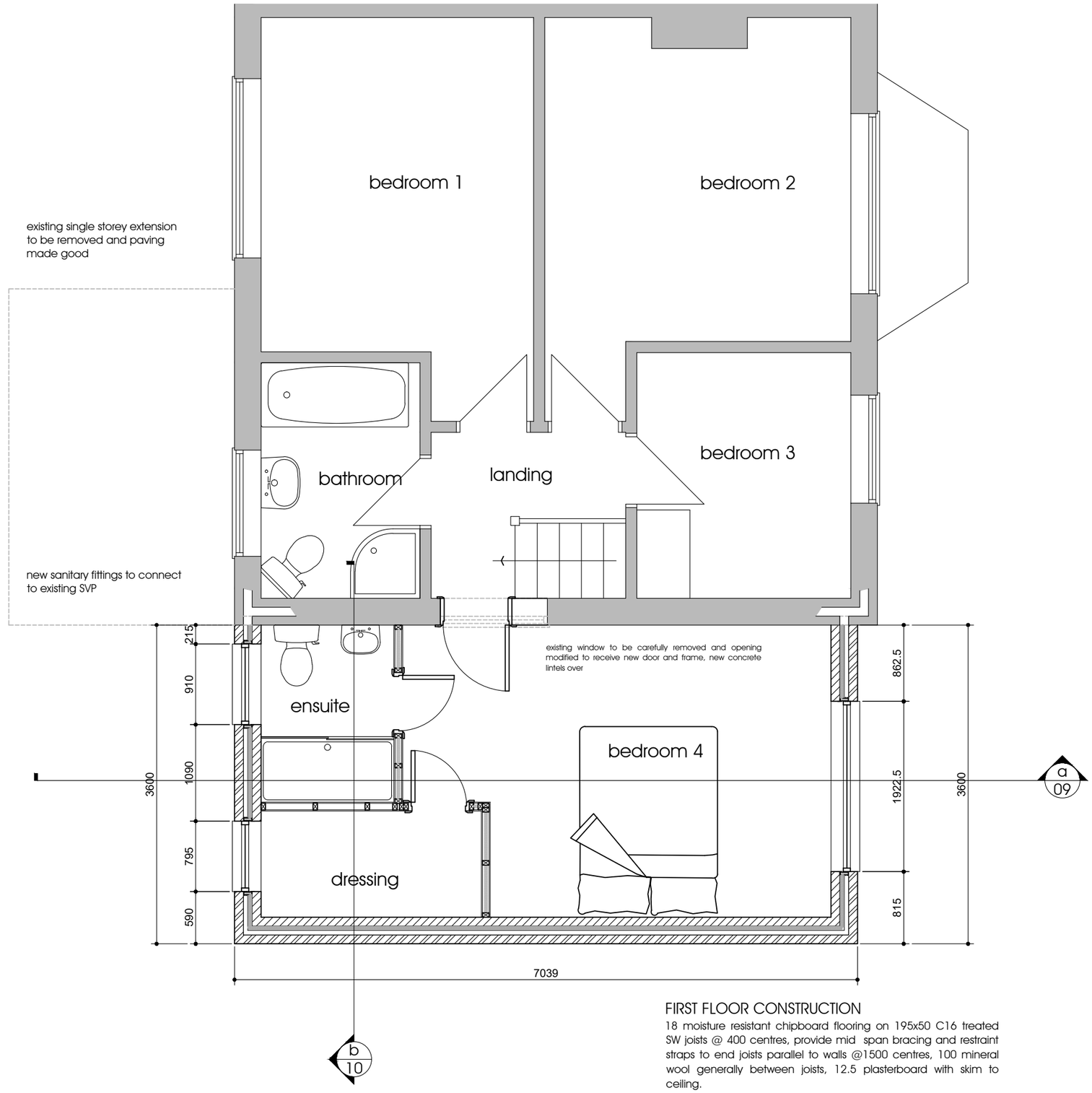
Walls below DPC to be concrete trench blocks from foundation to 225 below finished ground level with dense concrete blockwork inner skin and engineering brick to DPC externally.

EXTERNAL WALLS

External walls to comprise:
rear extension:
103 facing brickwork, 100 cavity, with stainless steel wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically, reduced to 225 centres around openings, 50 *Kingspan* insulation, 100 lightweight insulating blockwork, 2 coat lightweight plaster finish or 12.5 plasterboard on dabs with skim finish
Minimum 'U' value of 0.28w/m²k
Thermabate or similar cavity closers to openings
side extension:
single coat through colour render finish to100 dense concrete blockwork, 100 cavity, with stainless steel wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically, reduced to 225 centres around openings, 50 *Kingspan* insulation, 100 lightweight insulating blockwork, 2 coat lightweight plaster finish or 12.5 plasterboard on dabs with skim finish
Minimum 'U' value of 0.28w/m²k
Thermabate or similar cavity closers to openings
front ground floor elevation:
100 wide larch boarding with untreated finish on treated SW battens fixed to 100 dense concrete blockwork, 100 cavity, with stainless steel wall ties to BS 1243:1978 set at staggered centres 750 horizontally and 450 vertically, reduced to 225 centres around openings, 50 *Kingspan* insulation, 100 lightweight insulating blockwork, 2 coat lightweight plaster finish or 12.5 plasterboard on dabs with skim finish

WINDOWS

All windows are to match existing, clear or obscure double glazed with Pilkington K glass or similar approved, with a 16mm Argon filled gap and a 'Soft' Low-E coating, and with safety glass in critical locations, between finished floor level and 800mm above that level in internal and external walls and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part N of the current Building Regulations.
Where required to provide escape window as Part B i.e. '*at least 0.33m² and at least 450hx450w with cill not more than 1100 above floor*'. Escape windows with cills below 800 to be glazed in safety glass and be fitted with opening restrictor with manual override.



1 proposed first floor plan
Scale: 1:50

FIRST FLOOR CONSTRUCTION

18 moisture resistant chipboard flooring on 195x50 C16 treated SW joists @ 400 centres, provide mid span bracing and restraint straps to end joists parallel to walls @1500 centres, 100 mineral wool generally between joists, 12.5 plasterboard with skim to ceiling.

INTERNAL PARTITIONS (non loadbearing)

75x50 sw stud framing @ 400 centres with 12.5 plasterboard and skim finish and mineral wool insulation between studs, provide double joist support where parallel to joists

All dimensions shall be verified by the contractor on site prior to work commencing.

Do not scale from this drawing. Only work to written dimensions

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proposed extensions and alterations
133 whitelees road, littleborough

SUBJECT
proposed first floor plan

DRAWN dph
DATE november 2020
SCALE 1:50 @ A3

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DWG No.
07