

[illegible]

PROPOSED DRAINAGE & FOUNDATION PLAN
scale 1:50



No.	Padstone Specification
PS1	Mass concrete padstone - 330x100x 215dp
PS2	Mass concrete padstone - 600x100x 250dp

NEW STEEL COLUMN
- 203x203 UC46
- See S.E. specification

New 1.25mx1.25m wide mass concrete (GEN3) pad foundation to engineers specification. Depth TBC confirmed by BCO

Mass concrete underpinning to engineers specification. Depth TBC confirmed by BCO

New 0.8mx0.8m wide mass concrete (GEN3) pad foundation to engineers specification. Depth TBC confirmed by BCO

NEW STEEL COLUMN
- 152x152 UC30
- See S.E. specification

Mass concrete underpinning to engineers specification. Depth TBC confirmed by BCO

New 0.8mx0.8m wide mass concrete (GEN3) pad foundation to engineers specification. Depth TBC confirmed by BCO

NEW STEEL COLUMN
- 152x152 UC30
- See S.E. specification

New 600mm wide mass concrete (GEN1) strip foundation to engineers specification. Depth TBC confirmed by BCO

HD	Heat detector
SD	Smoke detector
FD30	30min. fire resistance door

Steel beams & columns to be encased in fireproof board to provide 1/2hr fire resistance

Exposed beams to be painted with approved

All shown dimensions are in millimetres unless otherwise stated.
Verify all dimensions on site.
No corrections to be made.
All work shall comply with the relevant British Standards, Planning, Building Regulations and Building Regulations.
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REVISION	DESCRIPTION	DATE	BY	CHECK	DRW
1	ISSUED FOR TENDER	10/10/2023	AD	AD	AD

PROJECT	ADDRESS	DRAWING
PROJECT	ADDRESS	DRAWING

SCALE/PAPER	DATE	BY	CHECK	DRW
SCALE/PAPER	DATE	BY	CHECK	DRW

CADGUYS DEVELOPMENTS LTD. HERES HURST WEST, 24 GARDEN LANE, HERES HURST, OX10 9ES OXFORDSHIRE, ENGLAND 01865 861100 - 01865 861101 info@cadguys.co.uk	A
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Terms and Conditions for Contractors:

- Flooring:
- Where flooring is to be removed, it is assumed that the floor joists are to be retained.
 - If original floorboards are to be retained allowance to be made for replacing any existing floorboards which are damaged as part of the works.
 - Make allowance for sub-base where new floor finish is specified.
 - Final floor finishes are client supplied, unless stated otherwise.

- Walls and Ceilings:
- It has been assumed that the ceiling can be re-plastered if necessary.
 - All walls/ceilings to be finished in Dulux emulsion paint unless stated otherwise.
 - Supply adhesives, grouts and silicone for wet areas, including Schluter-Ditra in shower enclosures.
 - Allowance to be made for fire-rated plasterboard where appropriate and moisture resistance plasterboard to wet areas.

- Joinery:
- All woodwork to be finished in trade Dulux eggshell/satin paint unless stated otherwise.
 - Window cills to be timber and supplied and installed by the contractor unless stated otherwise.
 - If doors are being replaced allow to supply and install new surrounds and ironmongery, i.e. architraves, etc.
 - Allow for wall hung toilet joinery/frame if present on the drawings.

- Doors and Windows:
- All internal doors to be solid timber 4 panelled doors, unless noted otherwise. NB, allow for fire doors as referenced on the drawings.
 - Ironmongery to be installed but client supplied unless stated otherwise.

M&E:

- Allowance MK white for all switches, sockets, light fixtures, unless stated otherwise.
- Extractor fans to be client supplied unless stated otherwise.
- Special lighting will be client supplied and contractor installed, unless stated otherwise.
- Supply all spurs and isolators for integrated appliances.
- Radiators and valves to be client supplied, unless stated otherwise.
- Supply TVE/thermo ports.
- Allow for Heatmiser thermostats, unless stated otherwise.
- All electrical quantities are estimates. A full list of quantities should be presented to the client prior and post installation, so that cost variations can be managed.
- It is assumed that all new plumbing will be installed using copper pipe. If this is not the case please specify the alternative material being used.

NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DIXON HURST STRUCTURAL ENGINEERS SPECIFICATION AND CADGUYS DRAWINGS - If any discrepancies are found between Cadguys & Dixon Hurst engineers specifications, please notify Cadguys

No.	Padstone Specification
PS1	Mass concrete padstone - 330x100x 215dp
PS2	Mass concrete padstone - 600x100x 250dp
PS3	Mass concrete padstone - 440x100x 250dp
PS4	Mass concrete padstone - 330x100x 250dp

New spiral staircase installed to
ease foot-traffic pain

NEW CRANKED STEEL BEAM OVER (R31)
152x152 UC23 - See S.E. specification

20mm Render over EMI over 100mm Celcon standard blockwork inner & outer leaf, 100mm full-fill 'CavityTherm' installed to manufacturers instruction OR 90mm Kingspan Kooltherm K106 Phenolic Cavity Board (10mm residual cavity - ensure insulation is taped and installation guidance has been followed) wet plaster internal finish. All to achieve 0.10W/m² K.

