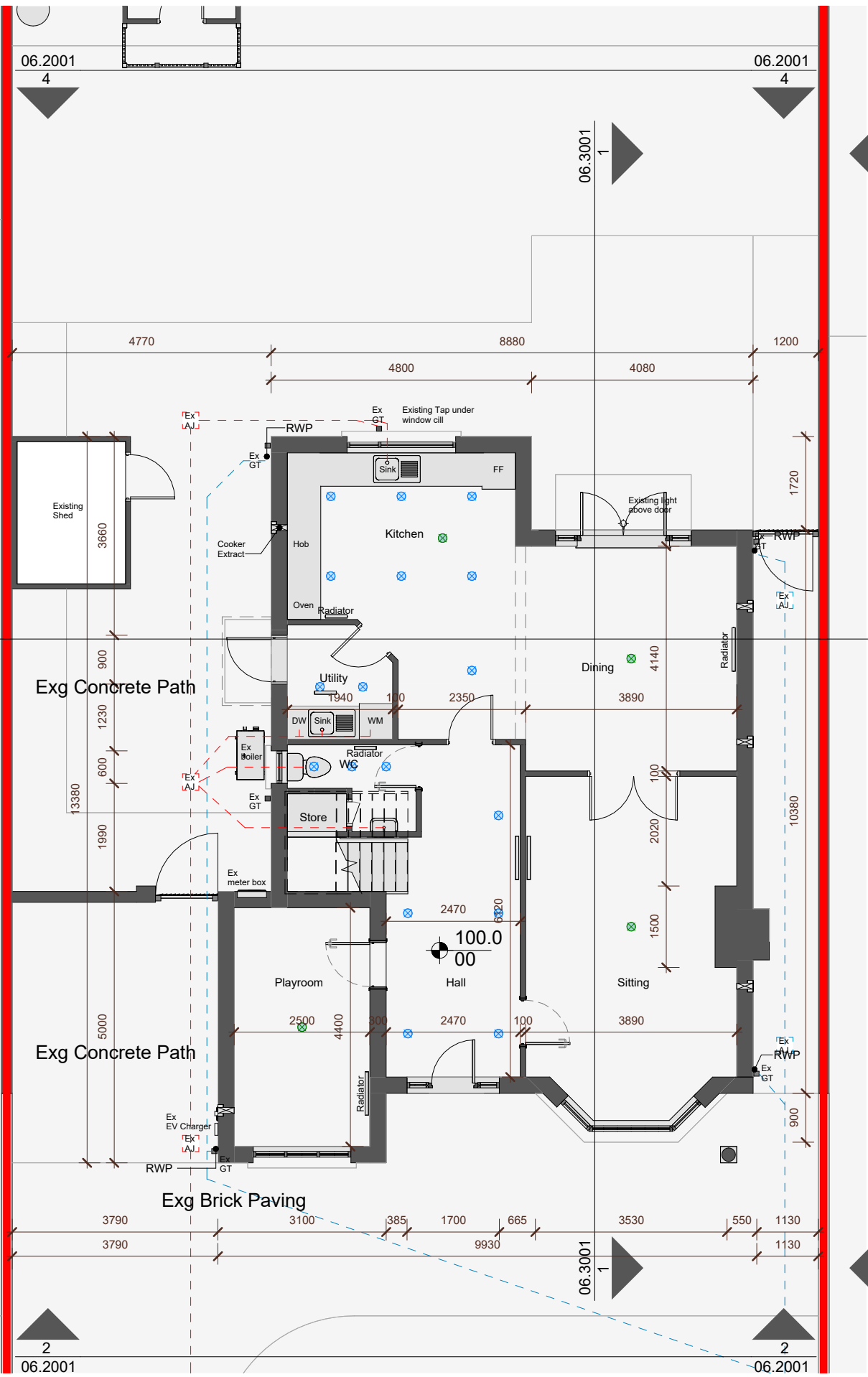
