

Carlton Design General Notes

- This drawing must not be scaled
- This drawing is to be read in conjunction with all other project drawings.
- Current building regulations, N.H.B.C. & Housing Association specifications
- All details and drawings must be read in conjunction with **INSERT NAME HERE** specification.
- For SAP, Code FSH and Energy requirements - Please refer to SAP ASSESSOR documentation.
- CDP drawings to be read in conjunction with Structural Engineering drawings.

Carlton Design Health & Safety Information

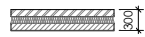
- Specific Site Risk:**
- All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mid floor.
 - Triangular restraint frames should be utilised in areas where free standing brick/blockwork is liable to collapse under high winds.
 - Increased risk of 2 storey fall when temporary boarding & joists are removed from both stairwell openings when lifting staircases.
 - First floor voidspace to be installed by specialist contractor. Joists to be checked for defects on a weekly basis and replaced where necessary.
 - All steel work/joints to be installed using appropriate handling equipment, using lifting cranes where necessary and in accordance with the safe system of working. Unloaded/unsupported steel to be propped and secured in accordance with engineers guidance.
- Note: The risks outlined above are in addition to the normal hazards and risks faced by a competent contractor, and are to be read in conjunction with the job specific risk assessment.

General Structural Information

- CDP drawings to be read in conjunction with Structural Engineering drawings.
- All steelwork to be finished with intumescent paint achieving 30min fire rating.
- All masonry either side steel roof frames should be tied to the steelwork using min 100mm long frame combs with a de-bonded sleeve (oncan p/b clamp or similar & approved).
- Kitchen layout indicative, refer to specialist designs.
- Separating wall to be taken to underside of roof covering and a non combustible Material.
- Windows to be set minimum 30mm into cavity.
- Cavity barriers to all Party Wall junctions.
- Flush threshold to front entrance (see standard construction details for construction method).
- WC door to be set back 250mm from the pan on side entrance W.Cs.
- Lift hatches to be 1/2 hour fire rated and insulated.
- Proprietary fire collar to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.
- RWF locations are indicative. Refer to engineering site layout for rainwater downpipe locations.
- In terrace situations refer to block foundation plans, for all external junctions.
- In terrace situations refer to block foundation plans for RWF positions and engineers drainage layout

Wall Legend

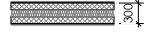
External Walls



300mm cavity wall:

- 100mm facing Brickwork
- 100mm fully filled cavity knurl Supafill 34
- 100mm Celcon High Strength 7.3N (strength as specified by structural engineer)
- 12.5mm Gyproc wallboard (8.0kg/m²) plasterboard by British Gypsum, or similar approved, on date with continuous sealing bands around perimeters and edges around apertures with skim finish.

Early Wall



- 200mm C/A thick cavity wall (to Robust Standard Details, wall type E-WA-30) comprising:
- 12.5mm wallboard (8.0kg/m²) plasterboard on 10mm plaster dabs with skim finish.
 - 100mm Celcon High Strength 7.3N
 - 100mm fully filled cavity, knurl Supafill 34
 - 100mm Celcon High Strength 7.3N
 - 12.5mm wallboard (8.0kg/m²) plasterboard on 10mm plaster dabs with skim finish.

Loadbearing Internal Wall

- 100mm thick Topblock Hemelite standard block or similar approved (strength as specified by structural engineer).
- Faced both sides with 12.5mm Gyproc wall board (8.0kg/m²) plasterboard on dabs with continuous sealing bands around perimeters and edges around apertures, with skim finish.

Non-Loadbearing Internal Wall

- 70mm metal 'C' studwork Faced both sides with: 12.5mm Gyproc wall board (8.0kg/m²) plasterboard with skim finish, or -Moisture resistant to Bathrooms.

Indicates 12.5mm WBF Ry reinforcement to partition wall for future future of handrails/cupboards etc.

Butters Walls

- Indicates 1mm OSB reinforcement to partition wall, on both sides fixed at 300mm centres internally and 150mm centres around perimeter. Walls to be securely fixed to floor at 150mm centres.

