

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 **INSET NAME HERE** specification.
- For SAP, Code F9H and Energy requirements - Please refer to SAP A235308 documentation.
- CDP drawings to be read in conjunction with Structural Engineer engineering drawings.

Carlton Design Health & Safety Information

Specific Site Risks:

- 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 & jibs are removed from both stairwell openings when fitting staircases.
 - First floor wideopen to be installed by specialist contractor. Blocks to be checked for defects on a weekly basis and replaced where necessary.
 - All steel work/frames to be installed using appropriate handling equipment, using lifting cranes where necessary and in accordance with the safe system of working. Unloaded/unsupported steels 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.

CDM/DRA

FD30 Denotes 30 minute Fire Door

+S Denotes Smoke Seal

+SC Denotes service cupboard doors within communal areas to be 'Keep Locked Shut'

KLS Denotes Self Closer

Denotes window to provide containment to comply with the specification and requirements of Part 4 above.

Indicates toughened/laminated glazing

IMPORTANT NOTE: Bottom of opening casement to be positioned a minimum 80mm above internal window sill to ensure window casement does not catch with internal glazing, if provided.

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

Easily accessible windows are defined as a window with a point within 2m of a flat or sloping roof that is within 3.5m from ground level. A secure window is required to satisfy PAS 24:2012 or by following the guidance contained in the publication secured by designs new homes 2014.

For both doors and windows, frames are required to be mechanically fixed to the structure.

Security - AD Q

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

Elevation Notes

- Refer to CDP & Developer's construction details for elevational detailing & threshold details.
- Window, external doors & CDP canopy styles may vary. Refer to plot schedules.
- RWP positions may vary, refer to block foundation plans.
- Refer to External Materials Schedule for material allocation and specification.
- Provide lead flashing, cavity tray & soakers, shipped as applicable, at all wall/roof or canopy abutments, & underside of eaves to vertical tile hanging.
- ADVs to be provided with self cleaning glazing.

Movement Joints

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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 openings between 600-800mm of fit should have two horizontal bars to act as guarding. - Windows opening between 800-1000mm 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.

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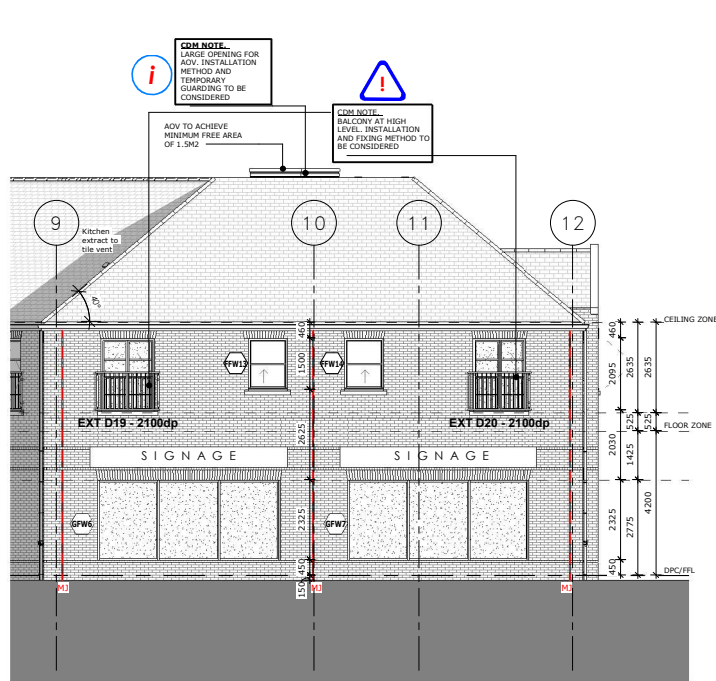
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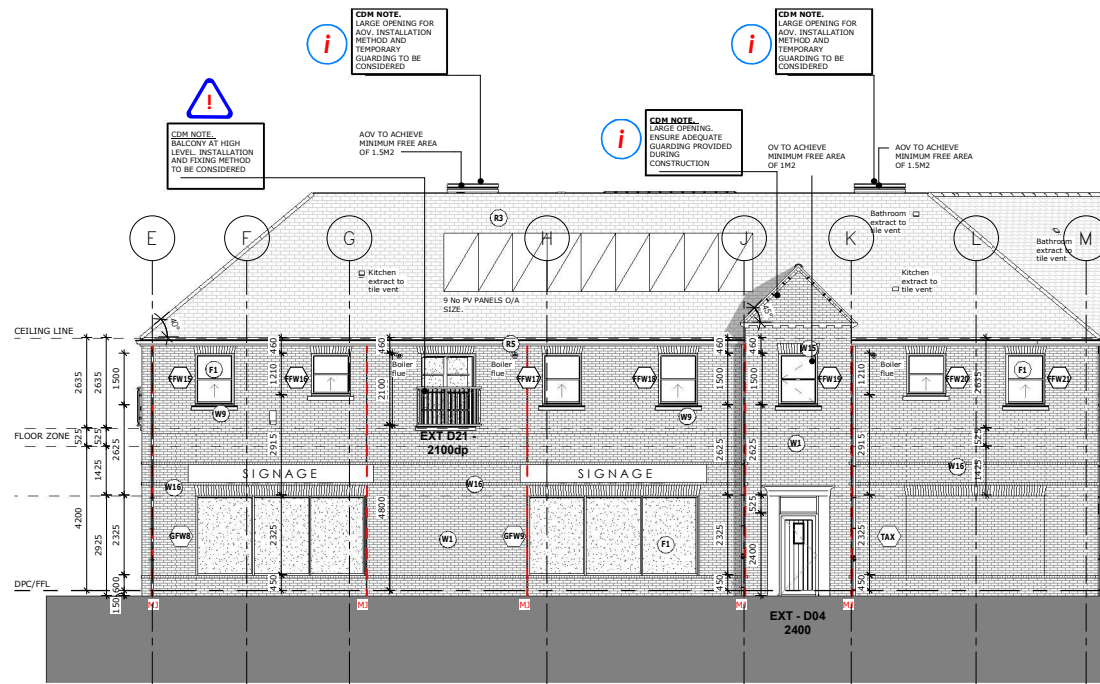
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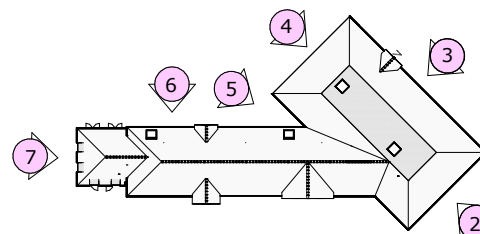
North West Elevation



West Elevation



South Elevation



Key Plan 1

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AWAITING NHBC APPROVAL
CONSTRUCTION ISSUE

Project:
Borley Green-Gateway Centre
Borley

Drawing Title:
Retail Flat Block
Plots 1-9
Elevations Sheet 1 of 2

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Homes
Linden
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As indicated (B/A)

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