NEW STEEL COLUMN
- 152x152 UC30
- C40.5 E.C. specification

Vertical DPC chased 60mm ex. and 30mm to cavity - Furbix profile wall starter

Mechanical extraction from Cooker extract
30 l/s through adjacent wall

Vertical DPC chased 60mm ex. and 30mm to cavity - Furfix profile wall starter

Mechanical extrusion
from Utility 15 lbs through



STEEL COLUMN —
62x152 UC30

1

0400 C/C

bathroom 15 l/s
percent wall/roof

1

Mechanical extraction
from Utility 15 lbs through

Classification

note padstone = 550x100x215dp

ete padstone - 350x215x215dp

HD	Heat detector
SD	Smoke detector
FD30	30-min fire resistance door

Beams & columns to be encased in fireline board to provide 1/2hr fire resistance

Exposed beams to be painted with approved intumescent coating to give 1/2hr fire resistance

Terms and Conditions for Contractors:

- Where flooring is to be removed, it is assumed that the floor joists are to be retained.
- If original floorboards are to be retained allowance to be made for replacing any existing floorboards which are damaged as part of the works
- Make allowance for sub-base where new floor finish is specified
- Floor Beam Replacements should be noted, unless stated otherwise

- It has been assumed that the ceiling can be re-plastered if necessary
- All walls/ceilings to be finished in Dulux emulsion paint unless stated otherwise
- Supply adhesives, grouts and silicone for wet areas, including Schuster-Ditra in shower enclosures
- Allowance to be made for fire-rated plasterboard where appropriate and moisture resistance plasterboard to wet areas

- All woodwork to be finished in trade Dulux eggshell/satin paint unless stated otherwise
- Window cills to be timber and supplied and installed by the contractor unless stated otherwise
- If doors are being replaced allow to supply and install new sumounts and ironmongery, i.e. architraves, etc
- Allow for wall hung toilet joinery/fit if present on the drawings

- All internal doors to be solid timber 4 panelled doors, unless noted otherwise, NB, allow for fire doors when referenced on the drawings
- Ironmongery to be installed but client supplied unless stated otherwise

- Allowance MK while for all switches, sockets, light fixtures, unless stated otherwise
- Contractor fans to be client supplied and contractor installed, unless stated otherwise
- Special lighting will be client supplied and contractor installed, unless stated otherwise
- Supply all spurs and isolators for integrated appliances
- Radiators and valves to be client supplied, unless stated otherwise
- Supply TV/reroute ports
- Allow for Heatmeter thermostats, unless stated otherwise
- All electrical quantities are estimates. A full list of quantities should be presented to the client prior and post installation, so that cost variations can be agreed
- It is assumed that all new plumbing will be installed using copper pipe. This is not the case please specify the alternative material being used

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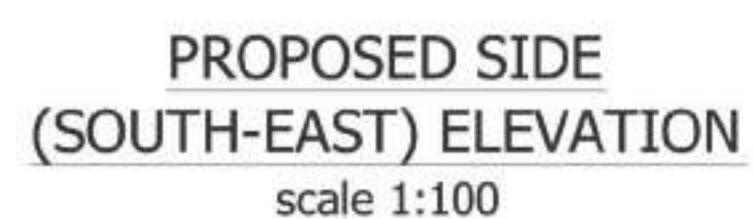
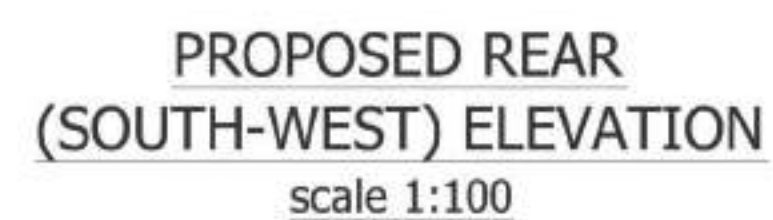
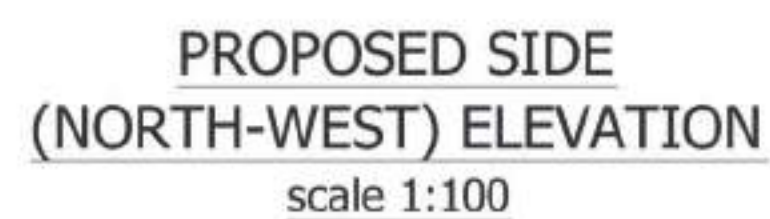
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CADGUYS DEVELOPMENTS LTD. HERO HUNT WEST, 34 SPURWAY, HAYES, MIDX BN 18 CHARNING ROAD, CHICHESTER, SUSSEX IV@CADGUYS.CO.UK				



