

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 **HBSV NAME HERE** specification.
- For SAP, Code F&E and Energy requirements - Please refer to SAP ASSS/CDP documentation.
- CDP drawings to be read in conjunction with Structural Engineer engineering drawings.

Carlton Design Health & Safety Information

Specific Site Risks

- All brick/blackwork 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/blackwork is liable to collapse under high winds.
- Increased risk of 2 storey fall when temporary boarding & jacks are removed from both stairwell openings when filling staircases.
- Flat floor wide-span to be installed by specialist contractor, bricks 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 steels to be propped and secured in accordance with engineers guidance.
- 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

- 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.

Elevation Notes

- Refer to CDP & Developes construction details for elevation drawing & threshold details.
- Window, external doors & GRP 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, stepped as applicable, at all wall/roof or canopy abutments, & underside of eaves to vertical tile hanging.
- AOVs to be provided with self cleaning glazing.

Movement Joints



Denotes RWP Behind RWP

Denotes in External Skin

Elevation Legend

- RWP Rain water pipe
- DPC Damp proof course
- FFL Finished floor level
- EGL External ground level
- A/B At Brick
- BF Boiler Flue
- SVP Soil Vent pipe outlet
- EMU External movement joint

Materials Key

Note: Refer to **CUINT** site materials schedule for plot specific scheduling.

WALLS

- W1 Brick facing (Type A2)
- W2 Brick facing (Type A4)
- W3 Brick facing (Type C3)
- W4 Plain vertical tile hanging
- W5 Horizontal Weatherboarding
- W6 Brick pith
- W7 225mm Brick Soldier course
- W8 225mm Splayed Brick Linet
- W9 PC Concrete cills
- W10 150mm high Flush soldier to (below window cill)
- W11 150mm high brick stretcher band course projecting 10mm
- W12 Dummy/Tie Window
- W13 Juliette balcony
- W14 Balcony
- W15 300mm Splayed Brick Header
- W16 75mm high brick stretcher band course projecting 10mm

ROOF/EAVES/VERGES/SOFFITS/RAINWATER

- GOODS
- R1 Roof Finish Type 1.C. (Tiled)
- R2 Roof Finish Type 1.D. (Tiled)
- R3 Roof Finish Type 1.E. (Slate)
- R4 GRP dummy chimney to match external wall finish
- R5 Projecting boxed eaves and soffit: Colour - White
- R6 RW downpipes and gutters. Colour - TBC
- R7 GRP lean-to roof (over bay window)

WINDOWS

- F1 UPVC Windows. Colour - TBC
- F2 Velux roof light. Colour - TBC

PORCHES

- D1 GRP Lean-to porch canopy
- D2 GRP Flat Porch canopy
- D3 GRP Duo pitch canopy

Cavity Fire Barriers to Timber Cladding

- Location of fire barriers for compliance with Building Regulations Part B.
- For full details refer to Vistry typical details for weather boarding & tile hanging.
1. Indicates provision of Envirograf product SS C/300/60 fire barrier. Located to:
- Top & bottom of windows & doors.
 - Surrounding small openings i.e. extracts & meters.
 - Bottom of tile / weather boarding.
 - At centre of party floor.

ECOLOGY KEY

- 1SP Schwegler sparrow terrace, at a min of 2m from g.l.
- 1FR Schwegler bat tube, at a height of between 3m & 5m from g.l.

REFER TO HBSV PV INDICATIVE SITE LAYOUT VIS-800-1A FOR FURTHER INFORMATION.

Carlton Design Window & Door Notes

- All external windows & doors to be in accordance with AD Part G.**
- External door and window dimensions shown are structural opening sizes.
- External windows:** Provide min 450 mm (clear) opening light (min 0.33M² clear area) to provide fire escape to windows or 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 18 - 40mm must have a horizontal bar & non climbable vertical bolstrading.
 - All guarding & bolstrading must resist horizontal forces given in BS 6399.
 - AOVs to be provided with self cleaning glazing.



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

IMPORTANT NOTE: Bottom of opening casement to be positioned a minimum 800mm 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
- +SC Denotes Self Closer
- KLS Denotes service cupboard doors within communal areas to be kept Locked Shut