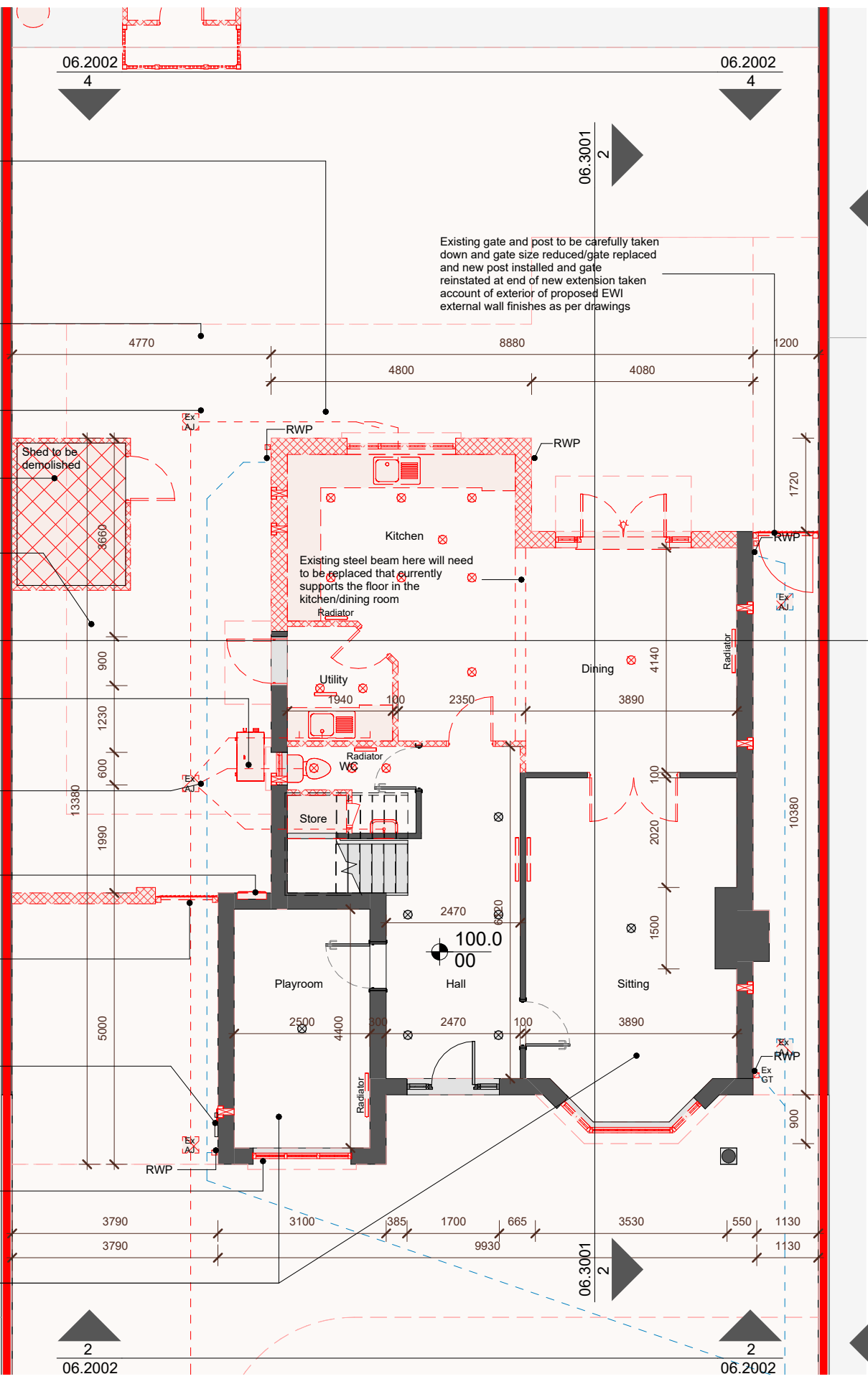