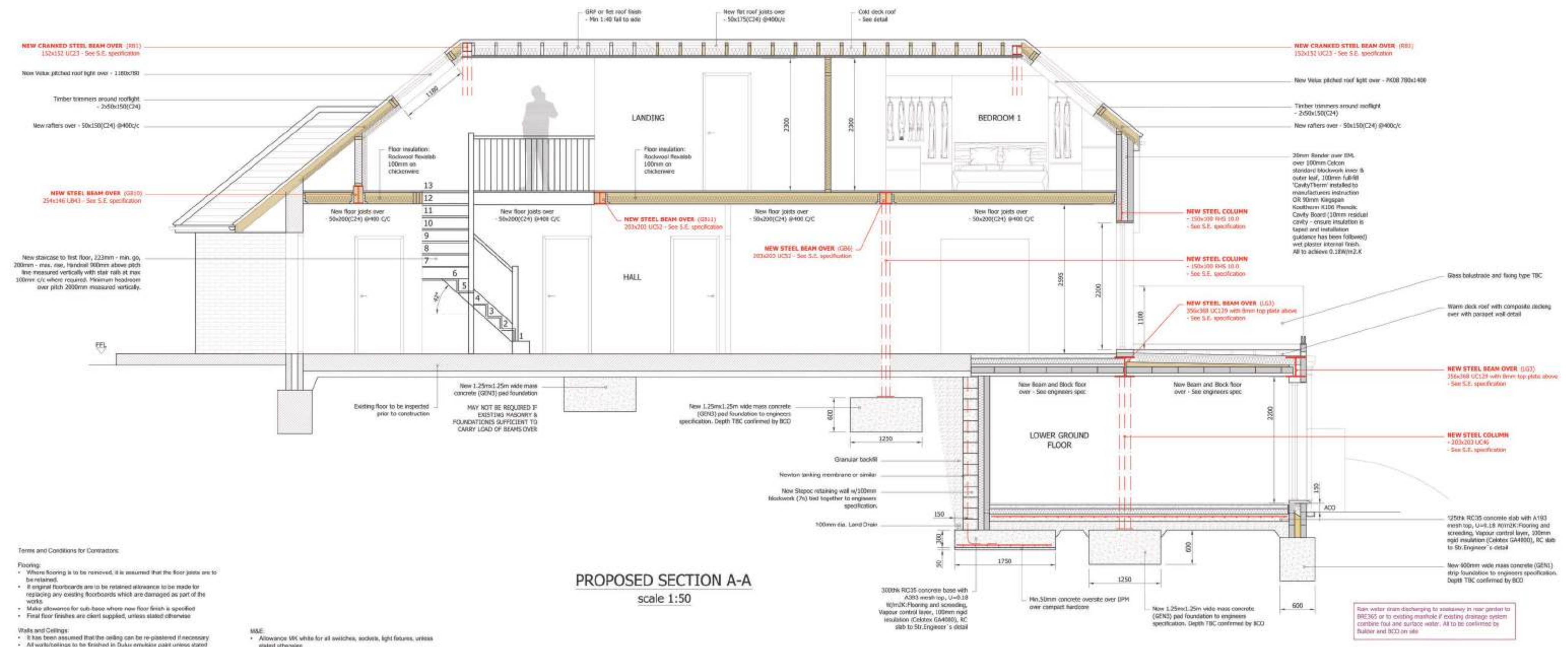


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Cadguys & Dixon Hurst engineers specifications, please notify Cadguys



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- If original floorboards are to be retained, allowance is to be made for replacing any missing floorboards which are damaged as part of the work.
- Make allowance for sub-base where new floor finish is specified.
- Final floor finishes are client supplied, unless stated otherwise.

Walls and Ceilings:

- It has been assumed that the ceiling can be re-plastered if necessary.
- All wall/ceilings to be finished in Dulux emulsion paint unless stated otherwise.
- Supply adhesives, grouts and silicone for wet areas, including Schluter-Ditra in shower enclosures.
- Allowance to be made for fire-rated plasterboard where appropriate and moisture resistance plasterboard to wet areas.

Joinery:

- All woodwork to be finished in trade Dulux eggshell paint unless stated otherwise.
- Window cills to be timber and supplied and installed by the contractor unless stated otherwise.
- If doors are being replaced allow to supply and install new surrounds and runnery, i.e. architraves, etc.
- Allow for wall hung toilet pan/eryframe if present on the drawings.

Doors and Windows:

- All internal doors to be solid timber 4 panelled doors, unless noted otherwise. NB, allow for fire doors when referenced on the drawings.
- Ironmongery to be installed but, client supplied unless stated otherwise.

NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CADGUYS DRAWINGS - IF ANY DISCREPANCIES ARE FOUND BETWEEN CADGUYS & DASH HUNT ENGINEERS SPECIFICATIONS, PLEASE NOTIFY CADGUYS

PROPOSED SECTION A-A
scale 1:50

HD	Heat detector
SD	Smoke detector
FD30	30min. fire resistance door

Steel beams & columns to be encased in fireproof board to provide 1/2hr fire resistance

Expand beams to be painted with approved intumescent coating to give 1/2hr fire resistance

HD	Heat detector
SD	Smoke detector
FD30	30min. fire resistance door

Steel beams & columns to be encased in fireproof board to provide 1/2hr fire resistance

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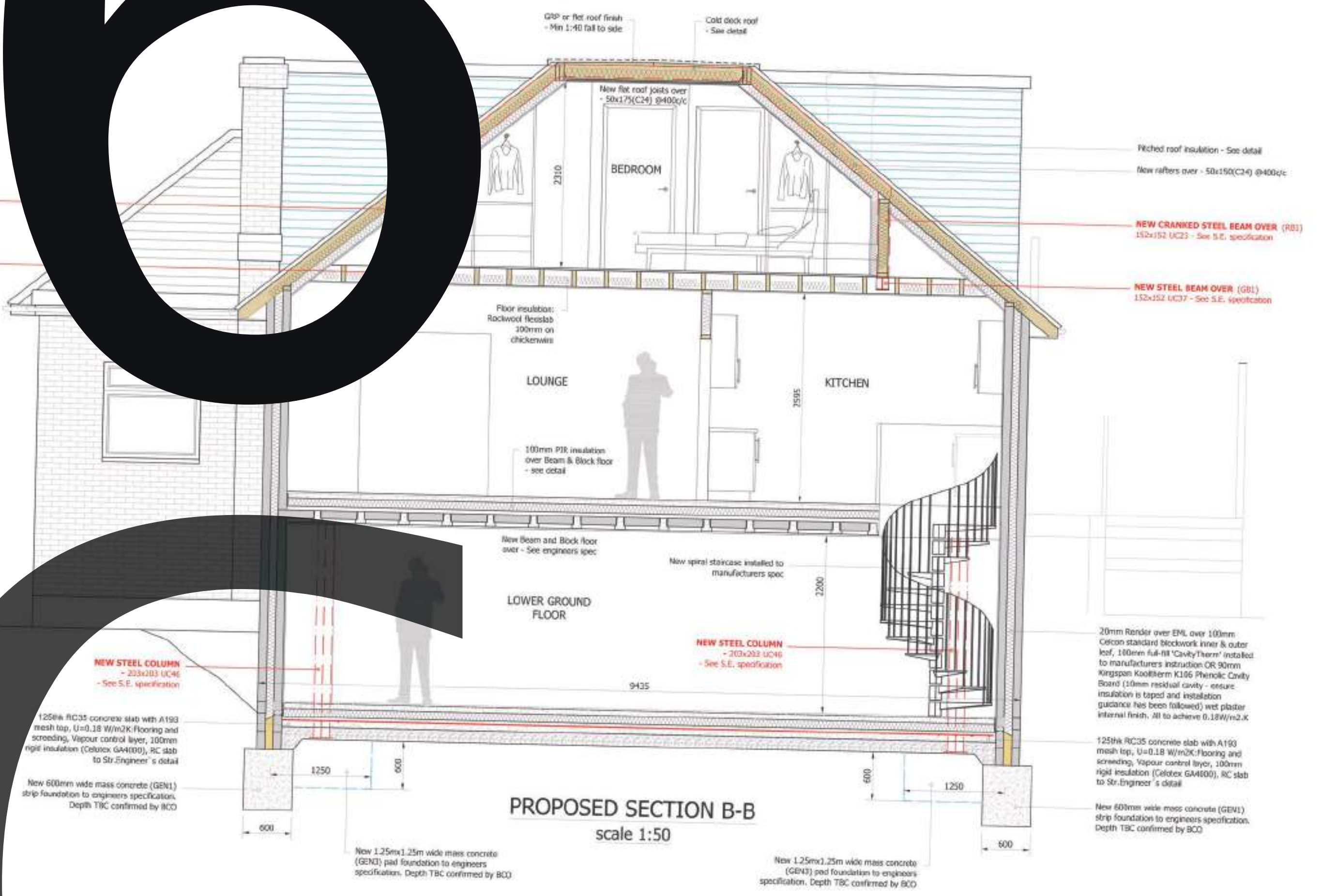
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PROPOSED SECTION B-B
scale 1:50

