

INTERNAL WALLS:
BLOCK & BRICK, HARDWALL AND
MULTI-FINISH SKIM COAT OF
PLASTER STUDWORK, FULLY FILL
WITH FIBRE INSULATION, COVER
WITH 12.5MM PLASTERBOARD,
TAPE AND MULTIFINISH
SKIM COAT OF PLASTER.

FOR MOVEMENT JOINTS
PLEASE SEE STRUCTURAL

FOR STRAPPING SEE SE NOTES 7

ELEVATIONS: 102.5 CLAY FACING
BROCKWORK, CAVITY 100MM, FULLY
INSULATED, MANUFACTURED TO BS
EN 13165:2008. (LAMBDA VALUE OF
0.022 W/MK TO ACHIEVE A U-VALUE
OF 0.18W/M2K, INSTALLED IN
ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS)

USE STAINLESS STEEL ANCON RT2
CAVITY TIES @ 900 NORS, 450 VERT
CAVITY 100MM, FULLY CAVITY WALL
INSULATION, MANUFACTURED TO BS
EN 13165:2008. (LAMBDA VALUE OF
0.022 W/MK TO ACHIEVE A U-VALUE
OF 0.18W/M2K, INSTALLED IN
ACCORDANCE WITH MANUFACTURERS
INSTRUCTIONS)

INNER LEAF 100MM 3.6N LIGHT WEIGHT
BLOCK (AS INDICATED) FINISHED WITH
SET AND SKIM PLASTER WALLS TO BE
BUILT WITH 1:1.5 CEMENT MORTAR.
FOR MOVEMENT JOINTS PLEASE SEE
STRUCTURAL NOTES

GROUND FLOOR EXTERNAL WALLS:
OUTER LEAF (AS INDICATED ON ELEVATIONS), 102.5 CLAY FACING
BROCKWORK, CAVITY 100MM, FULLY CAVITY WALL INSULATION,
MANUFACTURED TO BS EN 13165:2008. (LAMBDA VALUE OF 0.022 W/MK
TO ACHIEVE A U-VALUE OF 0.18W/M2K, INSTALLED IN ACCORDANCE WITH
MANUFACTURERS INSTRUCTIONS)

INNER LEAF 100 BLOCK (AS INDICATED) FINISHED WITH SET AND SKIM
PLASTER FINISH. WALLS TO BE BUILT WITH 1:1.5 CEMENT MORTAR.

WALL TIES TO BE STAINLESS STEEL TO BS 1243 SPACED AT 450C/C'S
VERTICALLY AND 750C/C'S HORIZONTALLY EACH ROW STAGGERED.
PROVIDE WALL TIES AT EACH BLOCK COURSE AT CORNERS, REVEALS
AND MOVEMENT JOINTS. PROVIDE HORIZONTAL STRIP POLYMER
(HYLODAMP) DAMP PROOF COURSE TO BOTH LEAF'S MINIMUM 150MM
ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS
WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE
INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED. PROVIDE CAVITY
TRAYS OVER OPENINGS. ALL CAVITIES TO BE CLOSED AT EAVES AND
AROUND OPENINGS USING THERMABATE OR SIMILAR NON
COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPC'S
AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE
150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX.
900MM CENTRES. CAVITY TO BE FILLED TO FINISHED EXTERNAL GROUND
LEVEL.

EXISTING TO NEW WALL:
CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING WHERE
POSSIBLE TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS
CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUTS THE EXISTING
WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC ALL TIED INTO
EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS
STEEL PROFILES.

