

New foundations:
Excavate down to a level to match existing two storey building foundation level. D.S. to advise on site whether sufficiently deep enough. If existing garage foundation does not match rest of building, underpin & increase in size to match. Min. 450mm wide trench fill footings to 150mm below ground level. Where drains pass through footings surround with min. 100mm thick low-density polystyrene.

New walls:
Cavity wall. Engineering bricks with sulphate resisting mortar to DPC level. 'Astos' or similar DPC to both leaves & window/door vertical jambs. 100mm brickwork outer leaf, 65mm full fill 'Owens Corning' mineral wool insulation & 100mm 'Celcon' standard blockwork inner leaf. All to achieve 0.35 U-value. Use galvanised steel wall ties @ 900mm ccs horiz. & 450mm ccs vert. Increase ties to 225mm ccs @ jambs & returns. Use 'Furfix' connectors to tie new wall to existing.

New floor construction:
Min. 70mm screed finish on 'Celotex' GA3070Z polyisocyanurate insulation on smooth tamped 100mm concrete oversite. Provide thin 'Celotex' strips around perimeter walls to prevent thermal bridging between screed & walls. Oversite laid on 'Visqueen' 1200 gauge DPM lapped over DPC on well blinded, 150mm thoroughly consolidated hardcore base.

Radon Gas:
To ensure radon gas does not enter the property fit radon box with concrete slab over. Top of slab level with DPM. Provide level, 100mm dia. pipe to duct gas to external air via pipe bend fitted with appropriate vent. Lay 1200 gauge visqueen DPM across the full footprint of the extension, turned up the walls to meet DPC in normal fashion and then taken across the full cavity width to ensure no gas enters the building through the cavity. A full perimeter wall cavity tray then needs to be installed directly above with weep holes.

New bed 4 cavity wall support:
First floor cavity wall set back from ground floor building line to sit on heavy duty 'Catnic' CU50/100 2700 Cougar open back lintel. Lintel to bear, absolute minimum, 100mm either side on 600long x 225deep x 100mm wide concrete pad stones (Catnic to confirm.)

Dining room window:
Provide low-emissivity, sealed doubled glazed units with min. 16mm air gap. Window to have opening lights equivalent to min. 1/20th floor area & 8000sq.mm. trickle vent. Provide 'Catnic' CGH50/100 2100 lintel over bearing 150mm either side.

Existing cavity wall:
Carefully cut back wall between lounge & new dining room full height of property as shown. Reconstruct min. 340mm of wall using galv. ties @ 225mm ccs to new finished position. Tie existing wall to first floor joists & ceiling trusses @ 1200mm centres using 50 x 5mm galvanized steel straps.

Smoke alarms:
Provide mains operated and interlinked smoke alarms to existing hallway & landing.

Low energy light fitting:
Provide one light fitting that is only capable of taking a low energy bulb within the extension.

Rev A - Bldg. Regs. notes added - 03.11.04.

Contract 35
Interior & Architectural Designers

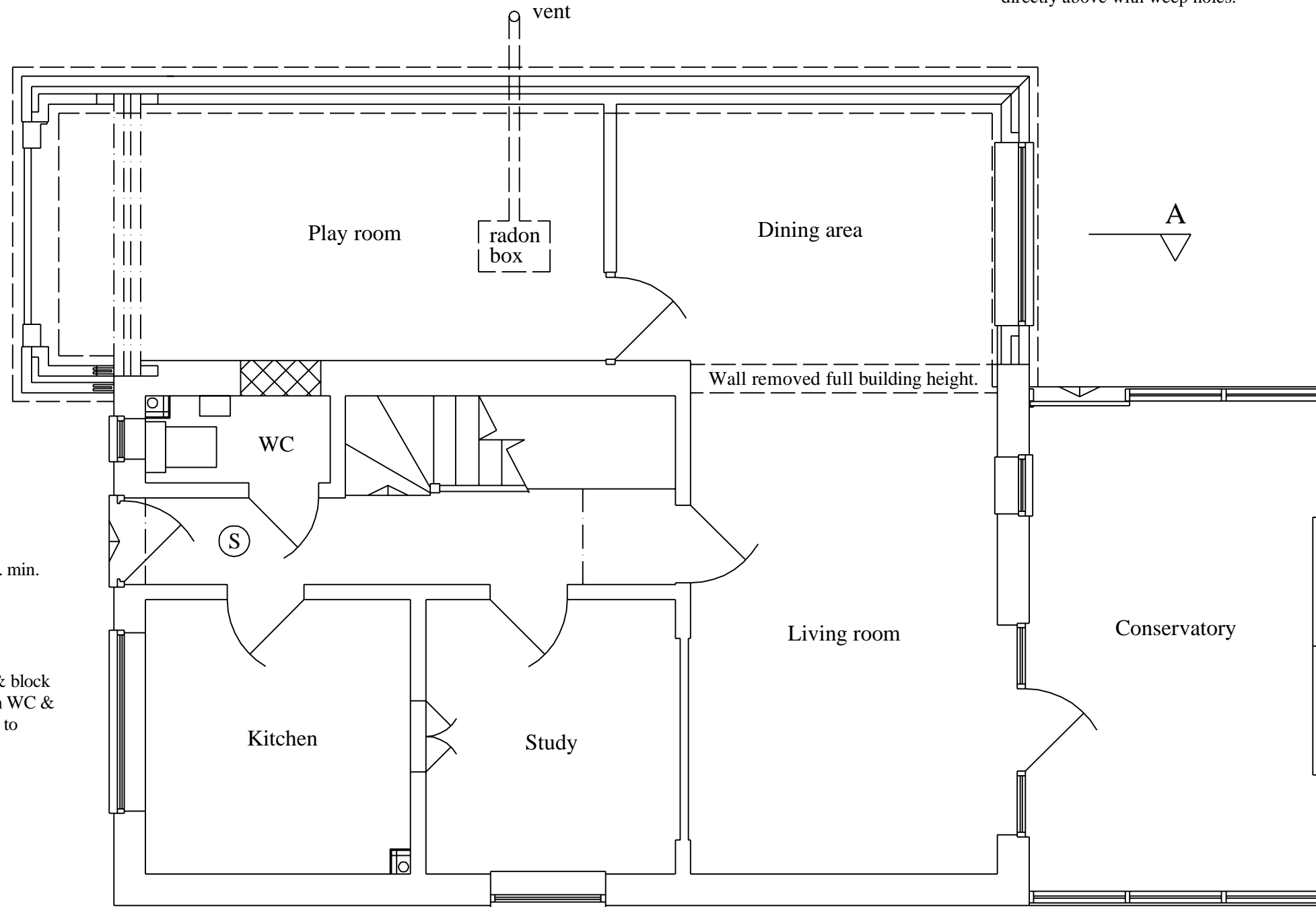
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Client:

Project Address:
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Drawing:
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Ground floor plan.

Drawing No: 197 / 06 A	Scale: 1 : 50	Date: Oct 2004
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Ground floor

Play room window lintel:
'Catnic' CG50/100 220mm ht. min. 150mm bearing either side of opening.

WC:
Lap new DPC over existing & block off existing doorway between WC & playroom & finish either side to match adjacent finish.