PROPOSED LOWER-GROUND FLOOR
LIGHTING & ELECTRICAL PLAN

scale 1:50

LIGHTING & ELECTRICAL LEGEND

	Socket outlet (low)
	Socket outlet (high)
	Cooker outlet
	Lighting
	Pendant lighting
	Wall lighting
	Exterior lighting
	S/Light (IP44)
	Switch
	Two way switch
	Smoke detector
	Heat detector
	RCD switch/fuse
	TV antenna
	Supply
	Socket outlet (external)
	Socket outlet (internal)
	5 amp power socket

NOTES

- All sockets at low level to be IP44.
- External socket outlets to be IP66.
- All Electrical installation to be in accordance with BS 7671:2018 (IET Wiring Regulations).
- All smoke/heat detection to be mains powered with battery back-up and interlinked.
- Do not scale from this drawing.



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DATE AMENDMENT PROJECT

ADDRESS

DRAWING

SCALE/PAPER DATE BY CHECK DRAWING

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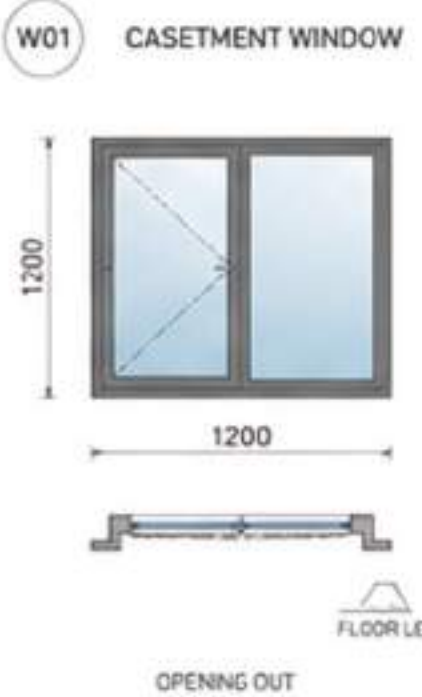
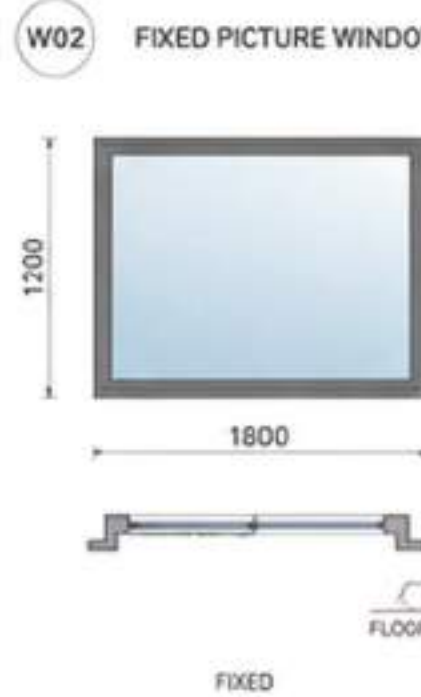
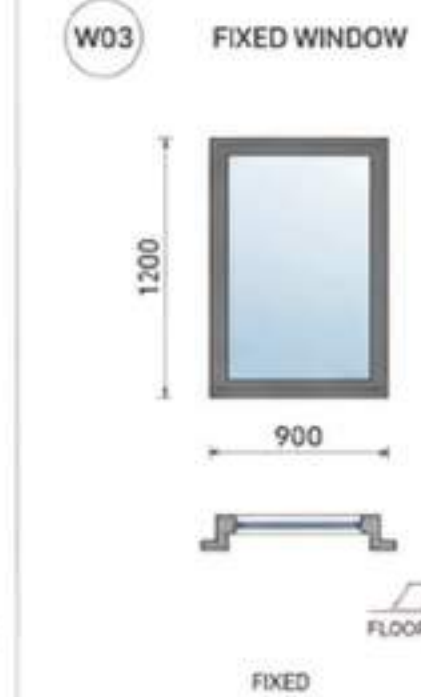
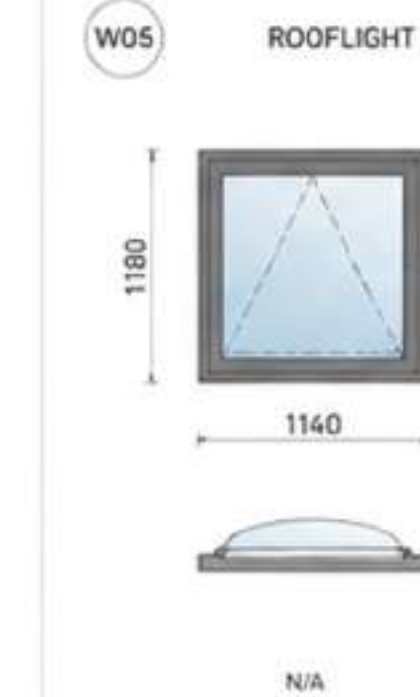
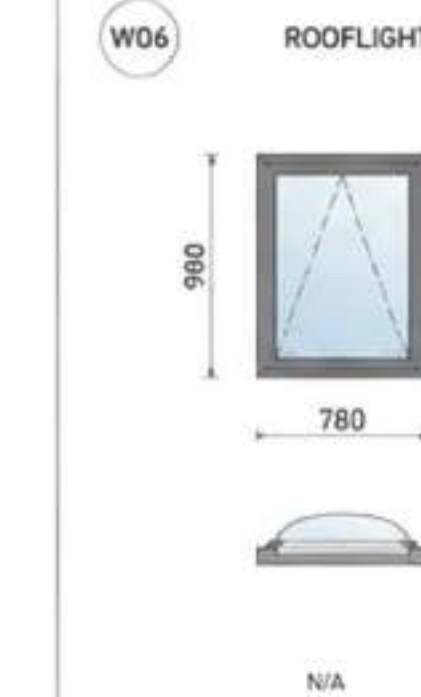
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PROPOSED WINDOW & DOOR SCHEDULE