INTERNAL STUD PARTITIONS:
50MM X 100MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM C/C'S
WITH 50 X 100MM DOUBLE HEAD AND SOLE PLATES AND SOLID
INTERMEDIATE HORIZONTAL NOGGIN'S AT 1/3 HEIGHT OR 60MM
PROVIDE MIN 100MM DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY
PACKED (EG. 100MM ROCKWOOL OR 150MM MINERAL FIBRE SOUND
INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS
BUILT OFF COVERED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR
PROVIDE NOGGIN'S WHERE AT RIGHT ANGLES, OR BUILT OFF DPC ON
THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR WALLS IS FACED
THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER

LINTELS:
ALL INTERNAL LINTELS TO BE REINFORCED PRECAST TYPE AS PER
SCHEDULE 7-50MM SIZED INTERNAL DOOR OPENINGS TO BE 65MM DEEP
PRE-STRESSED CONCRETE PLANK LINTELS. 100MM DEEP LINTELS ARE
TO BE USED FOR 900MM SIZED INTERNAL DOOR OPENINGS. LINTELS TO
HAVE A MINIMUM BEARING OF 150MM ON EACH END. ANY EXISTING
LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR
INSPECTION AT COMMENCEMENT OF WORK ON SITE.
ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND
MANUFACTURED IN ACCORDANCE WITH BS 8110, WITH A CONCRETE
STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS
TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 897 PART 1.
ALL LINTELS TO EXTERNAL WALLS UNLESS OTHERWISE NOTED TO BE
KEYSTONE SK 80 GALVANISED STEEL WITH BOTTOM BASE PLATE TO
CLOSE CAVITY AND BOTTOM MESH TO INTERIOR AND EXTERIOR SOFFITS.
STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE
ALL EXTERNALLY LOCATED LINTELS.

STEEL BEAMS:
NEW STEEL BEAMS TO BE ENCASED IN 12.5MM GYPROC FIRELINE BOARD
WITH STAGGERED JOINTS NAILED/SCREWED TO TIMBER CRADLES OR
PAINTED IN NULLIFIRE 5 OR SIMILAR INTUMESCENT PAINT TO PROVIDE 1/2
HOUR FIRE RESISTANCE.

CONTINUITY TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE:
CONSTRUCT THE BUILDING FABRIC SO THAT THERE ARE NO READILY
AVOIDABLE THERMAL BRIDGES IN THE INSULATION LAYERS CAUSED BY
GAPS WITHIN VARIOUS ELEMENTS, AT JOINTS BETWEEN THE ELEMENTS,
AND AT THE EDGES OF ELEMENTS SUCH AS DOOR WINDOWS AND
WHERE SERVICES PENETRATE THE STRUCTURE CONSTRUCT THE
BUILDING FABRIC TO MINIMISE AIR LEAKAGE THROUGH
THE THERMAL ELEMENT IN ACCORDANCE THE DCLG ACCREDITED
CONSTRUCTION DETAILS.

STRUCTURAL TIMBERS:
ALL TIMBERS WHERE CONCEALED ARE TO BE PRESSURE IMPREGNATED
WITH TANAOLYTH OR EQUAL AND APPROVED. ALL CUT ENDS ARE TO BE
GIVEN 2 COATS OF SAME ON SITE BEFORE FIXING. ALL STRUCTURAL
TIMBERS TO BE GRADE C16 OR C24 (AS NOTED ON DRAWINGS) TO BS
5268 PART 2:2002. TIMBERS ON SITE TO BE STAMPED WITH STRENGTH
CLASS. ALL STRUCTURAL TIMBERS TO BE SERVICE CLASS 1 OR 2 AND
CLEARLY MARKED 'SPK' OR 'KOFYAL DRIED'. ALL EXTERNAL JOINERY
TO BE TREATED WITH 'CUPRINOL' OR EQUAL.

ANNEX FLOOR PLAN

1 : 50

READ DRAWINGS IN CONJUNCTION
WITH STRUCTURAL NOTES AND
DETAILS

3D FLOOR PLAN

0m 0.5m 1m 1.5m 2m 2.5m

VISUAL SCALE 1:50 @ A1

BC REF:
TBC

USING THESE DRAWINGS:

MEASUREMENTS AND DIMENSION LISTED
ON THE DRAWINGS. SCALED FROM
THE DRAWINGS ARE FOR SETTING
OUT REFERENCE ONLY.

ALL DIMENSIONS TO BE CHECKED AND
VERIFIED ON SITE BY THE BUILDING
CONTRACTORS.

