

Carlton Design General Notes

- This drawing must not be scaled.
- The drawing is to be read in conjunction with all other project drawings.
- Current building regulations, N.H.S.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 ASSESSOR 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 & joists 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/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 proposed and secured in accordance with engineering 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.

General Structural Information

- CDP drawings to be read in conjunction with Structural Engineer 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 cramps with a de-bonded sleeve (joncon p/b cramp 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 WCL.
- Loft hatches to be 1/2 hour fire rated and insulated.
- Proprietary fire colors 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:

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

Party Wall

300mm C/A thick cavity walls to robust Standard Details, wall type E-W-W-30) comprising:

- 12.5mm wallboard (8kg/m²) plasterboard on 10mm plaster dots with skim finish.
- 100mm Celcon High Strength 7.3N
- 100mm fully filled cavity, Knofu Support 34
- 100mm Celcon High Strength 7.3N
- 12.5mm wallboard (8kg/m²) plasterboard on 10mm plaster dots 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 date 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.

Buttress Walls

Indicates 11mm C18 reinforcement to partition wall for future future of handrail/cupboard etc.

Fire Rated Studwork

Indicates extent of 30 minute fire resistant partition with deflection head detail in accordance with NHBC Guidance H62889 107/14 & British Gyproc 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 Floor:

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

Denotes external movement joint

Denotes location of Wind Post Ancon W/P 170x70x4 or equivalent

Denotes span of PCC plank/timber postroof by specialist design.

CDM/DRA

- NOTABLE CRITICAL RATED HAZARD/RISK
- NOTABLE HIGH RATED HAZARD/RISK
- NOTABLE MODERATE RATED HAZARD/RISK

Carlton Design Window & Door Notes

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

1. All external windows & doors to be in accordance with AD Part G.

- External door and window dimensions shown are structural opening sizes.
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- Windows opening between 600-800mm of ft should have two horizontal bars to act as guarding.
- Windows opening between 800-1000mm must have a horizontal bar & non climbable vertical baulkhead. - All guarding & baulkhead must resist horizontal forces given in BS 4399.
- ADO's 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 casement does not clash with internal guarding, if provided.

DOOR CONFIGURATION LEGEND

FD30 Denotes 30 minute Fire Door

+S Denotes Smoke Seal

+C Denotes Self Closer

KLS Denotes service cupboard door within communal areas to be Kept Locked Shut

Security - AD Q

Doors a doorset following 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 by following the guidance contained in the publication secured by designs new homes 2014.

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

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 by following the guidance contained in the publication secured by designs new homes 2014.

Steelwork

1. Refer to working drawing layouts for steel specifications and locations.

2. All steelwork to be finished with intumescent paint achieving 30min fire rating.

3. All steel frames to be lined/revealed/plumbed, tied to adjacent blockwork and baseplates fully grouted prior to the installation of the precast floor planks over.

4. To comply with the precast floor supplies 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 fabricated to execution class EXC2.

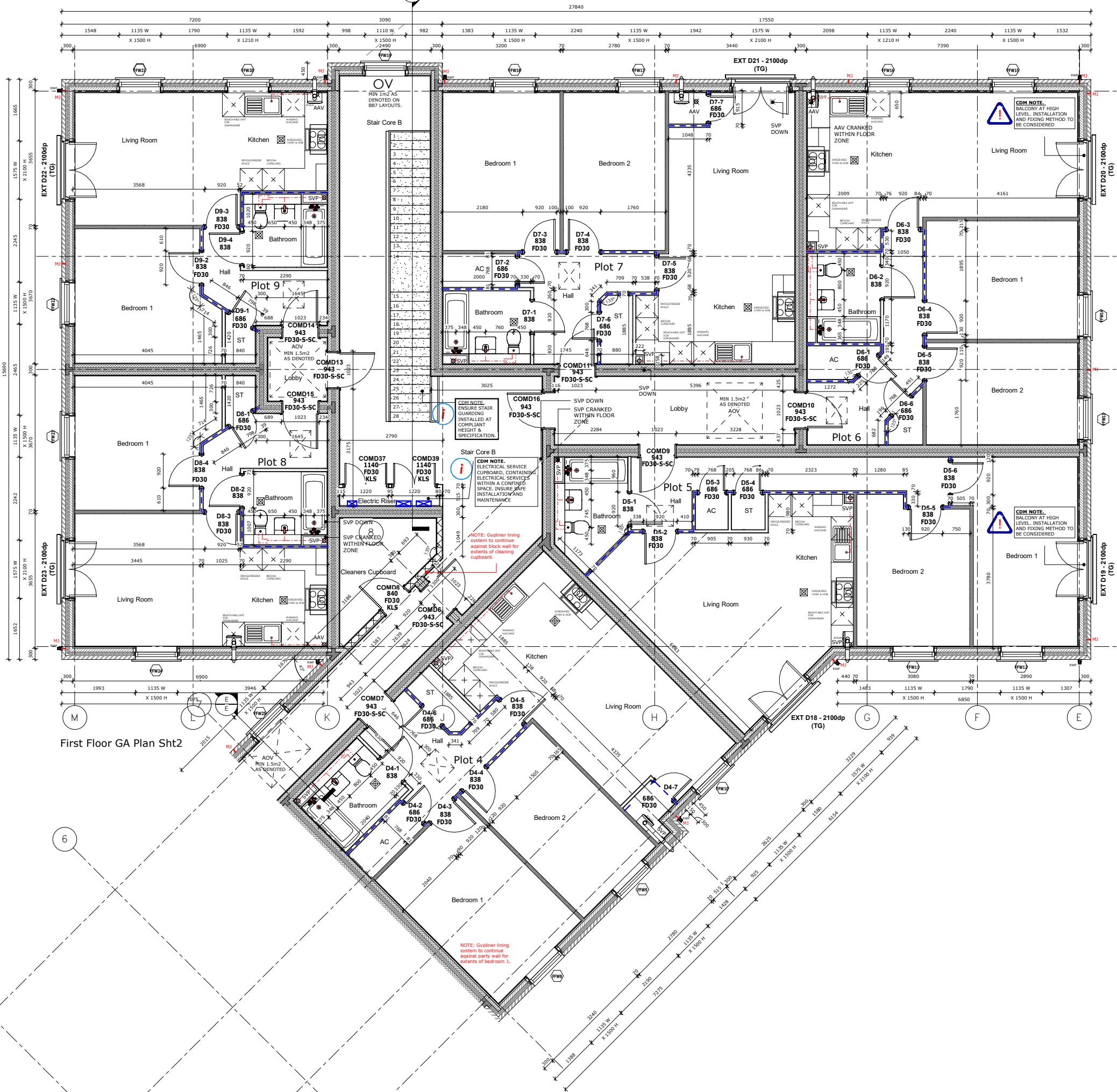
5. When steelwork is built into a Compartment/ Party Wall, ensure all welds/joints of steelwork are fire stopped to ensure minimum 60 minute fire integrity is not compromised.

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 frame.



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AWAITING NHBC APPROVAL CONSTRUCTION ISSUE

Project:
Borley Green-Gateway Centre
Borley

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

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