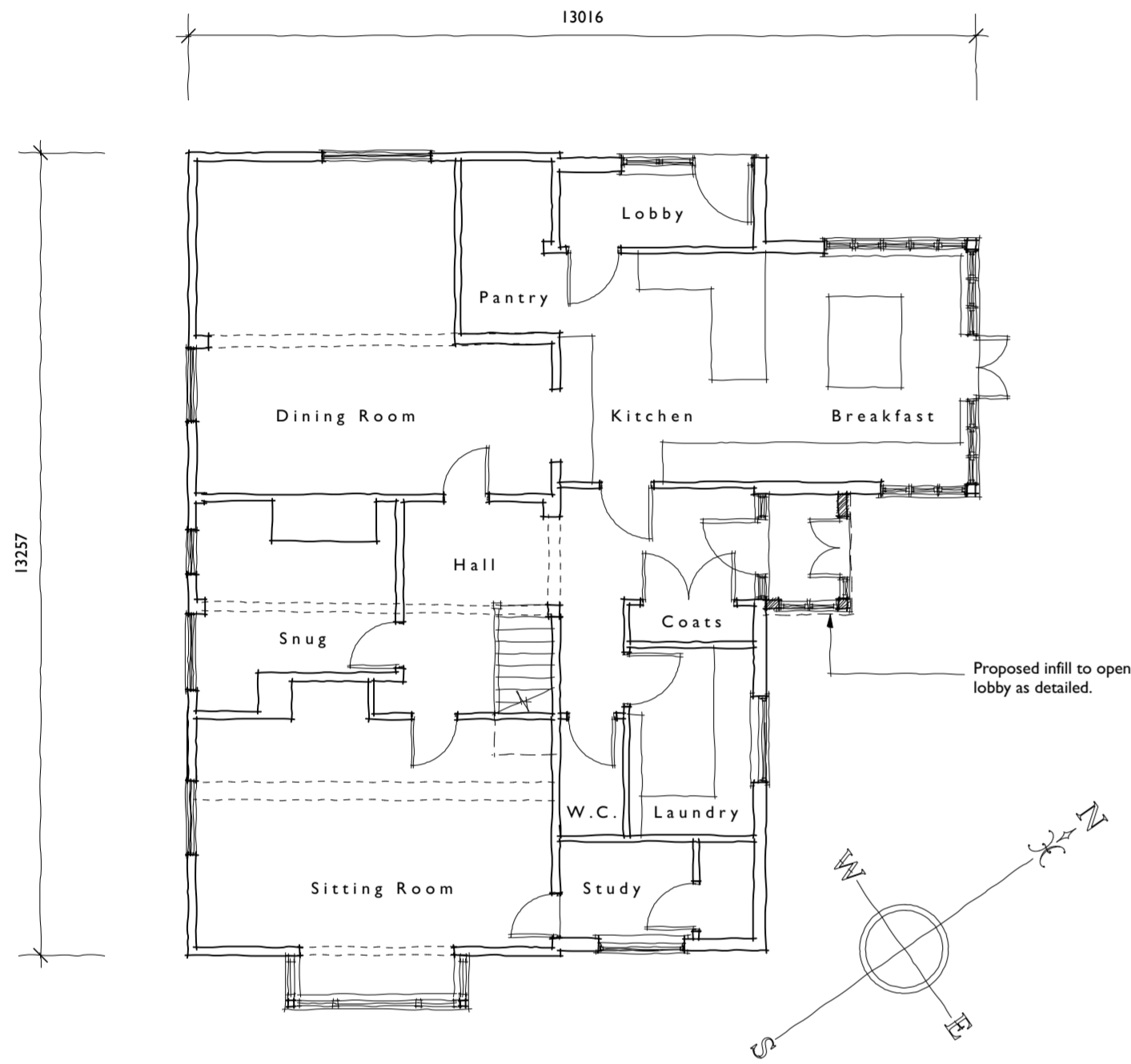




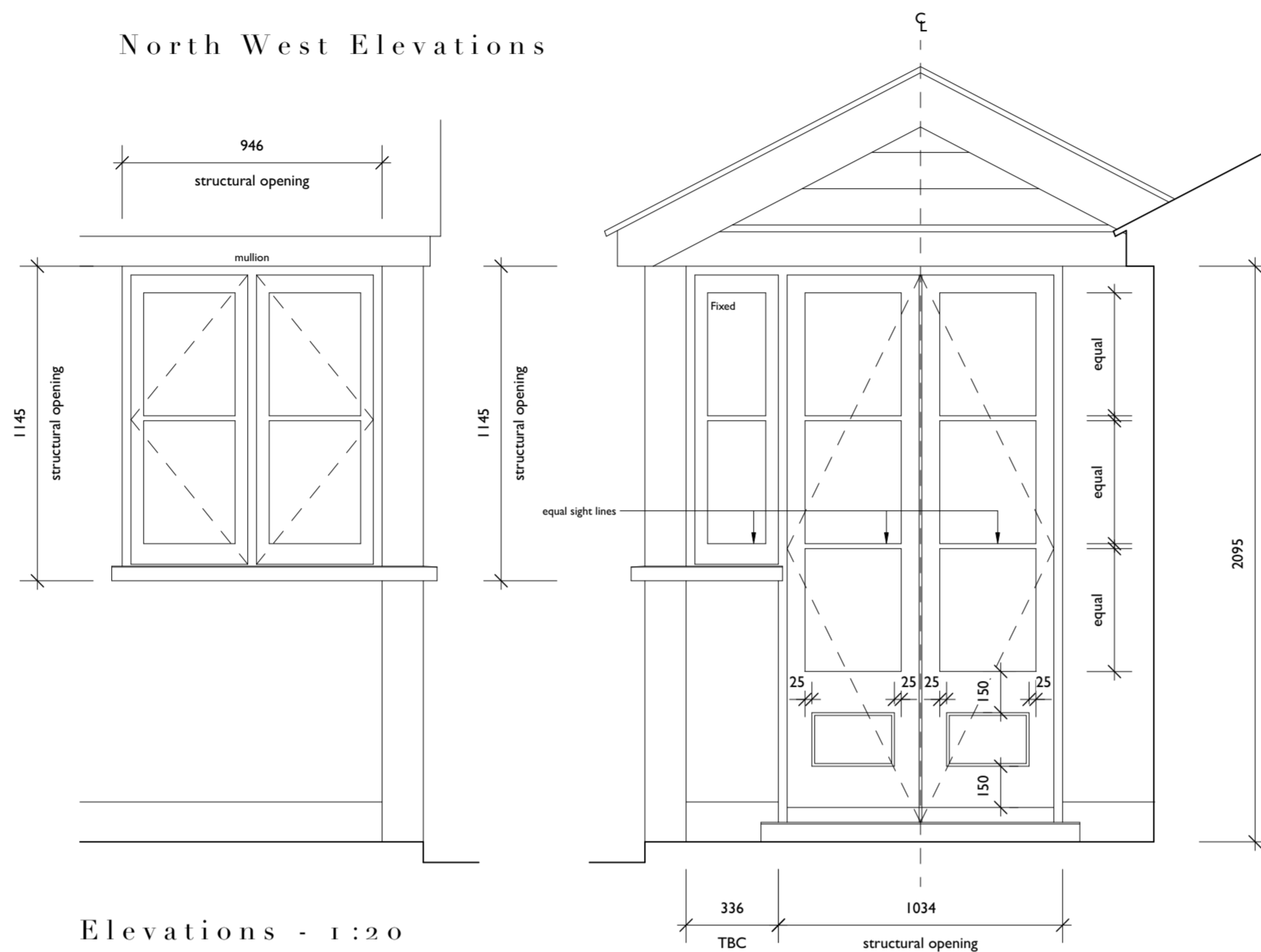
South East Elevations



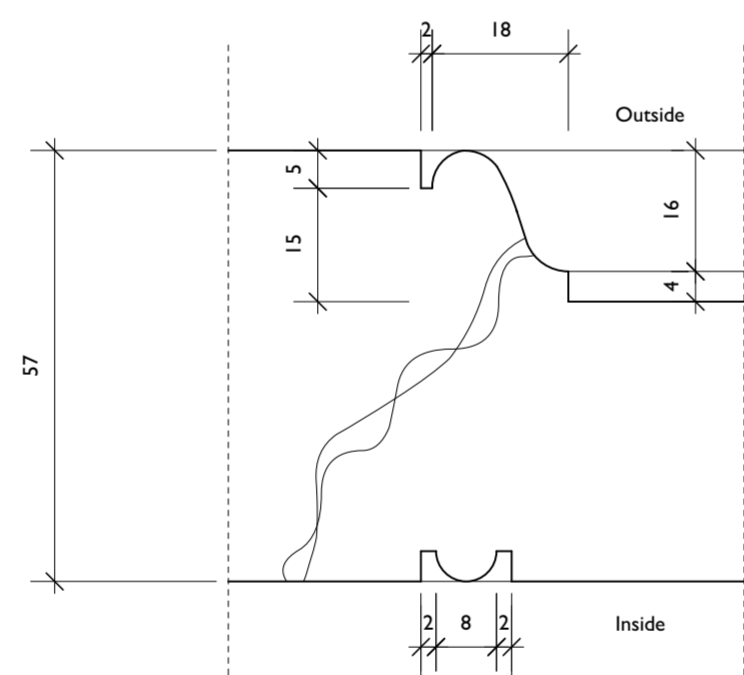
North West Elevations



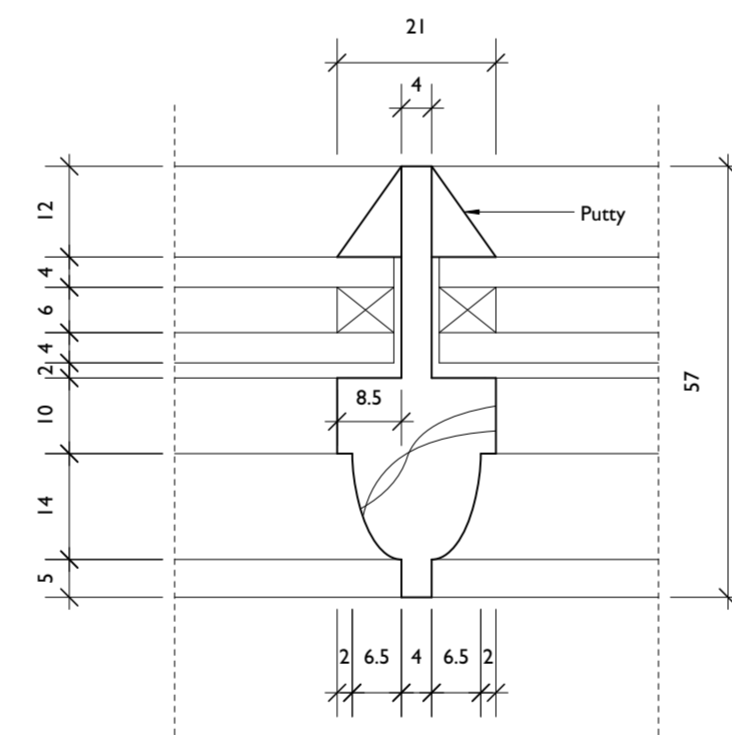
Proposed Ground Floor Plan



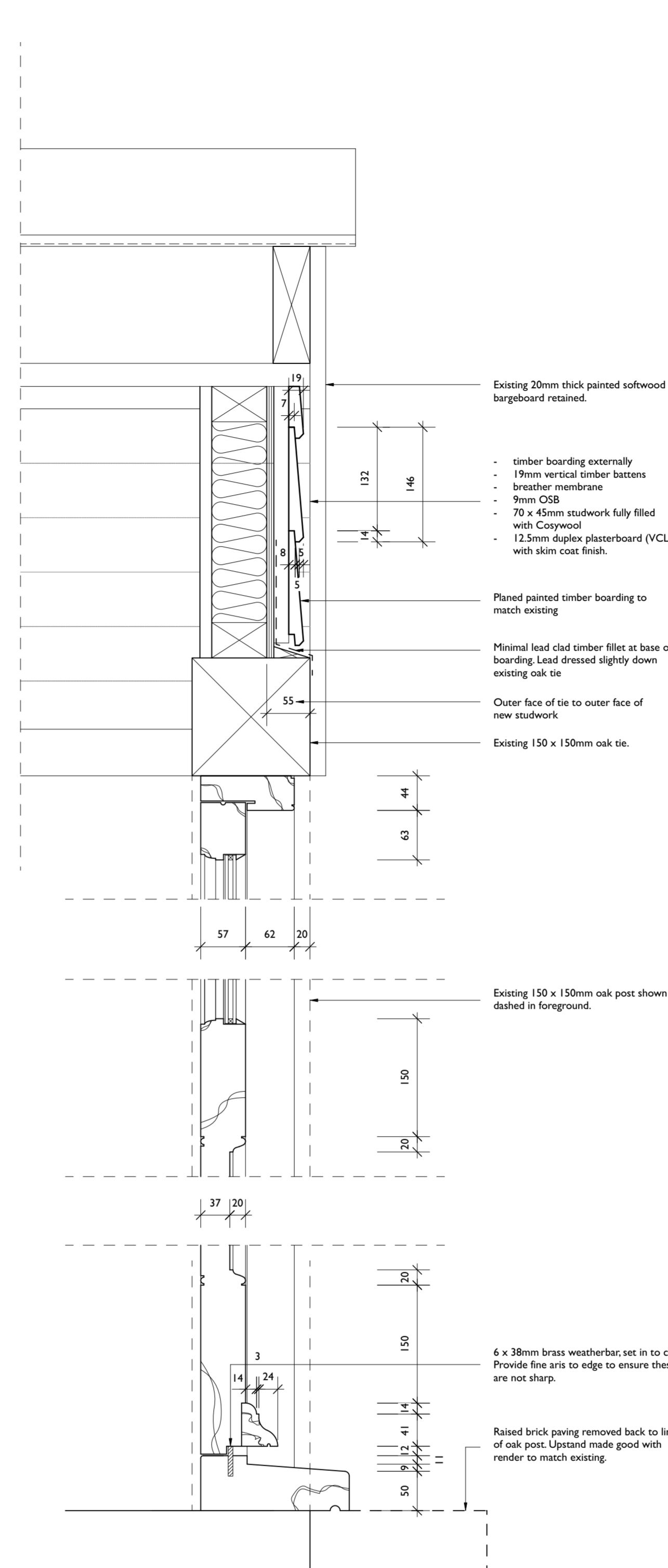
Elevations - 1:20



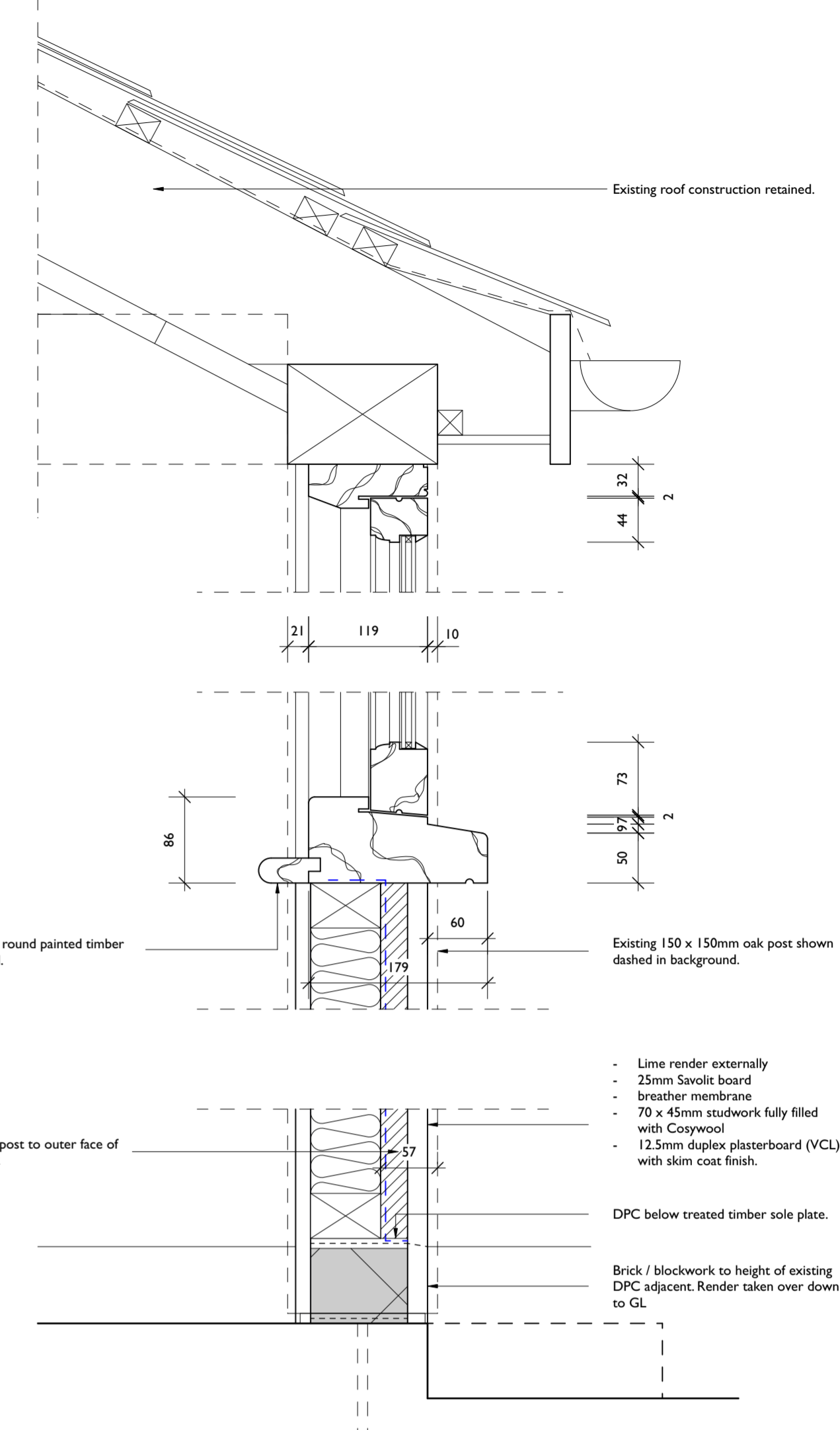
Lower Panel Detail - 1:1



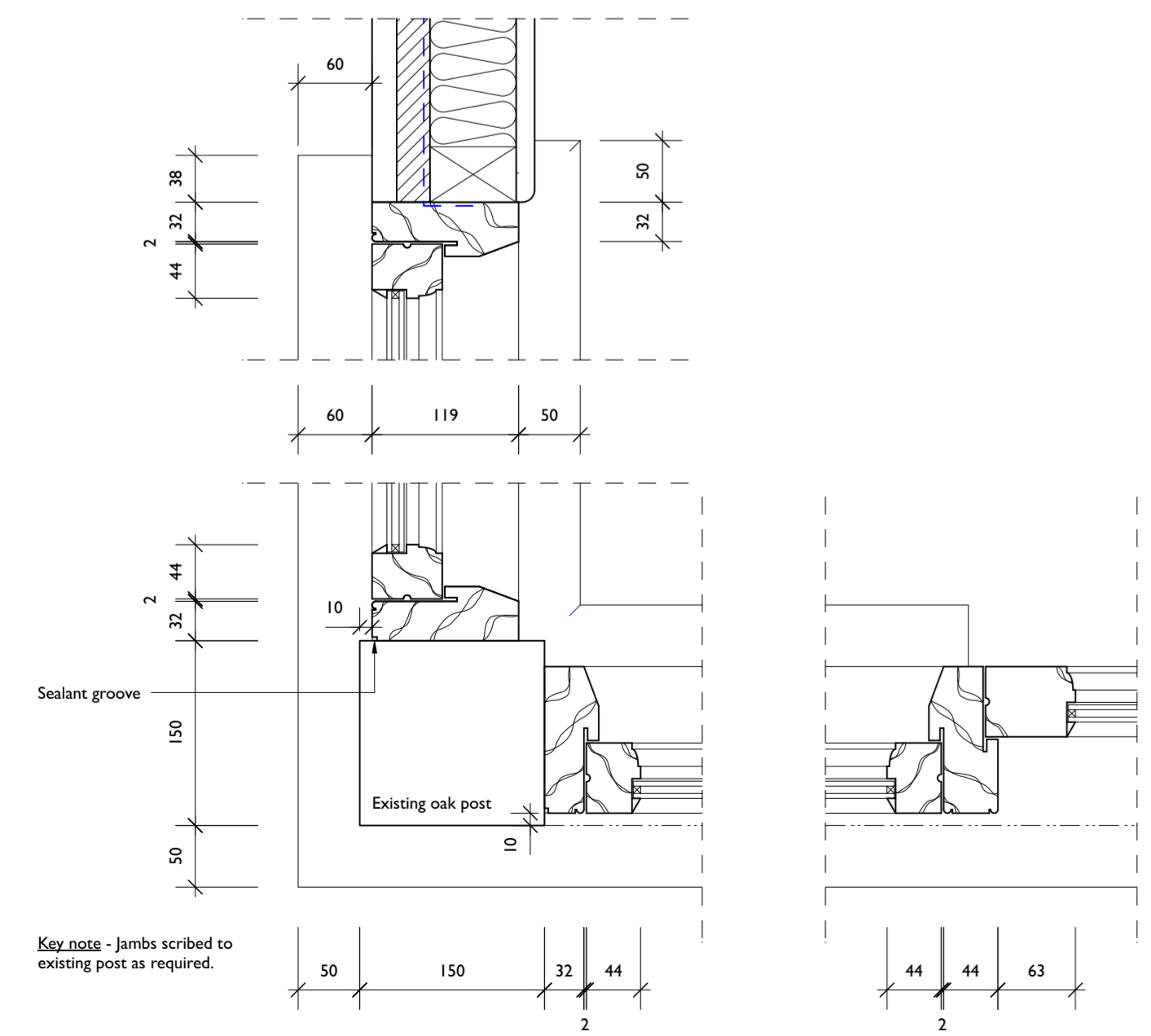
57mm Double Glazing Bar - 1:1