MEASUREMENTS AND DIMENSION LISTED
ON THE DRAWINGS. SCALED FROM
THE DRAWINGS ARE FOR SETTING
OUT REFERENCE ONLY.

BLACK ALUMINIUM AND GLASS LOBBY
(LINK) TO BE DESIGNED AND INSTALLED
BY SPECIALIST GLAZING CONTRACTOR.
FINAL DESIGN TO BE APPROVED BY
CLIENT ALL DETAILS TO BE SENT 2
ARCHITECT & ENG FOR COMMENTS.

CLIENT TO CONFIRM WITH BUILDING
CONTRACTOR THE KITCHEN AND
STUDY DESIGNS & LAYOUTS BEFORE
ORDERED MATERIALS

REPLACE EXISTING
EXTERNAL DOOR WITH A
NEW EXTERNAL GLASS
DOOR AS NOTED

SET AN SKIM PLASTER
TO NEW INTERNAL
WALLS OF LOBBY

CLIENT TO ADVISE BUILDING
CONTRACTOR IF EXISTING
WINDOWS ARE TO BE REPLACED

WINDOWS & DOORS:

BUILDING CONTRACTOR TO ARRANGE THE SUPPLY AND FIT OF THE FOLLOWING EXTERNAL
WINDOWS.

READ DOOR AND WINDOW NOTES WITH ALL FLOOR PLANS AND ELEVATIONS

(COST ALLOWANCE FOR TENDER. COST TO BE INCLUDED IN TENDER)

BEFORE ORDER BUILDING CONTRACTOR IS TO CONFIRM WITH CLIENT THE WINDOW AND DOOR
SYSTEMS.

MEASUREMENTS ARE FOR TENDERING ONLY. BUILDING CONTRACTOR TO CONFIRM WITH CLIENT
THE WINDOW AND DOOR DESIGNS. FIRE RATED DOORS AS PER DRAWINGS, TO BE MIN FD30.

APPROVED EXTERNAL DOOR AND WINDOW SUPPLIER:

INFINITY DOORS & WINDOWS LTD

CONTACT: DEBBIE SIMMONS

T: 02383 115945

WWW.INFINITYDOORS.CO.UK

W1 - BLACK ALUMINIUM WINDOW W1000 X H800MM. RATED A, OBSCURE GLAZING, ONE OPENING.

W2 - BLACK ALUMINIUM WINDOW W1000 X H800MM. RATED A, OBSCURE GLAZING, ONE OPENING.

ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS AND LOCKABLE NIGHT LATCHES. PROVIDE
IRONMONGERY TO CLIENT CHOICE. WINDOWS TO CONFIRM TO BS8757 (MIN CLASS C) SEVERE
WEATHER RATING. WINDOW/DOORS TO BE DOUBLE GLAZED TO A RATED SEALED UNITS TO
BS6713 AND IN ACCORDANCE BS6822 (TO GIVE A U-VALUE OF MIN 1.5W/M2K) REFER TO DETAILS
AND ELEVATIONS AND FLOOR PLANS FOR LOCATIONS OF SAFETY GLASS.

LOOKING HANDLES TO EXTERNAL WINDOWS TO MEET BS7950 FOR ENHANCED SECURITY
PERFORMANCE.

EGRESS SIZED WINDOWS WITH A MINIMUM AREA OF AT LEAST 0.33M2 AND BE AT LEAST 450MM
HIGH BY 450MM WIDE WITH THE BOTTOM OF THE OPENING NO MORE THAN 1100MM FROM THE
FLOOR USE.