INDICATIVE

WINDOW SCHEDULE

	W01 CASSETMENT WINDOW	W02 FIXED PICTURE WINDOW	W03 FIXED WINDOW	W04 TOP HUNG WINDOW	W05 ROOFLIGHT	W06 ROOFLIGHT
						
SIZE (W x H)	1200 x 1200	1800 x 1200	900 x 1200	600 x 900	1140 x 1180	780 x 980
SILL HEIGHT	900	900	900	1500	N/A	N/A
FRAME	Anthracite Aluminium	Anthracite Aluminium	Anthracite Aluminium	Anthracite Aluminium	Black Aluminium	Black Aluminium
GLAZING	Double Glazed Low-E	Double Glazed Low-E	Double Glazed Low-E	Obscure Double Glazed	Triple Glazed	Triple Glazed
U-VALUE	≤ 1.4 W/m²K	≤ 1.4 W/m²K	≤ 1.4 W/m²K	≤ 1.4 W/m²K	≤ 1.2 W/m²K	≤ 1.2 W/m²K
TRICKLE VENT	Yes (5000mm²)	N/A	N/A	Yes (2500mm²)	N/A	N/A
NOTES	Escape window where required	Kitchen	Stair	WC / Bathroom	Flush conservation style	Landing

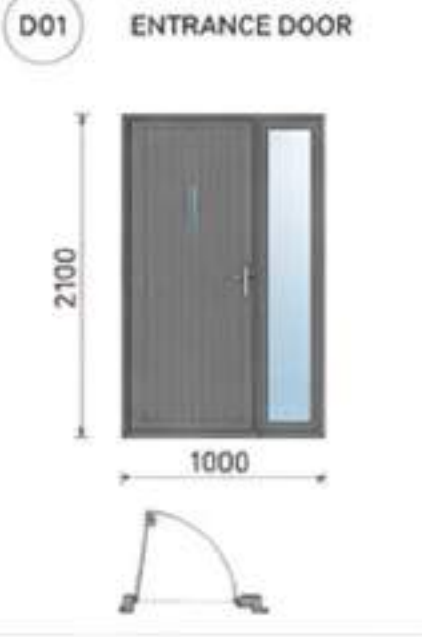
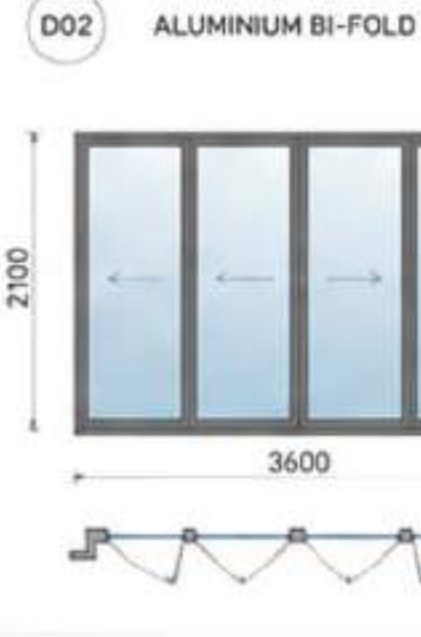
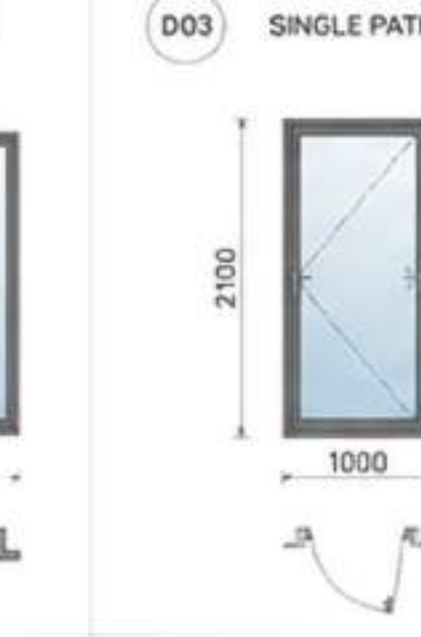
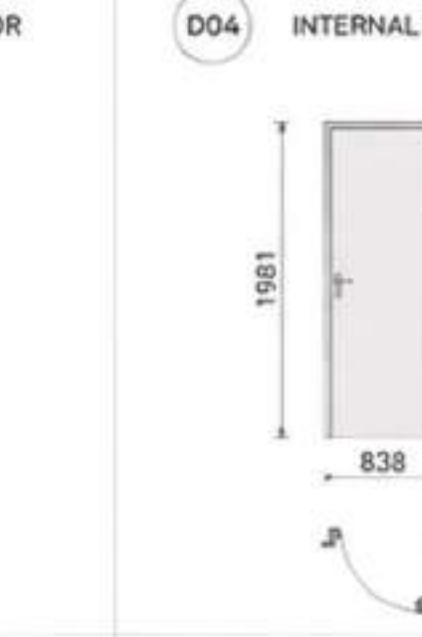
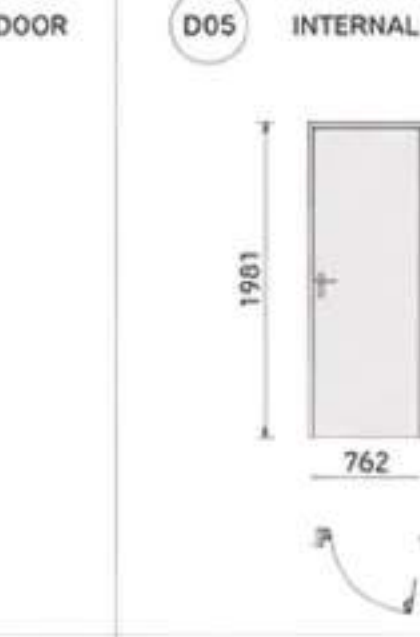
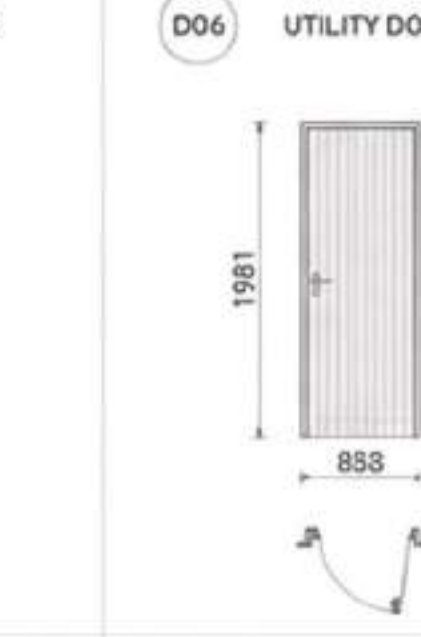
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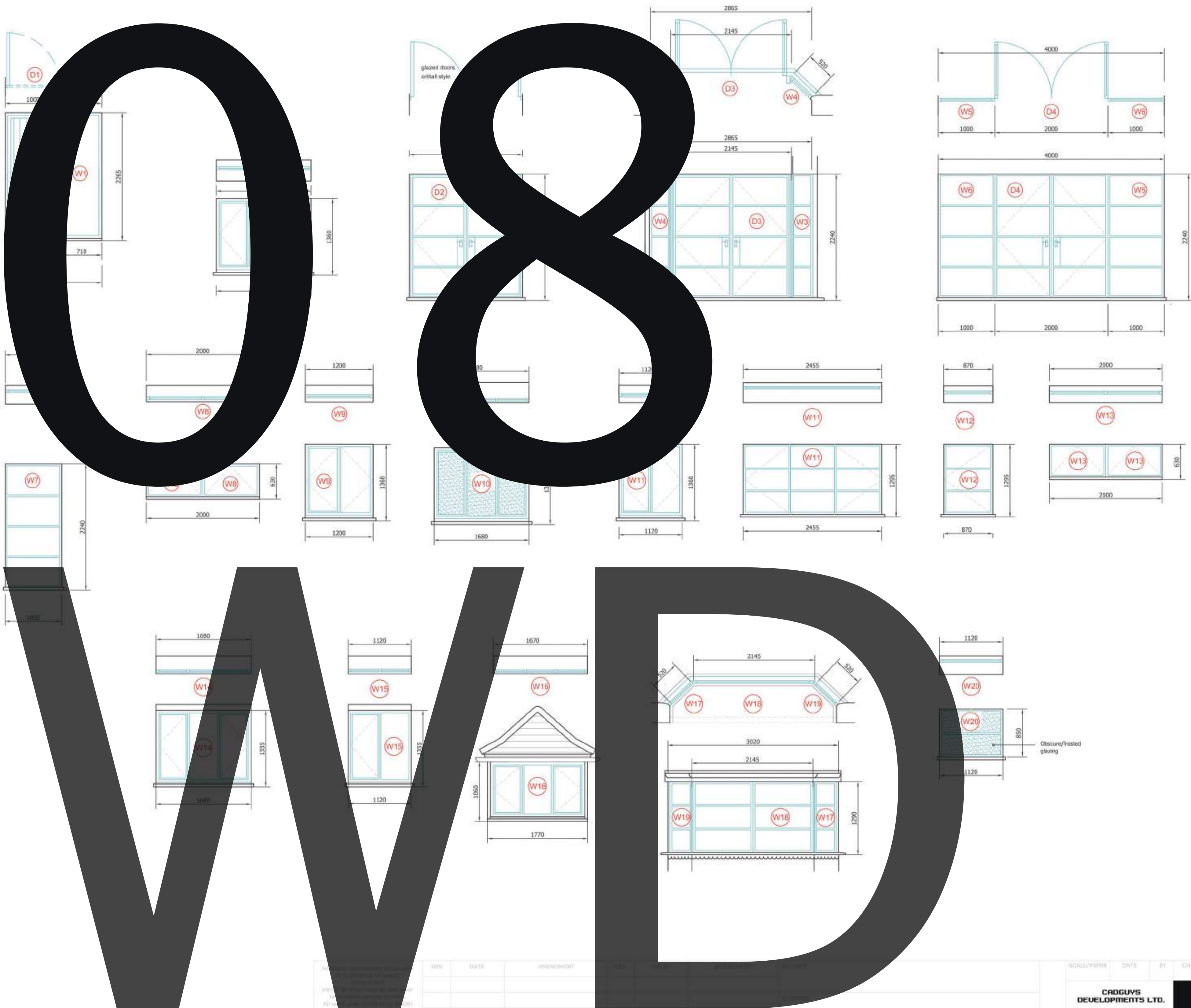
- All glazing to comply with Part K of the Building Regulations.
- All windows and external doors to achieve a minimum whole window U-value as stated.
- All trickle vents sized in accordance with Approved Document F.
- Safety glazing to be provided in accordance with Part K.
- All dimensions are nominal and to be checked on site.
- This schedule is indicative only and subject to detailed design development.