Fire Rated Stud walls

- Indicates extent of 30 minute fire resistant partition with deflection head detail in accordance with NHBC Guidance H28B9 10/14 & British Gypsum deflection head details or similar approved manufacturer. Deflection to be advised by Structural Engineer.

Finished Head Height Legend

1500MM	---
1800MM	---
2100MM	---
2400MM	---
ABOVE 2400MM	---

Blockwork Strengths

2 Storeys with PCC Plank Floors:

GF External wall inner skin	-10.4N/mm²
FF External wall inner skin	-7.3N/mm²
SF External wall inner skin	-3.6N/mm²

Structural Engineering Legend

- MU** Denotes external movement joint
- WP** Denotes location of Wind Post Ancon WP2 170x70x4 or equivalent
- Denotes span of PCC plank/roof by specialist design

CDM/DRA



NOTABLE CRITICAL RATED HAZARD/RISK



NOTABLE HIGH RATED HAZARD/RISK

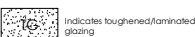


NOTABLE MODERATE RATED HAZARD/RISK

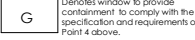
Refer to CDP site specific Architectural Designers Risk Assessment (ADRA) for further information.

Carlton Design Window & Door Notes

- All external windows & doors to be in accordance with AD Part Q.
- External door and window dimensions shown are structural opening sizes.
- Fire escape windows: Provide min 450 mm (clear) opening light (min 0.33m² clear area) to provide fire escape to windows as shown. Flying mullion to be provided if required.
- Windows opening below 800mm first floor & above: Windows opening between 600-800mm of fit should have two horizontal bars to act as guarding. Windows opening between 811-600mm must have a horizontal bar & non climbable vertical balustrading. All guarding & balustrading must resist horizontal forces given in BS 6399.
- ADVs to be provided with self cleaning glazing.



Indicates toughened/laminated glazing



IMPORTANT NOTE: Bottom of opening casement to be positioned a minimum 805mm above internal window cill to ensure window casement does not clash with internal guarding, if provided.

DOOR CONFIGURATION LEGEND

- FD30 Denotes 30 minute Fire Door
+S Denotes Smoke Seal
KLS Denotes Self Close
SC Denotes service cupboard door within communal areas to be kept Locked Shut

Security - AD Q

- Doors, a doorsel allowing access into the dwelling will include garage doorsel where access is available into the dwelling, either the garage doorsel or interconnecting doorsel. Secure doorsels are required to satisfy PAS 24:2012 or by following the guidance in AD Q Appendix 8 regarding materials, dimensions, locks, hinges and letter plates.

Windows: ground floor, basement and other easily accessible windows/rooftops should be secure windows.

Easily accessible windows are defined as a window with a part within 2m of an accessible surface or a window within 2m of a flat or sloping roof that is within 3m from ground level. A secure window is required to satisfy PAS 24:2012 or by following the guidance contained in the publication secured by design's new homes 2014