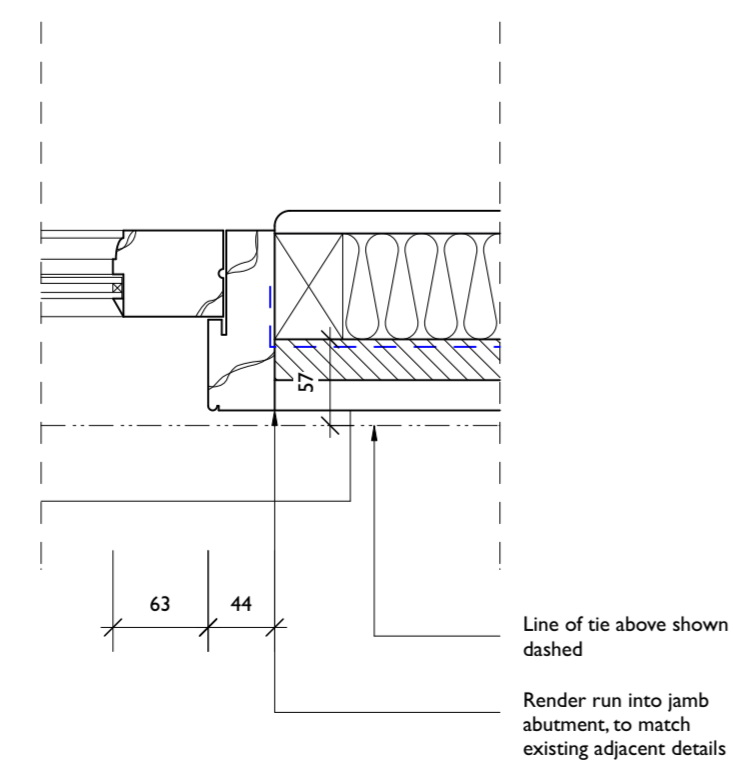
Lobby Joinery Vertical Section - 1:5



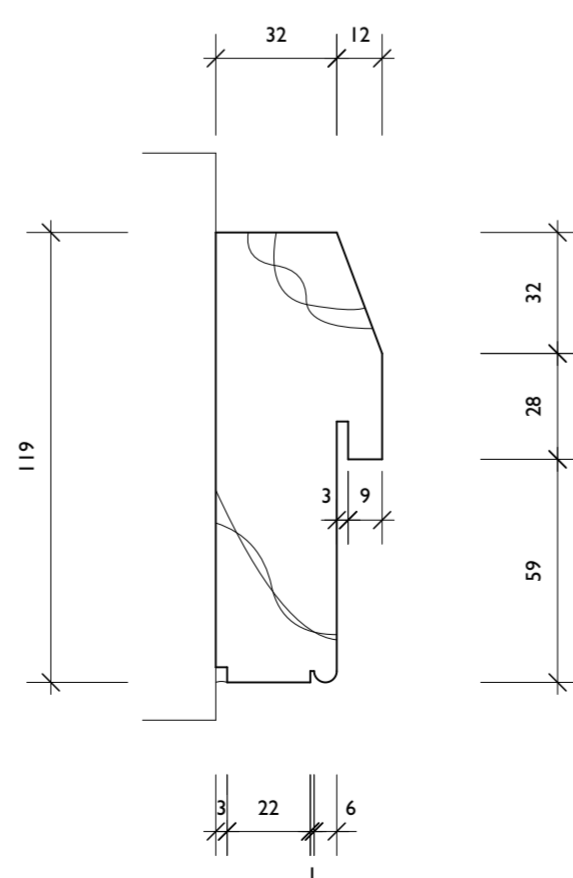
Lobby Joinery Vertical Section - 1:5



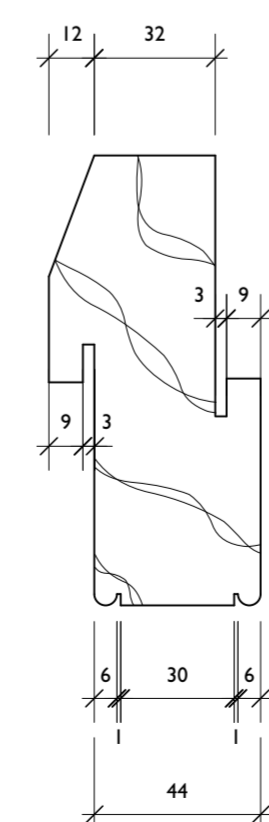
Lobby Joinery Horizontal Section - 1:5



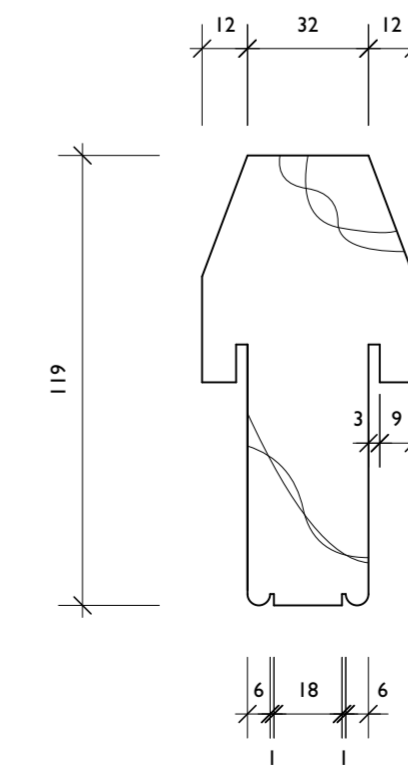
Jamb Detail - 1:2



Door Mullion Detail - 1:2



Window Mullion Detail - 1:2



General Joinery Notes
 Good quality hardwood to be used. e.g. Sapele or similar for painted joinery, to be approved.
