Carlton Design General Notes

1. This drawing must not be scaled
2. This drawing is to be read in conjunction with all other project drawings.
3. Current building regulations, N.H.B.C. & Housing Association specifications.
4. All details and drawings must be read in conjunction with **Vistry Homes** specification.
5. For SAP, Code FSH and Energy requirements - Please refer to SAP ASSESSOR documentation.
6. CDP drawings to be read in conjunction with Structural Engineer engineering drawings.

Carlton Design Health & Safety Information

Specific Site Risks:
1. All brick/blockwork to be constructed from a stable platform utilising a suitable scaffold or supported mid floor.
2. Triangular restraint frames should be utilised in areas where free standing brick/blockwork is liable to collapse under high winds.
3. Increased risk of 2 storey fall when temporary boarding & cleats are removed from both stairwell openings when fitting staircases.
4. First floor widespan to be installed by specialist contractor, blocks to be checked for defects on a weekly bass and replaced where necessary.
5. All steel work/trusses to be installed using appropriate handing 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.

General Structural Information

1. CDP drawings to be read in conjunction with Structural Engineer engineering drawings.
2. All steelwork to be finished with intumescent paint achieving 30min fire rating.
3. All masonry either side steel roof frames should be tied to the steelwork using min 100mm long frame cramps with a dis-bonded sleeve (ancon ppb cramp or similar & approved).
4. Kitchen layout indicative, refer to specialist designs.
5. Separating wall to be taken to underside of roof covering and a non combustible Material.
6. Windows to be set minimum 30mm into cavity.
7. Cavity barriers to all Party Wall junctions.
8. Flush threshold to front entrance (see standard construction details for construction method).
9. WC door to be set back 250mm from the pan on side entrance WCs.
10. Loft hatches to be 1/2 hour fire rated and insulated.
11. Proprietary fire collars to be provided to all pipes passing through compartment floors providing 1 hour fire resistance.
12. RWP locations are indicative, Refer to engineering site layout for rainwater downpipe locations.
13. In terrace situations refer to block foundation plans, for all external junctions.
14. In terrace situations refer to block foundation plans for RWP positions and engineers drainage layout

Wall Legend

- 100mm wide, 3.6N, 600kg/m²@ 0.15W/mK
- 100mm wide, 7.3N, 730kg/m²@ 0.18W/mK
- 100mm wide, 10.4N, To achieve 0.25W/mK overall external wall
- 140mm wide, 10.4N, To achieve 0.25W/mK overall external wall

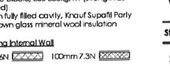
External Walk 0.25W/mK

300/340mm O/A Brick faced cavity wall:
- 103mm facing Brickwork
- 100mm fully filled cavity Knauf Supafil 34
- 100/140mm lightweight aerated (600/730kg/m³) blockwork (strength as denoted)
- 12.5mm Gyproc wallboard (min. 8.0kg/m²) (refer to construction specification for type) plasterboard by British Gypsum, or similar approved, on dabs with continuous sealing bands around perimeters and edges around apertures with skim finish.
- OR 2 x12.5mm Gyproc dense wallboard plasterboard by British Gypsum on 35mm metal channel, or similar approved, on dabs with continuous sealing bands around perimeters and edges around apertures with skim finish.

Tile Hanging/Weather Boarding

Inner leaf as denoted on working drawing. External leaf 3.6N Standard Block as Vistry Details.
- GROUP-VIS-S-SI-D2-A-FC-0445_TYPICAL DETAILS FOR WEATHERBOARDING (SHT 3 OF 3) 03.
- GROUP-VIS-S-SI-D2-A-FC-0447_TYPICAL DETAILS FOR TILE HANGING (SHT 3 OF 3) 02

Party Wall



300mm O/A thick cavity walls (to Robust Standard Details type E-WM-30) comprising:
- 12.5mm wallboard (8kg/m²) plasterboard on 10mm plaster dabs with skim finish to both sides.
- Aircrete blocks, 600-800kg/m³ (strength as denoted)
- 100mm fully filled cavity, Knauf Supafil Party Wall blown glass mineral wool insulation

Loadbearing Internal Wall

100mm 3.6N 100mm 7.3N

100mm thick Toplock Hemelite standard block or similar approved (strength as denoted). 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 25mm ISOVER Acoustic Partition Roll (APR1200) in accordance with BR AD Part E

Indicates 12.5mm WBP Ply reinforcement to partition wall for future fixture of handrails/cupboards etc.

