

FOUNDATIONS

Existing foundations to rear kitchen, exposed and checked for suitability; overpinned or strengthened, if necessary, in max 1m sections connected via 20mm dowel bars or C283 mesh or replaced as per main foundation spec below.

New concrete foundations to new side, front and rear extensions etc to be min 600 wide x 225 thick sited at least 900 below ground level.

Concrete strength in all cases 30N.

Step new foundations below new and existing drains and bridge over with rc lintels where appropriate.

Min 450 lap to foundations; to be min 2xthickness in these positions. New strip foundations to be reinforced with C283 mesh or better sited min 900 below grd level, drains and bridge over with rc lintels.

All foundation work in accordance with BS8004 and as agreed on site with LA Building Control.

Internal block walls to have foundations as above but min 450widex225 thick.

All new foundations to be taken in all cases to firm loadbearing strata in all cases.

FIRST FLOOR

21 mm moisture resistant weyroc V313/C4 grade on 225x75C24 grade joists at max 400 centres with 2no layers 12.5 plasterboard with skim to underside for 1/2hr fire resistance.

Double new floor joists under stud partitions.

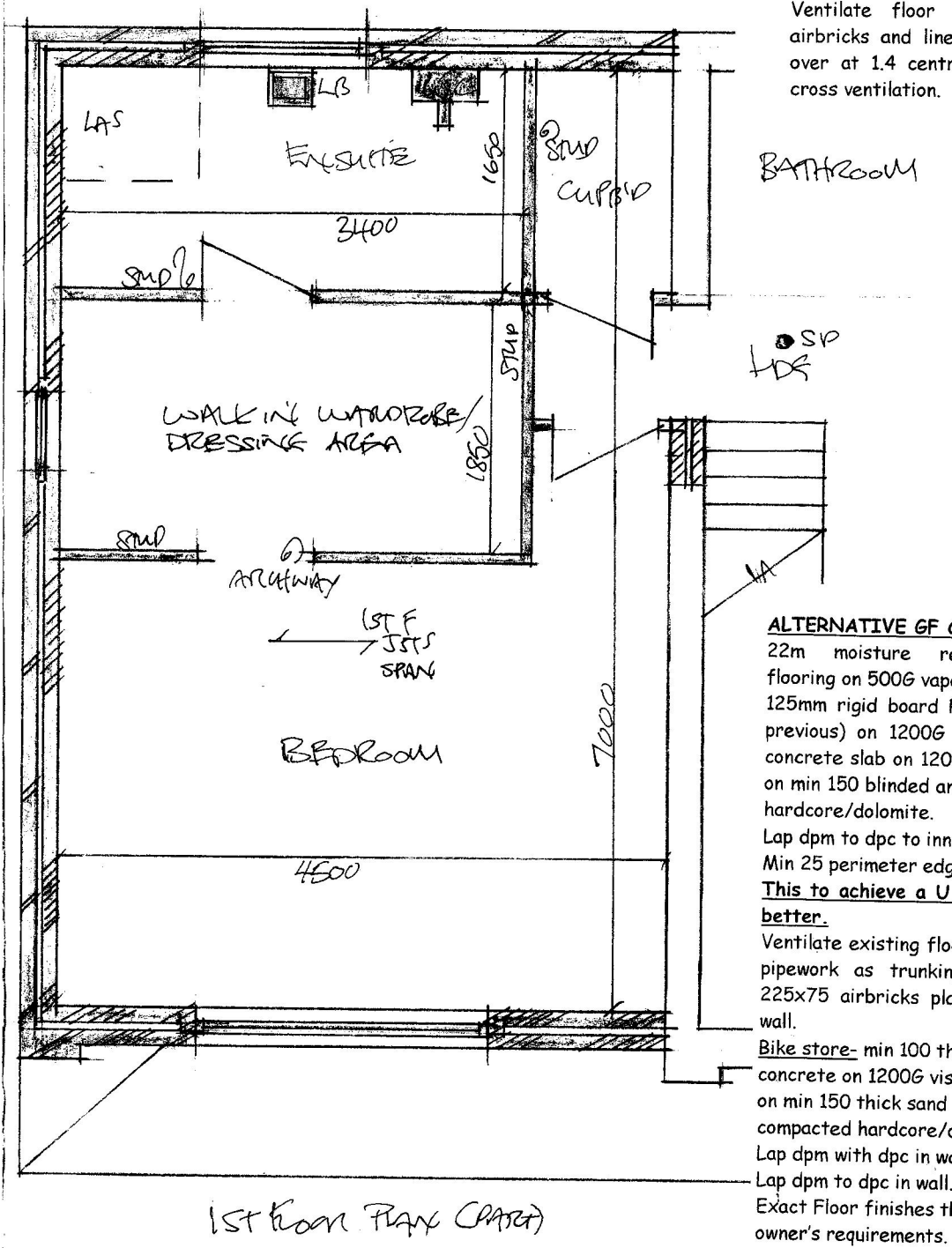
Min 100 fibreglass/rockwool insulation between new 1st floor joists throughout.

