

## 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 FSH and Energy requirements - Please refer to SAP A235308 documentation.
- CDP drawings to be read in conjunction with Structural 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 & girds are removed from both stairwell openings when lifting 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/trusses 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.
- 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 clamps with a bonded sleeve (screw type clamp or similar as approved).
- Kitchen layout indicative, refer to specialist designs.
- Separating wall to be taken in conjunction with roof covering and a non combustible material.
- Windows to be set minimum 30mm into cavity.
- Cavity barriers to all Party Wall junctions.
- Push threshold to front entrance (see standard construction details for construction method).
- WC door to be set back 250mm from the pan on side entrance WCs.
- Loft hatches to be 1/2 hour fire rated and insulated.
- Proprietary fire collars to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.
- RWP 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 RWP positions and engineers drainage layout.

### Wall Legend

#### External Walls



#### 300mm cavity wall:

- 105mm facing Brickwork
- 100mm fully filled cavity kno4f Supadfl 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 dabs with continuous sealing bands around perimeters and edges around openings with skim finish.

#### Party Wall



- 300mm G/A thick cavity wall to Robust Standard Details, wall type F-WA/301 complying:
- 12.5mm wallboard (8.0kg/m²) plasterboard on 10mm plaster dabs with skim finish.
  - 105mm Celcon High Strength 7.3N
  - 100mm fully filled cavity, kno4f Supadfl 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 openings, 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.
  - Moisture resistant to Bathrooms.

#### Partitions

- Indicates 12.5mm WBP Ry reinforcement to partition wall for future future of handrail/cupboards etc.

#### Butress 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 H2829/10/16 & 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 Storey with PCC Plank Floor:

- |                             |            |
|-----------------------------|------------|
| CF 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

- MJ Denotes external movement joint

- WP Denotes location of Wind Post Ancor WP2 170x104 or equivalent

- Denotes span of PCC plank/inner part/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.
- Fix secure 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 between 400-800mm of fill should have two horizontal bars to act as guarding.
- Window opening between 111-400mm must have a horizontal bar & non climbable vertical balustrading. All guarding & balustrading must resist horizontal forces given in BS 6399.
- AOVs to be provided with self cleaning glazing.

Indicates toughened/laminated 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 80mm above internal window sill to ensure window glazing does not clash with internal glazing, 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 'Keep Locked Shut'

### Security - AD Q

- Doors, a doorset allowing access into the dwelling will include garage doors where access is available into the dwelling, either the garage doorset or interconnecting doorset. Secure doorsets are required to satisfy PAS 24:2012 or by following the guidance contained in the publication secured by design new homes 2014.

For both doors and windows, frames are required to be secure.

### 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 lined/levelled/pumped, tied to adjacent blockwork and baseplates fully grouted prior to the installation of the precast floor planks over.
- To comply with the precast floor suppliers installation method statement site are to ensure that all steelwork is temporarily secured to supporting block/brickwork prior to installation of floor planks over. All steelwork to be fastened to detection class EXC2.
- When steelwork is built into a Compartmental 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

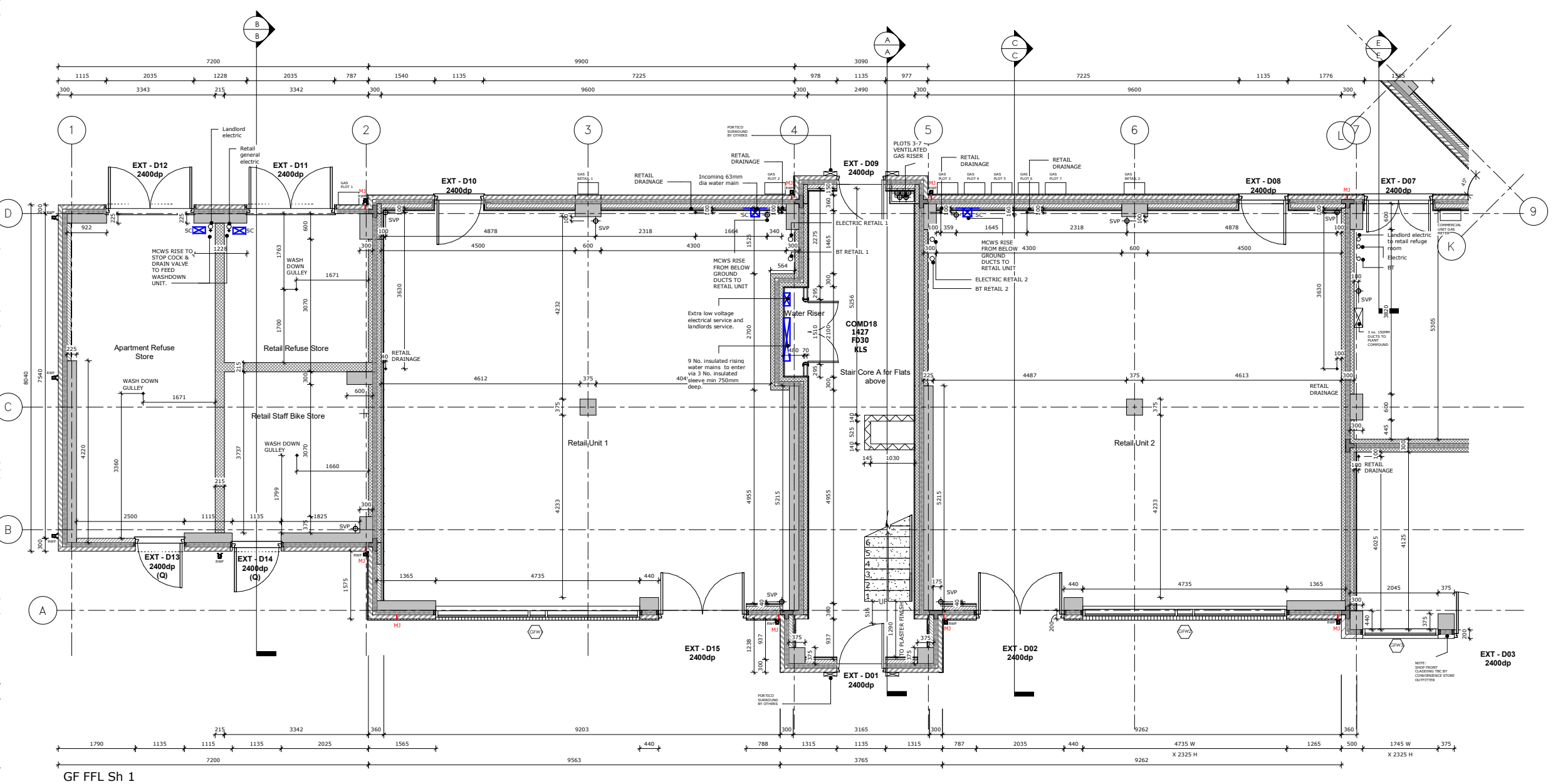
- B 400x250 Plate with 3No. M16 resin bolts

- C Angle bolted to column/wall to support inner leaf. External Leaf requires an independent intel.

### M&E Legend

- AECV Additional Emergency Control Valve for incoming gas mounted at 450mm AFFL (mounted at 1450mm AFFL when in cupboard).

- SC Main water stop cock (mounted between 450mm & 1450mm AFFL when in cupboard).



GF FFL Sh 1

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## AWAITING NHBC APPROVAL CONSTRUCTION ISSUE

Project:  
Borley Green-Gateway Centre  
Borley

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

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