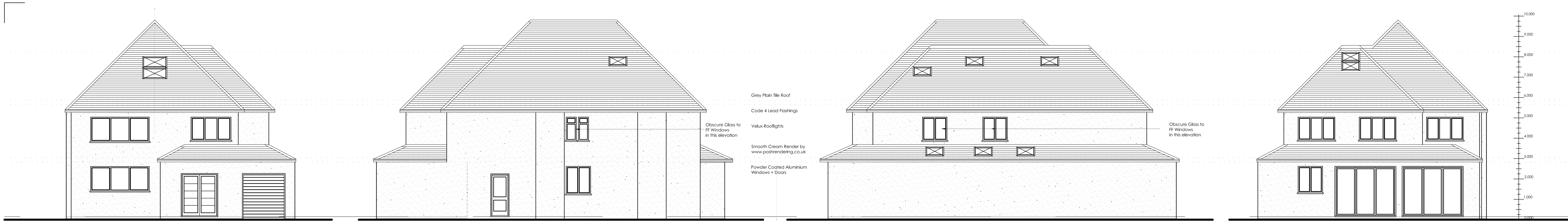


Front Elevation

Side Elevation (Left)

Side Elevation (Right)

Rear Elevation

280mm Cavity wall with 100mm A7 Concrete Blocks rendered 2 Coat Sand:Cement with Integral Waterproofer. 80mm cavity with 50mm Kingspan Kooltherm K8, Stainless Steel Wall Ties @ c/s 900mm x 450mm, 80mm Celcon Solar Blocks to inner skin, 12mm Lightweight Plaster, 3mm Skim Finish.
Hyload DPC 150min above GL and under Cills.
Close Cavities using Thermabate Cavity Closers.
Catnic Steel Lintels min end bearing to be 150mm.
U Value of Walls to be 0.20.

Install double Glazed Aluminium/UPVC Windows, Doors + Frames.
U value of windows to be 1.5 W/m2k.
Windows to have built in background ventilators of 8000mm2.
Windows to have Openable Sashes of 1/20 floor area of rooms serviced.

130mm Internal Load Bearing Walls, 100mm 7Nmm2 Concrete Blocks, 12mm Lightweight Plaster, 3mm 2 Coat Skim Finish.

Form new opening, PC Concrete Lintel over. Install new Door + Frame + make good.

130mm Stud Partitions to be constructed from 100mm x 50mm Studs @ 400mm c/s, 50mm Rockwool Flexi between Studs, 12mm Plasterboard to both faces, tape joints, 3mm 2 Coat Skim Finish.

Install Skirtings and Architraves to match existing.

Install Internal Doors to clients choice. Doors marked FD30 to be 30 min FR

Install Ceramic Wall and Floor Tiles to clients choice.

Timber Staircase min 800mm wide, maximum 42 degree pitch, app 220mm Going, 200mm Rise. Handrails @ 900mm ht, 2m vertical clear head room measured from the pitch line of the stair, all to Approved Document K.

Trim around staircase in double joists bolted together c/w timber connectors

Galv Joist hangers to be used at intersctions

Extend Electrical System to clients requirements to conform to NICEIC, Electricity Board legislation and Schedule P of the Building Regulations.

Extend Central Heating system to clients requirements. Installation to be in accordance with British Gas and Corgi requirements.
Condensing Boilers to have a SEDBUK value of not less than 88%