Buttress Walls

Indicates 75mm timber studwork, faced with 11mm plywood to each side, 1 no. 12.5mm Gyproc wall board to each side of partition and with skim finish.

Fire Rated Stud walls

Indicates extent of 30 minute fire resistant partition with deflection head detail in accordance with NHBC Guidance HBB09 10/16 & British Gypsum deflection head details or similar approved manufacture. Deflection to be advised by Structural Engineer.

RC columns/shear walls

Indicates RC column/shear wall by Structural Engineer

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

1. **All external windows & doors to be in accordance with AD Part Q.**
2. External door and window dimensions shown are structural opening sizes.
3. 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.
4. Windows opening below 800mm, fall floor & above:
- Windows openings between 600-800mm cill ffl should have two horizontal bars to act as guarding.
- Windows openings between ffl - 600mm must have a horizontal bar & non climbable vertical balustrading. - All guarding & balustrading must resist horizontal forces given in BS 6399.
5. AOVs to be provided with self cleaning glazing.

Indicates toughened/laminated glazing

G — Denotes window to provide containment to comply with the specification and requirements of Point 4 above.

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
+SC	Denotes Self Closer
KLS	Denotes service cupboard doors within communal areas to be 'Kept Locked Shut'

Security - AD Q

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 by following the guidance in AD Q Appendix B regarding materials, dimensions, locks, hinges and letter plates.

Windows: ground floor, basement and other easily accessible windows/rooflights 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 design new homes 2014.

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

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/levelled/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 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 fabricated to execution class EXC2.
5. 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 Column Schedule

C1	UC203x203x46mm
C2	UC254x254x73mm
C3	UC254x254x89mm
C4	UC203x203x52mm
C5	SHS100x100x6.3mm

Steelwork Schedule

* Dropped steels above openings, refer to Eningser's layouts

Spandrel Panels

Denotes spandrel panel by specialist.

Gable Spandrel Panels:
To start at underside of truss / top of wallplate

Party Wall Panels:
To start 395mm above underside of truss (2 full block courses from underside of wallplate)

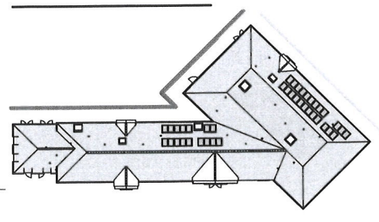
Note:
Party wall spandrels NOT to be provided to stepped plots, adopt full masonry party wall as per Vistry standard detail.

Acoustic Requirements

Location of enhanced acoustic zone requirements. To be read in conjunction with 24Acoustic and Red Twin Acoustic reports

Zone A

Zone B



Structural Engineering Legend

M2 — Denotes external movement joint

WP — Denotes location of SHS80x80x5.0mm Wind Post

Denotes span of PCC plank/timber joist/roof by specialist design.

Finished Head Height Legend

1500MM
1800MM
2100MM
2400MM
ABOVE 2400MM

Blockwork Strengths

2 Storey with PCC Plank Floors:

GF External wall inner skin - 10.6N/MM²
FF External wall inner skin - 7.3N/MM²

NOTE: Curtain battens and restrictors to be provided to all first floor windows & patio doors

Concrete Padstones Legend

PS1 -	440mm LONG x 215mm DEEP x 100mm WIDE
PS2 -	440mm LONG x 215mm DEEP x 140mm WIDE
PS3 -	660mm LONG x 215mm DEEP x 140mm WIDE
PS4 -	330/330mm LONG x 215mm DEEP x 100mm WIDE SPLAYED
PS5 -	440/440mm LONG x 215mm DEEP x 100mm WIDE L SHAPED
PS6 -	660mm LONG x 215mm DEEP x 100mm WIDE
PS7 -	330/330mm LONG x 215mm DEEP x 140mm WIDE L SHAPED
PS8 -	660mm LONG x 330mm DEEP x 100mm WIDE