Painted Joinery - Double glazing to be 4 - 6 - 4mm Slenderpane, with hard coat finish and with krypton filled cavity, black warm edge spacers (1.5 U-value). Glass to be toughened where required (any stamp/markings to be approved by Designer). To be installed fully in accordance with manufacturers instructions (esp. putty specification). No variance from specification permitted to ensure provision of 10 year warranty.
 Doors and adjacent sidelights/windows in critical locations within 1500mm of ground and floor level, and 300mm of doors and windows within 800mm of floor/ground to be safety glazed (toughened) to: BS EN 12150, BS EN 14179 and BS EN 14449.
 Final sizes of all openings to be verified upon setting out prior to construction. Vertical glass proportions to be maintained, consult Designer with any changes of size that may occur.
 Allow for Aquamac weatherseals or similar approved, grooves shown on joinery are indicative. Capillary grooves to be incorporated, any shown are indicative. Any additional details and samples to be agreed with Designer. At rebated openings, take special care to ensure continuity of weatherseal.
 Where architraves terminate on a cill/threshold, horns to cill/threshold to be 38mm past outer edge of architrave unless otherwise stated.
 Ironmongery recesses to be machined off site as required. Contractor to agree ironmongery with client prior to joinery fabrication.
 All external doors to have laminated stiles, lower, mid and top rails.
 Specification and storage considered with steps taken to minimise shrinkage and movement. Grain alignment to be considered to minimise the effect of shrinkage and movement.
 Joinery to be decorated off site, excluding top finishing coat with proprietary primer and basecoats. No spray finishes (except primer).
 Should joinery be stored on site prior to fixing, this to be done to minimise damage and deformation of timber.
 Tops and bottoms of doors to receive painted finish. Ironmongery to remain spot free upon completion. Slotted screws to all visible fixings.
Timber thresholds below painted doors to be unpainted and have Osmo clear UV protection oiled finish.

ROGER BALMER
DESIGN

FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB
 Telephone: 01206 299477 Email: enquiries@rogerbalmerdesign.co.uk

Client	Project	Drawing
Mr and Mrs Williams	Duncons Tan Office Mendlesham Green	Plan and Elevations as Proposed

Scale	Date	Del.	Drawing no.	Rev.
As noted at A1	October 2022	BOC	2322 - 04	

Contractors must verify all dimensions and information on site prior to commencement of work. Do not scale from drawing.
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