D1 - BLACK ALUMINIUM BI-FOLDING DOOR SET, W2300 X H2100, RATED A, TOUGHEN GLASS

D2 - BLACK ALUMINIUM BI-FOLDING DOOR SET, W2300 X H2100, RATED A, TOUGHEN GLASS

D3 - LOW PROFILE BLACK ALUMINIUM GLASS DOOR, W1100 X H2100, RATED A, TOUGHEN GLASS

D4 - LOW PROFILE BLACK ALUMINIUM GLASS DOOR, W1100 X H2100, RATED A, TOUGHEN GLASS

D5 - BLACK ALUMINIUM GLASS DOOR, W900 X H2100, RATED A, TOUGHEN GLASS

D6 - BLACK ALUMINIUM GLASS DOOR, W900 X H2100, RATED A, TOUGHEN GLASS

ALL WINDOWS AND DOORS TO BE FITTED AS PER MANUFACTURERS INSTRUCTIONS. SECURE
USING FRAME STRAPS TO INNER LEAF BLOCK WORK. FULLY FOAM AROUND UNIT. USE CLEAR
EXTERNAL GRADE SILICONE TO SEAL UNIT. INTERNAL AND EXTERNAL SIDES. FIT EXTERNAL 15MM
BEADS AROUND UNIT DOWN TO CILL. USE LEAD CAVITY TRAYS WHERE NEEDED. ALL OPENINGS
TO USE CAVITY CLOSERS, FITTED TIGHT AND SILICONE IN PLACE TO PREVENT AIRFLOW. GLASS /
ALUMINIUM TO BE FITTED BY SPECIALIST SUPPLIER AND FITTER AND AS PER MANUFACTURERS
INSTRUCTIONS.

EXPECTATION OF PRINCIPAL BUILDING CONTRACTOR:

THE PROJECT IS TO BE CONSTRUCTED AS PER THE
APPROVED DRAWINGS WITHOUT DEVIATION. ANY
PROPOSED CHANGES(S) TO THE DESIGN ARE TO BE
DISCUSSED AND AGREED WITH THE ARCHITECT AND
OR THE STRUCTURAL ENGINEER. THIS SHOULD BE
DONE IN GOOD TIME AND BEFORE ORDERING ANY
MATERIALS. IT IS NOT THE RESPONSIBILITY OF THE
BUILDING CONTRACTOR(S) TO AGREE CHANGES TO
THE DESIGN.

WHERE SPECIFIED MATERIALS AND OR SPECIALIST
CONTRACTORS HAVE BEEN LISTED, THEY ARE TO BE
USED AND INCLUDED WITHIN THE TENDER.
FOR TENDER THE BUILDING CONTRACTOR SHOULD
CONTACT ANY LISTED SPECIALIST CONTRACTOR OR
MATERIAL PROVIDER TO SEEK AND INCLUDE THE
RIGHT ALLOWANCE WITHIN THE TENDER. THIS
INCLUDES UNDERSTANDING THE PRODUCT
REQUIREMENTS AND MAKE ALLOWANCE FOR LEAD
TIMES.

IF AT ANY POINT BEFORE OR DURING THE PROJECT,
THE BUILDING CONTRACTOR DOES NOT UNDERSTAND,
HAVE THE KNOWLEDGE OR SKILLS TO BUILD WHAT IS
REQUIRED AND WITHIN COMPLIANCE FOR CDM 2015
THEY SHOULD POINT THIS OUT TO THE DESIGN TEAM
BEFORE CONTINUING.

INFORMATION AND GUIDANCE CAN BE REQUESTED
FROM THE DESIGN TEAM AT ANY POINT.

CDM COMPLIANCE

THE PROJECT WILL REQUIRE CDM COMPLIANCE.