1 L00_Ground Floor Plan - Existing
1 : 100



2 L00_Ground Floor Plan - Demolish
1 : 100

Sliding patio door to be an Alucad/aluminium optimised, high performing, thermally insulated lift-and-slide door with a sleek sightline. The sliding door frame to allow the internal floor finishes to be flush with the inner frame avoiding stepped thresholds. Allow for all galvanised steel brackets, thermal breaks, packers and fixings as required

Selected colour and finish exterior quality porcelain tiles (600mmx900mmx20mm) on adhesive on new concrete screed on geotextile membrane on consolidated hardcore. Allow for finish to slope away from building to garden.

Selected low level double sided glass inset fireplace to interior designer scope and client approval. Allow for all associated wiring for complete installation

Selected colour and finish engineer wood floor finishes in herringbone pattern to ground floor areas to interior designer specification

Selected precast concrete paving to be agreed with client

New internal walls at ground floor to be 100mm solid concrete blockwork with sand/cement plaster render and gypsum skim finish.

Exterior finishes to be render (Selected client approved sample). Contractor to allow for Pariso Mince External Wall Insulation System (OEAA) to be applied to the new walls on all elevations as outlined above. The wall build-up will comprise render on approx. 100mm EPS insulation on adhesive on 215mm solid concrete blockwork fixed with 60mm Gyproc Thermanline Super (OEAA) insulated plasterboard with skim finish. Overall Thickness Approx: 405mm. Target U Value: 0.17 W/M2k. Airtightness tape around all openings in conjunction with insulated plasterboard. Airtightness Target: <3m³ (hr/m²) at 50Pa5. Mastic Sealant Exterior to be waterproof. Not to be used to fill gaps greater than 15mm. Colour to match dominant adjacent material to be agreed with client. Vents & Grills to match brick or render colour.

Allow for forming new concrete footpath with gently sloped landing at back door to provide for level access to dwelling.

Doors & Windows with selected design high-performance Alucad/aluminium casement top and or side hung windows and single pivot doors with selected double/triple glazed IGU in selected colour and finish with fixed and pivot panels as per design intent in schedules and architects drawings to meet the required U Value and performance requirements to specialists details. Sliding patio door to be an Alucad/aluminium optimised, high performing, thermally insulated lift-and-slide door with a sleek sightline.

New internal walls at ground floor to be insulated timber or metal stud system partitions with 12.5mm plasterboard each side. Gyproc standard details or equal specification to be used throughout.

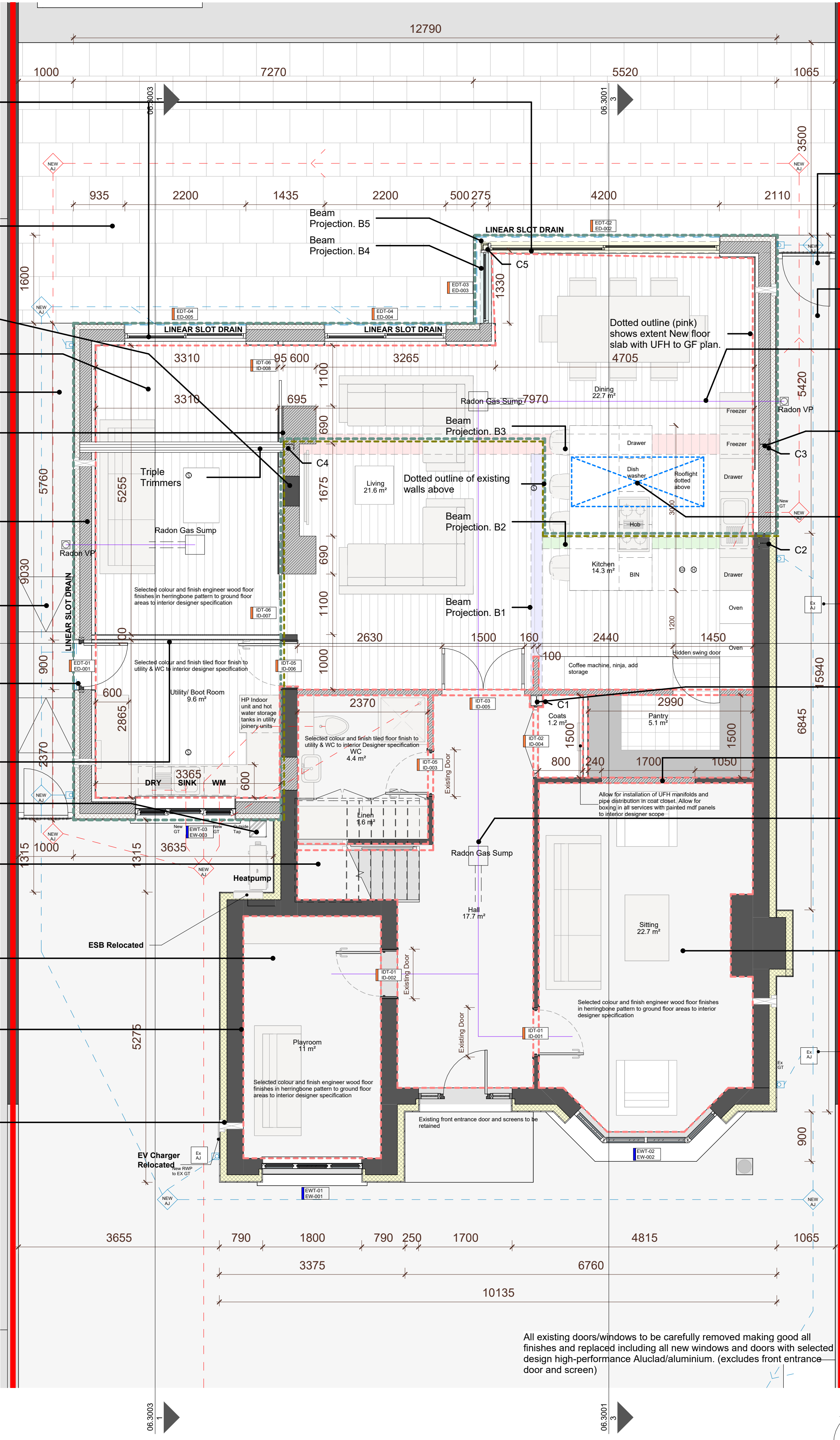
Allow for installation of whole house domestic water filtration system to specialists details