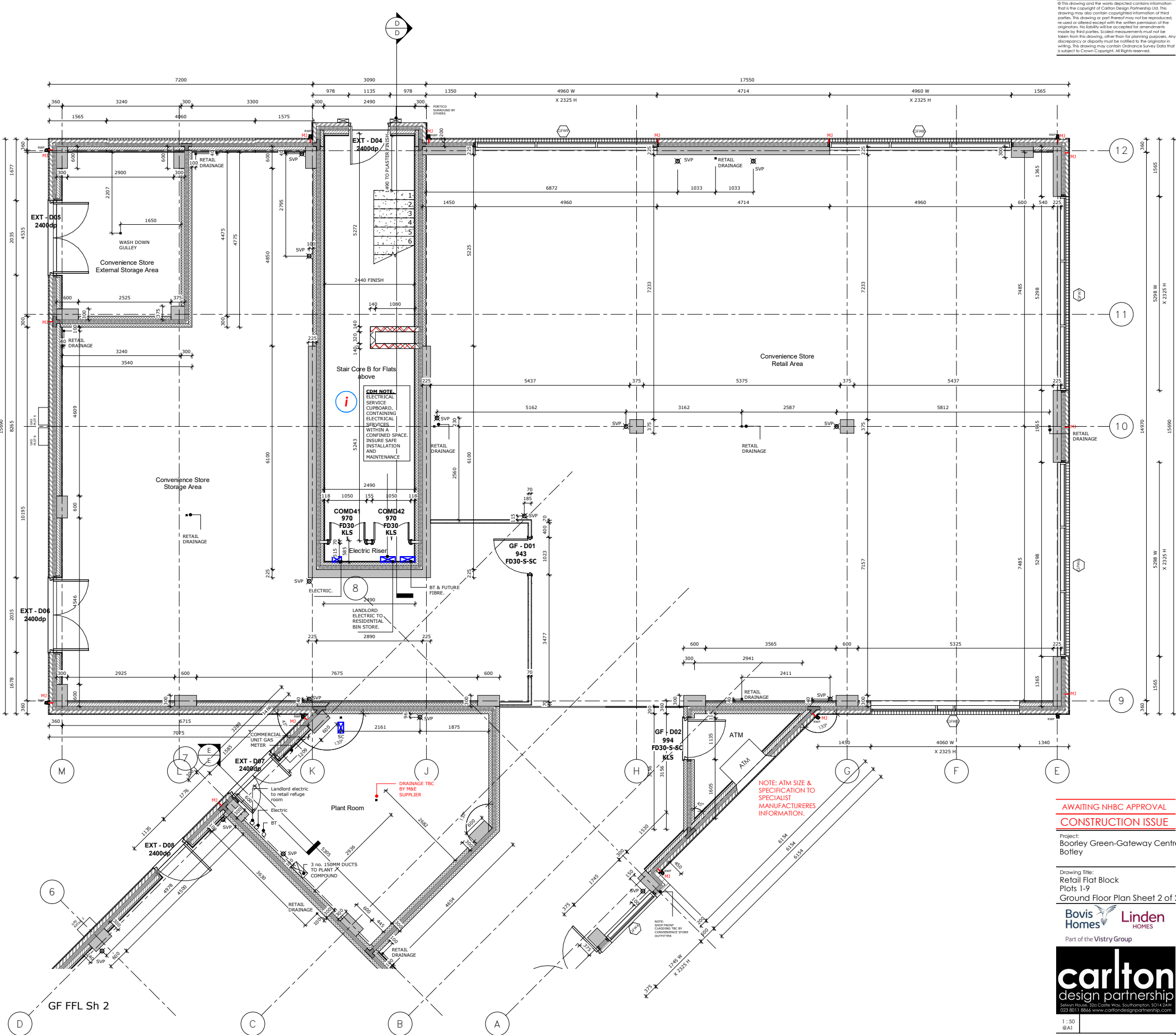
For both doors and windows, frames are required to

Steelwork

- Refer to working drawing layouts for steel specifications and locations.
- All steelwork to be finished with intumescent paint achieving 30min fire rating.
- All steel frames to be insulated/piped, tied to adjacent blockwork and baseplate fully grouted prior to the installation of the precast floor slabs over.
- To comply with the precast floor suppliers installation method statement site are to ensure that all steelwork is temporarily secured to supporting blockwork prior to installation of floor slabs over. All steelwork to be fabricated to execution class EXC2.
- When steelwork is built into a Compartment/ Party Wall, ensure all voids/ends of steelwork are fire stopped to ensure minimum 60 minute fire integrity is not compromised.

Steelwork schedule

- A 200x100x10 RHS with 8mm bottom plate & 6mm stiffeners at 600mm centres
- B 400x250 Plate with 3No. M16 resin bolts
- C Angle bolted to column/wall to support inner leaf. External leaf requires an independent linel.



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**AWAITING NHBC APPROVAL
CONSTRUCTION ISSUE**

Project:
Borley Green-Gateway Centre
Botley

Drawing Title:
Retail Flat Block
Plots 1-9
Ground Floor Plan Sheet 2 of 2

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