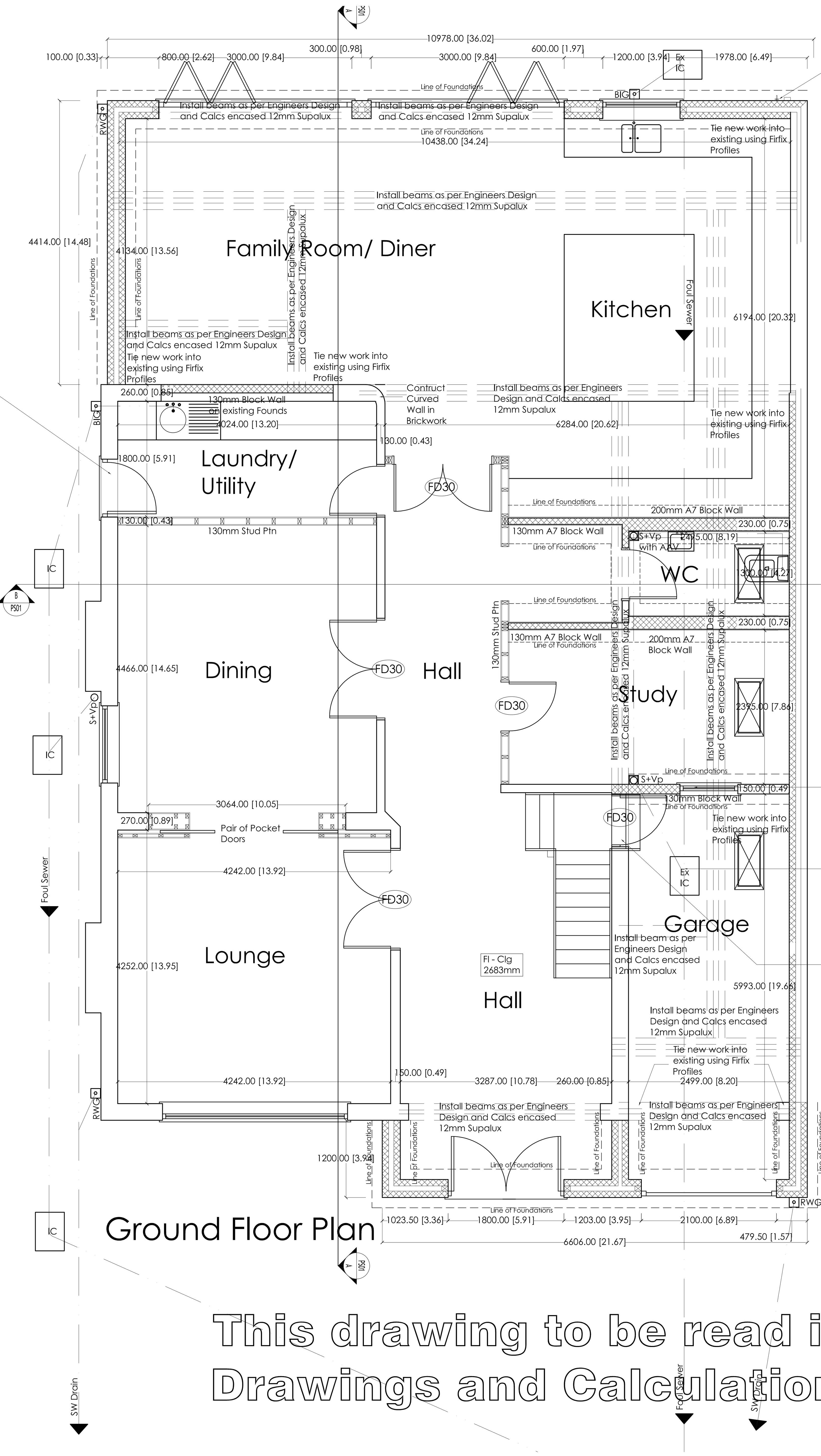
Exact details of Drainage to be determined on site exposure + conditions.

110mm SGS or UG UPVC Pipework + Fittings.

Pipes under New Construction to be encased in 150mm concrete.

PC Concrete Lintels to be used where pipes pass through walls.

Connect Rainwater drain to Existing SW Drain.



Ground Floor Plan

Install Hose Union Tap and Weatherproof Electric Socket

600mm wide C21 Concrete Trench Fill strip foundation min 1000mm below GL and below existing drains (exact depth to be determined on site).

Foundations to Internal Loadbearing Walls to be 450mm Trench Fill C21 Concrete strip foundations min 600mm below GL and below existing drains (exact depth to be determined on site).

Drain Pipes in paths and drives to be encased in 150mm concrete.

Lintels to be used where drain pipes pass through walls

Install range of Kitchen Units, 42mm Sink Waste, 55mm Combined Wastes, 75mm Deep Seal Traps connected to 110mm PVC S+ Vp.