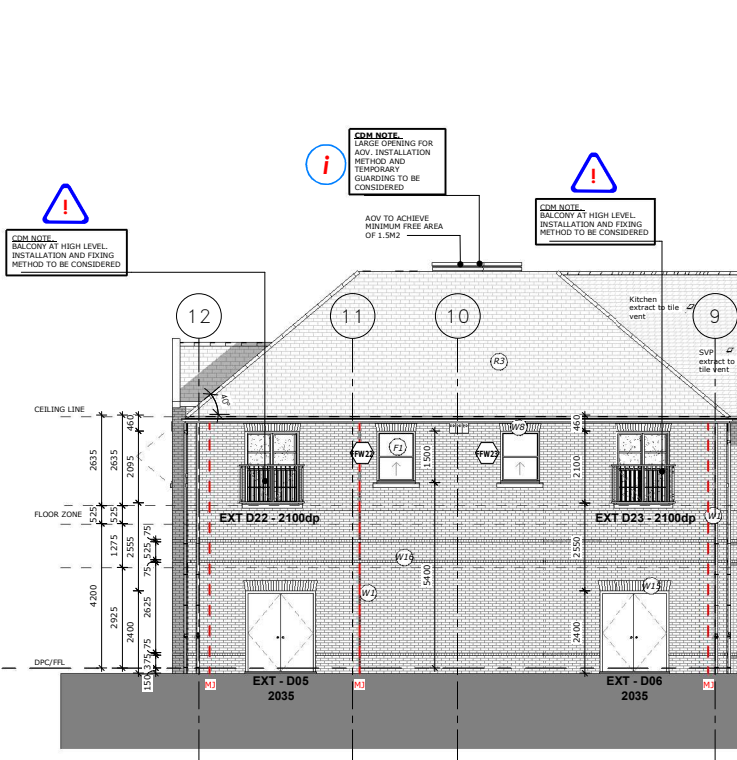
Security - AD G

Doors a doorset allowing access into the dwelling will include garage doorsets where access is available into the dwelling, either the garage doorset or interconnecting Doorset. Secure doorsets are required to satisfy PAS 24:2012 or following the guidance in AD G Appendix B regarding materials, dimensions, locks, hinges and other plates.

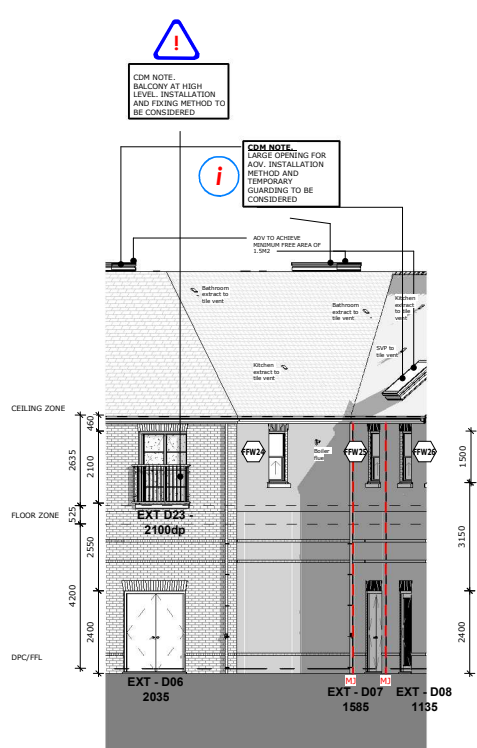
Windows: ground floor, basement and other easily accessible windows/rooftops should be secure windows.

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 3.5m from ground level. A secure window is required to satisfy PAS 24: 2012 or following the guidance contained in the publication secured by designs new 2014.

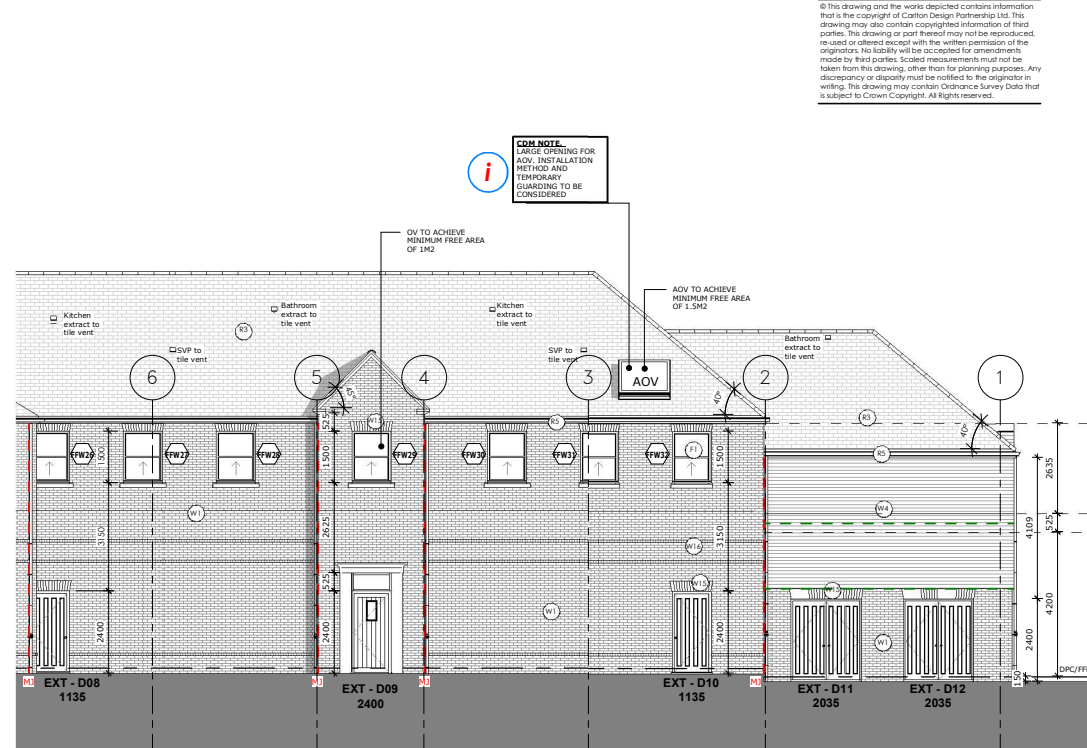
For both doors and windows, frames are required to be mechanically fixed to the structure.