Provide 150 x50 strutting at 1/3rd span positions.

Provide 900x30x5 ms straps at max 2m cts to give lateral restraint to joists parallel with walls.

NB/IMPORTANT New extension first floor level to line through with existing; the new 1st floor joists will run right through and this will require that the existing ceiling to the current kitchen and dining room is underdrawn and reboarded.

PROPOSED



ALTERNATIVE GF CONSTRUCTION

22mm moisture resistant weyroc flooring on 500G vapour barrier on min 125mm rigid board PIR insulation (as previous) on 1200G dpm on min 100 concrete slab on 1200 G visqueen dpm on min 150 blinded and well compacted hardcore/dolomite.

Lap dpm to dpc to inner leaf. Min 25 perimeter edge insulation.

This to achieve a U vale of 0.18 or better.

Ventilate existing floor void with upvc pipework as trunking connected to 225x75 airbricks placed to external wall.

Bike store- min 100 thick oversite concrete on 1200G visqueen dpm on min 150 thick sand blinded and compacted hardcore/dolomite.

Lap dpm with dpc in wall. Lap dpm to dpc in wall.

Exact Floor finishes throughout to owner's requirements.

GROUND FLOOR

(SUBJECT TO LEVELS)

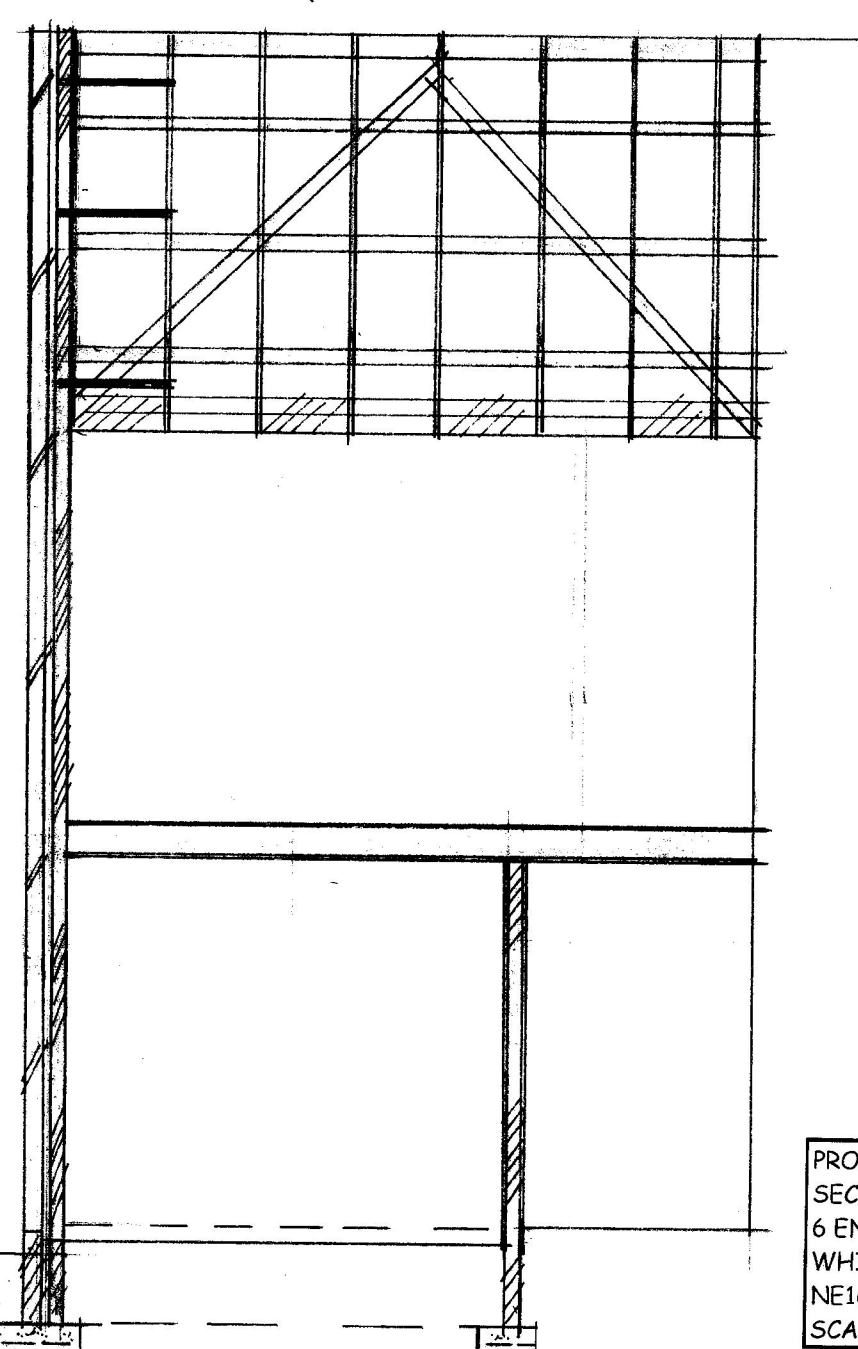
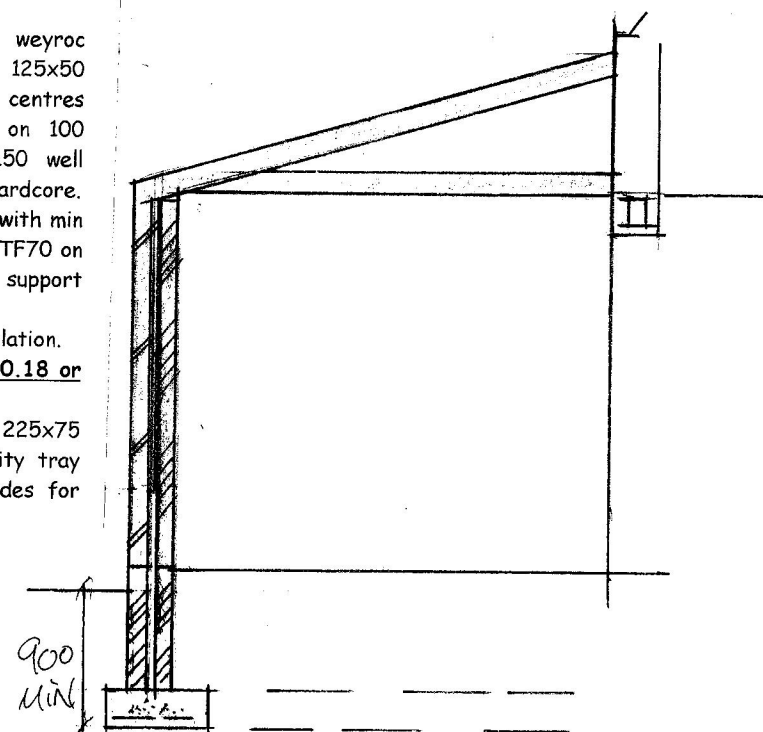
SUSP FLOOR