Mechanically Ventilate Kitchen to extract minimum of 60 litres per second.

Install range of Utility Room Units, 42mm Sink Waste, 55mm Combined Wastes, 75mm Deep Seal Traps connected to 110mm PVC S+ Vp.

Mechanically Ventilate Utility Room to extract minimum of 60 litres per second.

Install new Cloakroom Suite, 36mm Basin Waste, 42mm Bath + Shower Wastes, 55mm Combined Wastes, 75mm Deep Seal Traps connected to 110mm S + Vp.

Mechanically Ventilate Cloakroom to extract minimum of 15 litres per second and 15 minute overrun period.

Instal Window 900mm wide with 30m min FR Obscure Pyro Glass

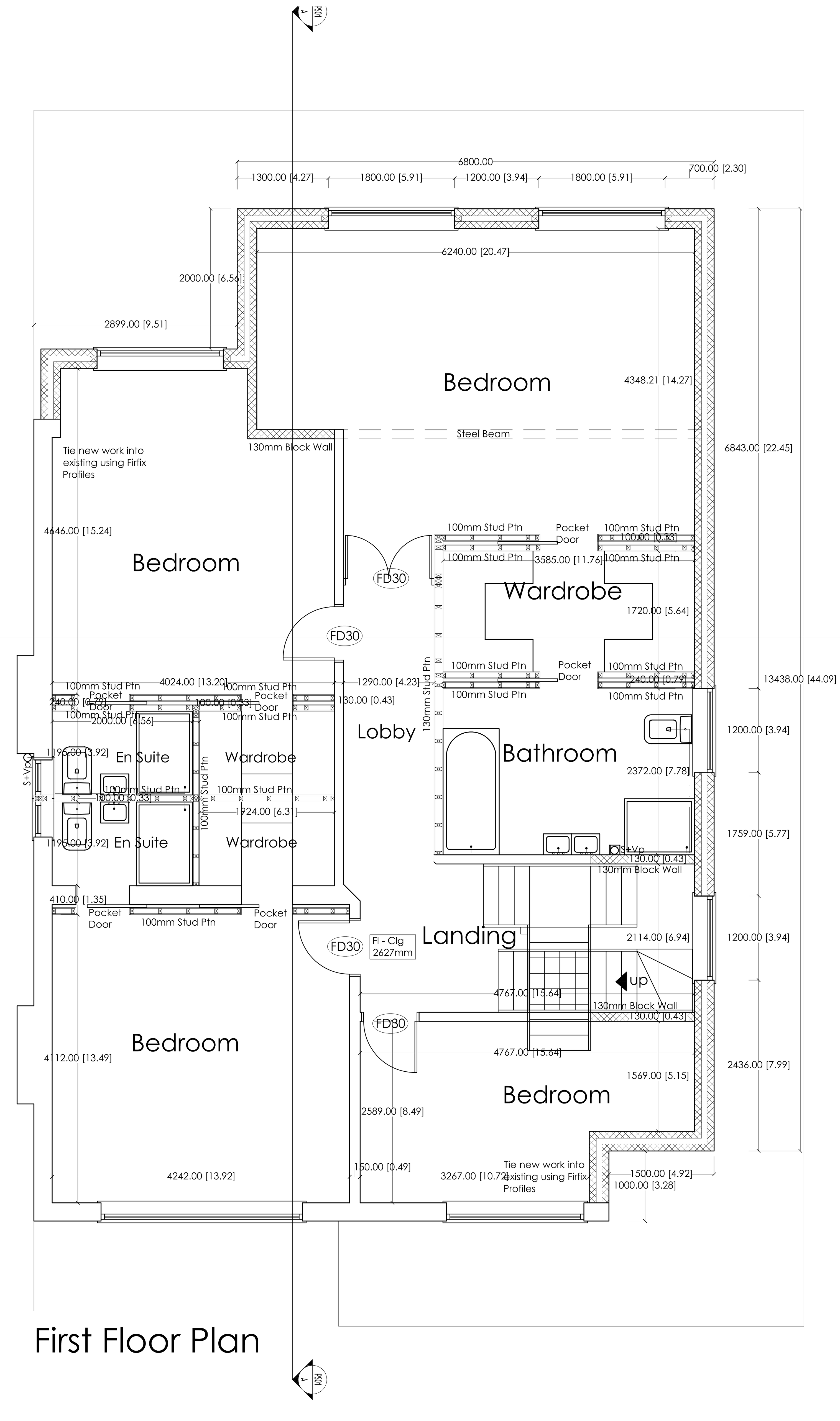
Instal Medium Duty Manhole Cover in Garage