KEY

-  Opening Direction
-  Fixed Glazing
-  Obscure Glazing
-  Trickle Vent
-  Escape Glazing
-  Rooflight
-  Section

DOOR SCHEDULE

	D01 ENTRANCE DOOR	D02 ALUMINIUM BI-FOLD DOOR	D03 SINGLE PATIO DOOR	D04 INTERNAL FD30 DOOR	D05 INTERNAL DOOR	D06 UTILITY DOOR
						
SIZE (W x H)	1000 x 2100	3600 x 2100	1000 x 2100	838 x 1981	762 x 1981	838 x 1981
TYPE	Entrance Door	Aluminium Bi-fold	Single Patio Door	FD30 Internal Door	Internal Door	Utility Door
MATERIAL	Composite	Aluminium	Aluminium	Solid Core	Paint Grade	Paint Grade
FINISH	Anthracite	Anthracite	Anthracite	Paint Grade	Paint Grade	Paint Grade
GLAZING	Toughened	Toughened Low-E	Toughened Low-E	-	-	-
U-VALUE	≤ 1.2 W/m²K	≤ 1.4 W/m²K	≤ 1.4 W/m²K	FD30	-	-
NOTES	Multi-point locking	Low threshold	External access	Fire rated where indicated	Standard internal	To utility room



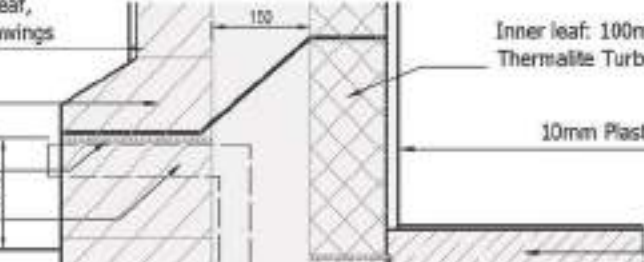
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DRAWING

SCALE/PAPER	DATE	BY	CHECK	DRW NO

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Type	
F2	Garage floor
Render finished, 100mm Blockwork outer leaf, Celcon standard blocks, or specified on drawings	
External brickwork 215mm	
DPC min.150mm above ground level	
Telescopic air vent	
Inner leaf below DPC: Class A blockwork, or 100mm 7H concrete blocks, or alternatively semi engineering brickwork	
Damp proof membrane (DPM) 500g	
Beam & block floor installed by Manufacturer's instructions	
Standard Infill block 440x215x100mm	
	foundation to Str-Eng detail

Type		Fire resist.
F3	Timber floor (between habitable rooms)	30 min.

Floor finish

22mm T&G flooring or 15mm plywood

Timber joists to Str. Engineer's detail

100mm quilt insulation
between joists (45kg/m³)

12.5mm Plaster board with 3mm skim

Type	U value
C1	0.11 W/m ² K

Technical cross-section diagram of a roof assembly. The diagram shows a sloped roof structure with rafters. A layer of insulation is shown between the rafters, with a label '10mm' indicating a specific thickness. A structural detail is shown at the top right, labeled 'Str. Eng detail'. A label 'specified (manufacturer)' points to a component. A label 'rafters' points to the structural members. A label '10mm' points to a gap or layer. A label 'control layer' points to a layer below the insulation. A label 'with 3mm' points to a gap or layer. A label 'de' points to a component.

Type	U value
R1	0.14 W/m ² K

Flashings to roofs and abutments to be made of lead or copper, with cavity trays including weep vents in the cavity to prevent moisture ingress.

3 layers of felt/underlayment

12mm plywood or OSB

Firings, fall min. 1:60

Flat roof joists to Str Engineer's detail

120mm PIR insulation between joists
(Celotex XR4000 or similar)

60mm PIR insulation below joists
(Celotex GA4000 or similar)

Vapour control layer

12.5mm thick Gypsol Wallboard with 3mm skim

Internal

Type		U value
R2	Pitched roof (insulation following rafters)	0.13 W/m ² K

Diagram illustrating the construction of a pitched roof with insulation following the rafters. The diagram shows the following components and details:

- Rafters min. 175x50
- Breathable membrane
- Roof tiles
- 10mm gap
- Gutter
- Fascia
- Vent
- Abutment vent to top of the mono-pitched roof to provide cross ventilation
- 150mm PIR insulation (Celotex XR4000) between rafters (min. 175x50)
- 60mm PIR insulation (Celotex GA4000), Vapour control layer, 12.5mm p/b fixed to underside