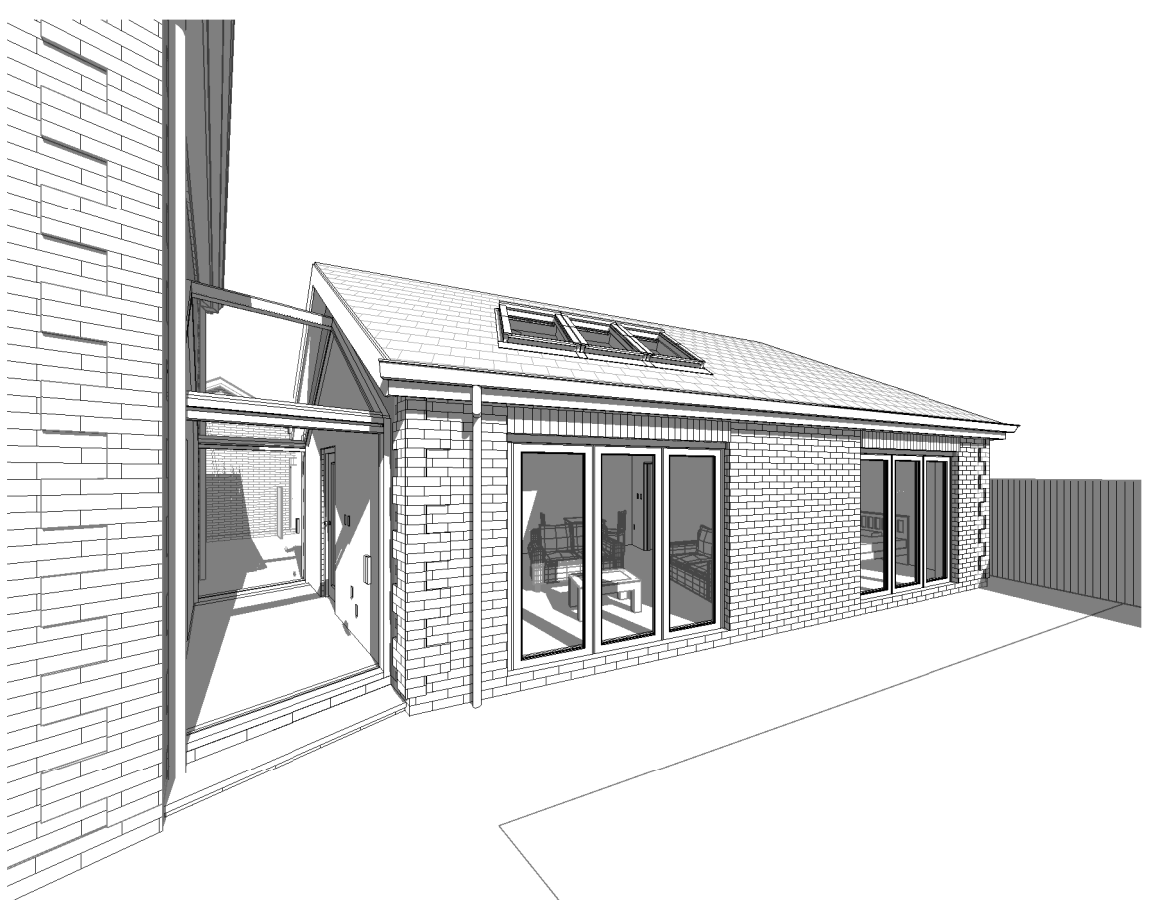
NO WORK CAN START ON SITE UNTIL CDM

COMPLIANCE IS IN PLACE.

PLEASE READ PRE-CONSTRUCTION PLAN (PCP)
FOR TENDER AND PLANNING.

THE PRINCIPAL BUILDING CONTRACTOR WILL
SUPPLY A CONSTRUCTION PHASE PLAN (CPP)
AND MAINTAIN A SITE MANUAL (SM)
& HEALTH AND SAFETY FILE (HSF) ON SITE.
THE PRINCIPAL CONTRACTOR CAN
REQUEST A CPP, SM & HSF FROM THE
PRINCIPAL DESIGN PRIOR TO STARTING ANY
CONSTRUCTION WORKS. DURING
CONSTRUCTION THE HEALTH AND SAFETY FILE
MUST BE MAINTAINED AND ON FINISHING
CONSTRUCTION PASSED TO THE CLIENT OR
PRINCIPAL DESIGN.