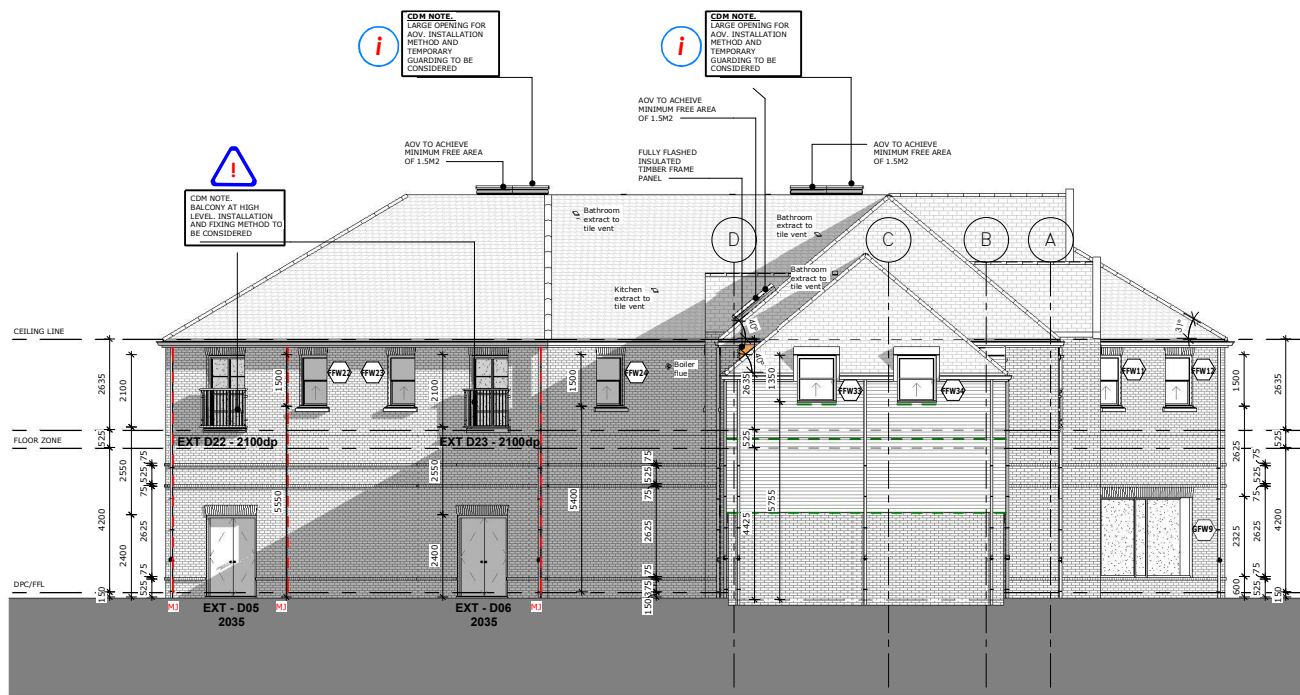
East Elevation



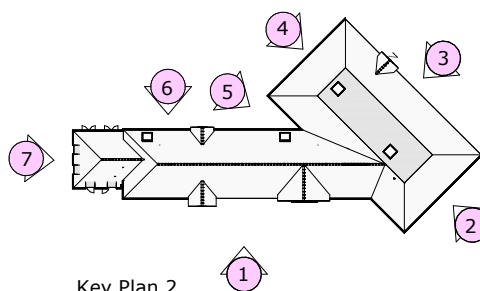
North East Elevation 1



North East Elevation 2



North Elevation



Key Plan 2

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- CDM NOTE:** HIGH LEVEL WINDOWS TO BE DESIGNED TO FACILITATE SAFE CLEANING.
- CDM NOTE:** ENSURE ROBUST MATERIALS & MAINTENANCE - FREE DESIGN TO VERGES & PARAPETS. SPECIFICATION & INSTALLATION TO BE ADVISED BY SPECIALIST.
- CDM NOTE:** SUFFICIENT WORK SPACE ON GROUND LEVEL FOR HIGH LEVEL MAINTENANCE ACCESS UNRESOLVED.

AWAITING NHBC APPROVAL CONSTRUCTION ISSUE

Project: Boreley Green-Gateway Centre Boreley

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

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Indicated (B/A)

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