Type	U value
W1	External cavity wall
	0.18 W/m ² K

Render finished, 100mm blockwork outer leaf, Celcon standard blocks, or specified on drawings 150mm Earthwood Dritherm 32 Ultimate Inner leaf: 100mm Thermalite Turbo block 12.5mm Plasterboard - vapour check type	External Internal Cavity barriers to be included to continuous cavities to coincide with compartment wall and floor positions and also at maximum centre of 20m intervals in larger areas and included within the external partially filled cavity wall construction. The tops or partially insulated cavity walls are closed off with fire resisting material and also that fire-rated cavity closures are included to all external opening reveals
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Type	Airborne sound	Fire resist.	U value
W2	43dB DnTw + Ctr Min. airborne sound transmission	60 min.	0.17 W/m ² K

12,5mm Plasterboard - vapour check type

Inner leaf: 100mm Thermalite Turbo block

150mm Earthwool Dritherm 32 Ultimate

Inner leaf: 100mm Thermalite Turbo block

12,5mm Plasterboard - vapour check type

Garage

Room

Cavity barriers to be included to continuous cavities to coincide with compartment wall and floor positions and also at maximum centre of 20m intervals in larger areas and included within the external partially filled cavity wall construction. The tops or partially insulated cavity walls are closed off with fire resisting material and also that fire-rated cavity closures are included to all external opening reveals.

Type

R3 of (non-insulated)

Flashings to roofs and abutments to walls including weep vents in the cavity walls

Trays

Progress

RP) to Manufacturer's specification

OSB/III T&G

1:50

Engineer's detail

12

Walls

The diagram illustrates a cross-section of a cavity wall. The wall consists of two vertical leaves with a cavity in between. The top of the wall is finished with a horizontal layer labeled 'OSB/III T&G'. A sloped line with a '1:50' gradient is shown on the left side of the wall. Various components are labeled with lines pointing to them: 'Flashings to roofs and abutments to walls including weep vents in the cavity walls' points to the top edge of the wall; 'Trays' points to the horizontal surface above the wall; 'Progress' points to the vertical surface of the wall; 'RP) to Manufacturer's specification' points to the top edge of the wall; 'OSB/III T&G' points to the horizontal layer on top; '1:50' points to the sloped line; and 'Engineer's detail' points to the vertical surface of the wall. A large black 'Q' watermark is overlaid on the diagram.

Type	Window reveal detail - insulated steel lintel
WR2	

Water-tight, vapour barrier facing

10mm vapour barrier

Insulation board

Cavity tray

Galvanneal steel lintel with perforated base plate

Airtightness tape sealing window frame to blockwork

20mm Insulation to window head reveal ($\lambda \leq 0.026 \text{ W/mK}$)

SECTION VIEW

- Minimum 30mm overlap of window frame and insulated wall cavity.
- Ensure insulation rigid board is cut and fitted above the angle of the cavity tray.
- 20mm insulation with $\lambda \leq 0.026 \text{ W/mK}$ to head reveal.

Type	Window reveal detail - window jamb	
WR1	Render finish 10mm residual cavity Water-tight, vapour-open fleece outer facing Insulation rigid board Blockwork 100mm 2.5mm plasterboard on dabs Insulated cavity closer ($\lambda \leq 0.026 \text{ W/mK}$) vertical DPC Airtightness: tape sealing window frame to blockwork 10mm insulation to window jamb reveal ($\lambda \leq 0.026 \text{ W/mK}$)	PLAN VIEW External Window Internal - Minimum 30mm overlap of window frame and insulated wall cavity. - 10mm insulation with $\lambda \leq 0.026 \text{ W/mK}$ to window jamb reveal. - Insulated cavity barrier with $\lambda \leq 0.026 \text{ W/mK}$ fixed in accordance with manufacturers guidelines. If fixing spikes are used, they should be installed at the required centres. For compression fit cavity barriers, use the correct size for a compressive fit in the cavity.

Type	Airborne sound	Fire resist.
W4 Internal stud partition	42 dB ≥ 40 dB	30 min.

12.5mm thick Gyproc Wallboard with 3mm skim

25mm thick Isover Acoustic Partition Roll (APR 1200)

Timber studs 75x38 at 600c/c or 70mm metal C studs at 600mm c/c

12.5mm thick Gyproc Wallboard with 3mm skim
(Ceramic tiles for wet rooms)

1700

Type		Fire resist.
W5		60 min.

Render finished, 100mm Blockwork outer leaf, Celcon standard blocks, or specified on drawings

External

Cavity gap 150mm

Inner leaf:
100mm Thermalite Turbo block

Garage

12,5mm Plasterboard - vapour check type

Cavity barriers to be included to continuous cavities to coincide with compartment wall and floor positions and also at maximum centre of 20m intervals in larger areas and included within the external partially filled cavity wall construction. The tops or partially insulated cavity walls are closed off with fire resisting material and also that fire-rated cavity closures are included to all external opening reveals

Type	Detail
ST1	Movement Joint Movement / expansion joints: - inner leaf blockwork at max.6m - outer leaf brickwork at max.9m Movement/expansion joints to be min.665 from the edge of the building If restraint across a joint is required then suitable cloveles or flat (metal) strip ties (200mm x 25mm x 3mm), should be used positioned at 450mm vertical centres one end of each tie should be deburred or sleeved one end to allow for longitudinal movement <u>PLAN SECTION THROUGH CAVITY WALL</u> <u>PLAN SECTION THROUGH CAVITY WALL SHOWING MOVEMENT IN CORNER</u>

Type	Detail
ST1	JOIST TO WALL DETAIL JOISTS PARALLEL TO WALL 30x5 Galvanised Steel Straps to be turned /up face of wall and screwed to a min. of 3 no joists/rafters Packing to be provided at straps and to be secured to joists JOISTS JOISTS PERPENDICULAR TO WALL Simpson strong tie joist hanger 900mm Joists Alternative strap positions

DETAIL - JOISTS to WALL