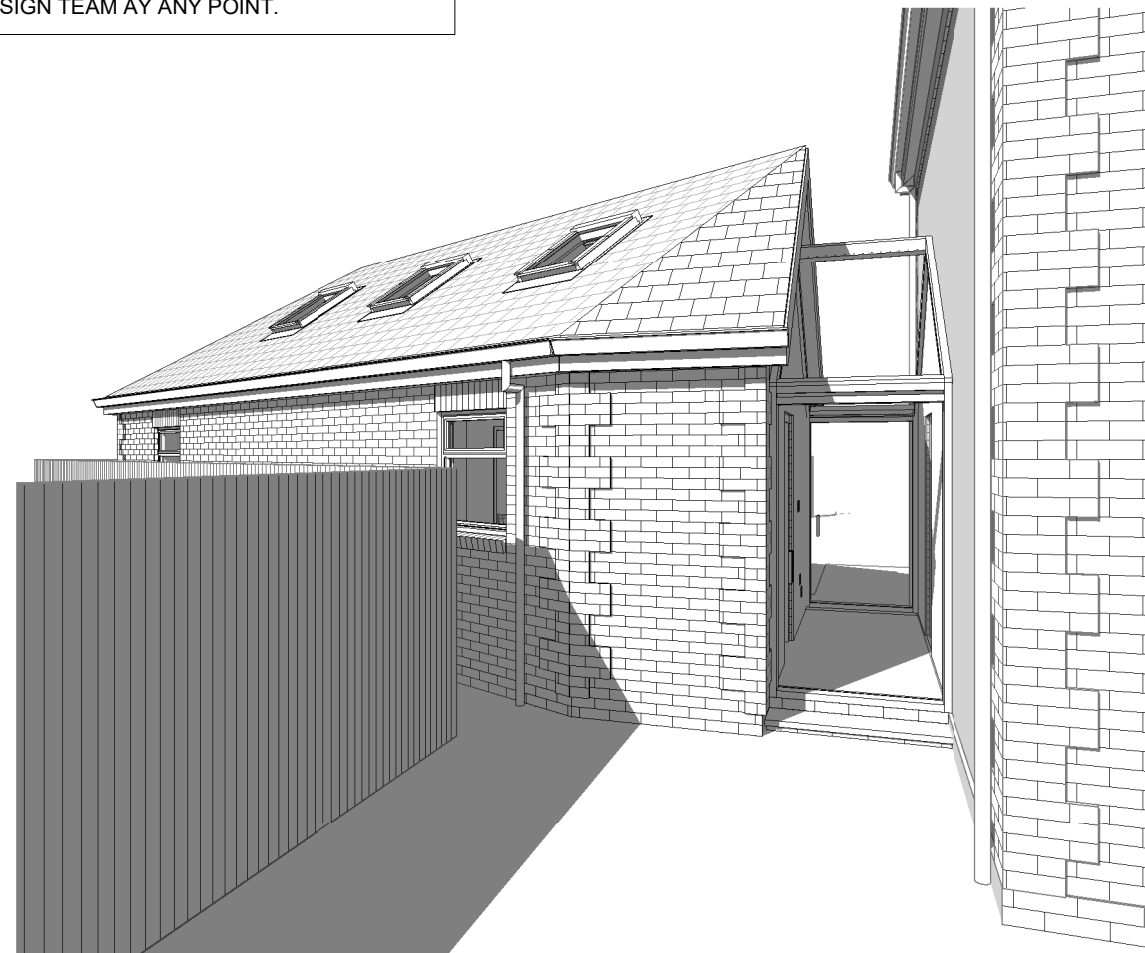
FOR TENDER THE PRINCIPAL CONTRACTOR IS
TO ALLOW AN ESTIMATED FEE ALLOW OF £1000
FOR CDM COMPLIANCE AND DUTIES.



WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE



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Scale is correct when printed to the stated ISO
size. Figured dimensions are to be used in
preference to scaled sizes and all dimensions must
be checked on site by the contractor before
ordering materials and or commencing work. All
dimensions in mm (millimetres) unless otherwise
stated. The contractor is to ensure the works are
inspected and completed to the satisfaction of the
local authority. Compliance with building regulations
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both domestic and commercial development(s) are
to conform to those regulations. E&EO.

Client(s):

Mr & Mrs Simon
Wilson

Project:

16a Beeches,
Emsworth Road,
Havant PO9 2SS

Drawing Title:

GROUND FLOOR
PLAN

Project number: 0226

Date: 18/12/2019

Revision: JJ

Drawn by: Rev A

Project Status: Stage 2

C004

Scale 100% @ A1

1 : 50