22mm moisture resistant weyroc V313/C4 grade or better on 125x50 joists C16 grade at max 400 centres on sleeper walls with dpc on 100 concrete oversite on min 150 well compacted dolomite or clean hardcore. Insulate between floor joists with min 110mm Kingspan Thermafloor TF70 on supporting battens or wire support trays.

Min 25mm perimeter edge insulation.

This to achieve a U vale of 0.18 or better.

Ventilate floor void with 225x75 airbricks and liners with cavity tray over at 1.4 centres to all sides for cross ventilation.



LINTELS

Birtley lintels [i.e. HD90, CB90, SB100HD, SB100 or similar unless stated or agreed with LABC] to cavity walls and single walls with min 150 end bearing and afforded 1/2 hr fire resistance.

Supporting steelwork/lintels and supporting structure/piers see Structural calculations.

Provisional Steelwork- Beam 'A'- 2/203x102x23 UB's bolted together.

Beam 'B'-2/254x146x37 UB's bolted together.

New steelwork afforded min 150 end bearing and 1/2hr fire resistance via 2 no layers 12.5mm Gyproc Fireline board and skim.

Bay window lintel-2/175x50 C16 timbers fixed together behind fsacia;75x75 mild steel post to corner.

New frame to be fully reinforced.

ELECTRICS

13-amp ring main and lighting circuit to comply with latest edition of IEE regulations. Number and position of sockets and switches to client's instructions.

Every fourth light fitting to be energy saving type.

Provide mechanical extract ventilation to new en-suite bathroom capable of at least 15 litres per second.

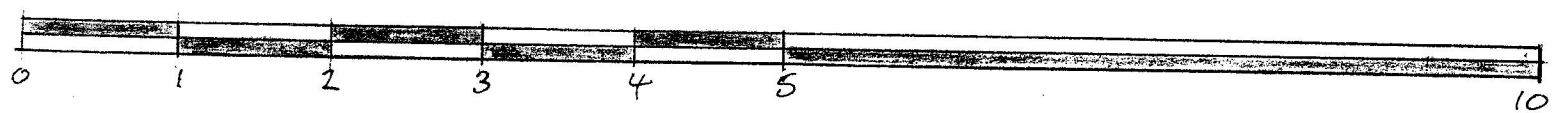
Provide mechanical extract ventilation to new internal WC/LB capable of at least 6 litres per second.

Provide mechanical extract to kitchen of at least 60 litres second or via cooker hood capable of at least 30 litres per second.

Provide mechanical extract to utility area capable of at least 30 litres second.

Extracts ducted to external air in all cases.

See important additional notes with respect of electrics.



SCALE BAR 1:50

PROPOSED 1ST FLOOR PLAN AND SECTION
6 ENFIELD GARDENS
WHICKHAM
NE16 4PR
SCALE 1:50