Form new opening, PC Concrete Lintel over. Install new 30 min FR Door + Frame + make good.

Contractor on site to verify the integrity of Existing Front and Flank Wall Foundations and Brickwork for re-use.

If OK, upgrade to 280mm Cavity Wall as per main Specification.
Construct Internal Skin in 100mm Thermalite Turbo/Celcon Solar tied to Existing Brickwork with Stainless Steel Screw on Ties @ c/s 900mm x 450mm and 50mm Kingspan Kooltherm K8 Insulation.
12mm Lightweight Plaster, 3mm Skim Finish.

750mm x 750mm C21 Concrete Trench Fill Pad Foundation under Pillars min 1000mm below GL and below existing drains (exact depth to be determined on site).



First Floor Plan

280mm Cavity wall with 100mm A7 Concrete Blocks rendered 2 Coat Sand:Cement with Integral Waterproofer. 80mm cavity with 50mm Kingspan Kooltherm K8, Stainless Steel Wall Ties @ c/s 900mm x 450mm, 80mm Celcon Solar Blocks to inner skin, 12mm Lightweight Plaster, 3mm Skim Finish.
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Catnic Steel Lintels min end bearing to be 150mm.
U Value of Walls to be 0.20.

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U value of windows to be 1.5 W/m2k.
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Windows to have Openable Sashes of 1/20 floor area of rooms serviced.

130mm Internal Load Bearing Walls, 100mm 7Nmm2 Concrete Blocks, 12mm Lightweight Plaster, 3mm 2 Coat Skim Finish.

100mm Stud Partitions to be constructed from 70mm x 50mm Studs @ 400mm c/s, 50mm Rockwool Flexi between Studs, 12mm Plasterboard to both faces, tape joints, 3mm 2 Coat Skim Finish.

130mm Stud Partitions to be constructed from 100mm x 50mm Studs @ 400mm c/s, 50mm Rockwool Flexi between Studs, 12mm Plasterboard to both faces, tape joints, 3mm 2 Coat Skim Finish.

Install new Bathroom Suite, 36mm Basin Waste, 42mm Bath + Shower Wastes, 55mm Combined Wastes, 75mm Deep Seal Traps connected to 110mm S + Vp.

Mechanically Ventilate Bathroom to extract minimum of 15 litres per second and 15 minute overrun period.

Install Skirtings and Architraves to match existing.

Install Internal Doors to clients choice. Doors marked FD30 to be 30 min FR

Install Ceramic Wall and Floor Tiles to clients choice.

Timber Staircase min 800mm wide, maximum 42 degree pitch, app 220mm Going, 200mm Rise. Handrails @ 900mm ht, 2m vertical clear head room measured from the pitch line of the stair, all to Approved Document K.

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Condensing Boilers to have a SEDBUK value of not less than 88%

This drawing to be read in conjunction with Engineering Drawings and Calculations for Design of Structural Elements.

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All dimensions to be verified on Site by the Contractor and all dicrepencies and/or omissions to be reported to Designed Images immediately upon discovery.

Surveys have been computed on an arbitrary grid.
All Levels are in metres and relate to Station X1.
Value 100.000m
All direction arrows indicate UP unless otherwise stated.
Visible features in the vicinity of any boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

Notes:

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Mr + Mrs W Brenner

22 Parkside
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Proposed Extensions

Proposed Plans

Job No.	22PARK
Sheet	1 of 6
Draw No.	22PARK-PPE01
Rev.	08
Date	14th August 2018
Scale	1:100 + 1:50 @ A1
Author	BJS
Checked	RMK