Protect existing stairs during the works. Allow for remedial works to existing balustrade and handrails and replacement of existing ornate curved newel posts and balusters with selected finish hardwood square newel posts with remedial works to stringer to allow for recessed toughened glass balustrade panels with hardwood handrail to one side of stairs and to landing

Existing floor slabs and floor finishes in existing GF rooms to be demolished and removed. Extent and scope of demolition works to be in accordance with engineers recommendations. New floor slabs (as per proposed floor slabs) to be formed in each existing room/space with UHF pipework. Allow for making good to existing wall and floor interfaces including replacement of joinery/skirting etc and installing new floor finishes as per interior design specifications and repainting all walls and finishes

Dotted outline (pink) shows extent New floor slab with UFH to GF plan.

Exterior finishes to be either render (rough cast to match existing render), and ground floor brickslip (to match existing bricks) to front facade with first floor render. Contractor to allow for Pariso Mince External Wall Insulation System (OEAA) to be applied to the existing walls on all elevations. The Render to comply with BS EN 13914-1:2016. NSAI Agrément certificate of proposed system to be provided. The Brickslips to comply with IS EN 771-1:2011 and BRE Digest 441 Part 2 guidance to minimise efflorescence. The installation of the system is to be carried out by installers who have been trained by system manufacturer and are approved by ParexGroup SA (OEAA) and NSAI Agrément to install the system. Overall Wall Thickness Approx: 438mm. Target U Value: 0.18 W/M2k.



3 L00_Ground Floor Plan - Proposed
1 : 50

Note
- 6s not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
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Drawing Notes:
Refer to structure/civil engineers, interiors and other consultants drawings and specifications and scope of works and other relevant architectural drawings including planning approved drawings

LEGEND

- Property Boundary
- Existing
- To be demolished
- Proposed Works
- Proposed Structure
- Existing Structure
- Dotted outline of existing walls above
- Dotted outline (pink) shows extent New floor slab with UFH to GF plan.
- Roof light above with timber trimmer beams forming support to new roof light to engineers details

All existing windows to be carefully removed making good all finishes and replaced including all new windows and doors with selected design high-performance Alucad/aluminium.

LEGEND. Structure

- Triple Trimmer Wood members to engineers details
- Beam B1. 203 UC 60
- Beam B2. 203 UC 60
- Beam B3. 369X356 UC 129
- Beam B4. 203 UC 46
- Beam B5. 203 UC 46
- C1 203 UC 46
- C2 203 UC 46
- C3 203 UC 60
- C4 203 UC 60
- C5 100X100X8 SHS

LEGEND. Lighting Fixtures / Equipment

- Existing Pendant Light Fitting
- Existing Downlight Light Fitting
- Existing Light to be demolish
- Existing Smoke / heat detector
- Existing Radiator
- Existing Towel Radiator

DWELLING EXTENSION

TECHNICAL DESIGN STUDY

GROUND FLOOR

Existing arrangement
Demolition and enabling works
Proposed construction

Original linework, dimensions and construction annotations retained.

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