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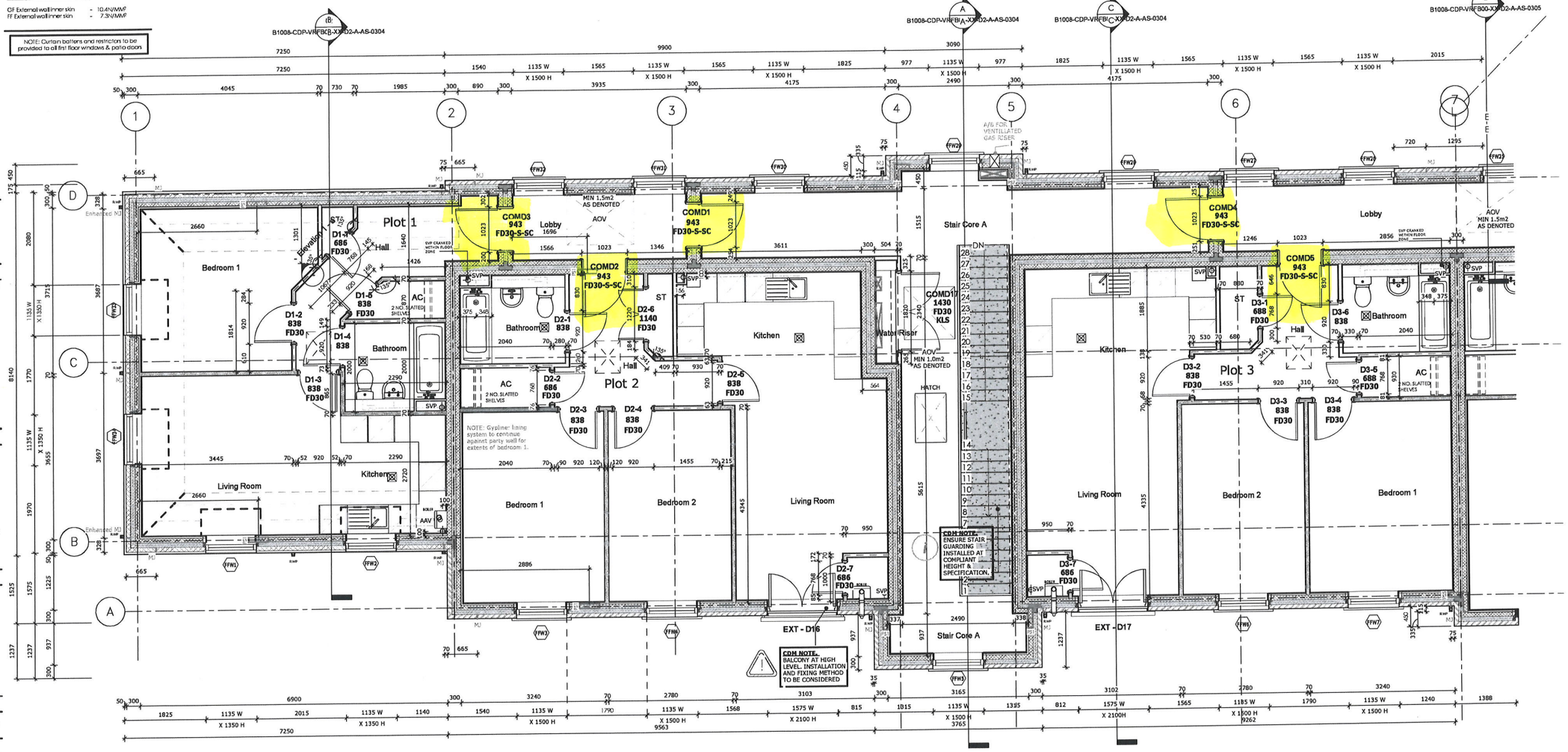

First Floor GA Plan Sht1

Plot / Lobby
Int. Doors

AWAITING NHBC APPROVAL
CONSTRUCTION ISSUE

Project:
Boorley Green-Gateway Centre
Botley

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

Bovis Homes — Linden HOMES
Part of the Vistry Group

carlton design partnership

As Indicated @A1

Drg No: B1008-CDP-VRFB00-FF-D2-A-AS-0202

REV: 020