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 & joists 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 basis and replaced where necessary.
5. 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 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 mm 100mm long frame cramps with a dpc-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@.15W/mK
- 100mm wide. 7.3N. 730kg/m²@.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 Walls 0.25W/mK

300/340mm O/A Brick faced cavity wall:

- 100mm 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-ST-D2-A-FG-0445_TYPICAL DETAILS FOR WEATHERBOARDING (SHT 3 OF 3) 03.
- GROUP-VIS-S-ST-D2-A-FG-0449_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 Topblock 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 HB2889 10/16 & British Gypsum deflection head details or similar approved manufacturer. 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 fin floor & above:
- Windows openings between 600-800mm of fll should
have two horizontal bars to act as guarding.
- Windows opening between fll - 600mm must have a horizontal bar & non climbable vertical balustrading. - All guarding & balustrading must resst 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 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 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 designs 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/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 Engineer's layouts

M&E Legend

AECV	Additional Emergency Control Valve for incoming gas mounted at 450mm AFFL (mounted at 1450mm AFFL when in cupboard).
SC	Mains water stop cock (mounted between 450mm & 1650mm AFFL when in cupboard).

Structural Engineering Legend

MJ — Denotes external movement joint

WP — Denotes location of SHS80x80x3.0mm Wind Post

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

Finished Head Height Legend

- 1500MM
- 1800MM
- 2100MM
- 2400MM
- ABOVE 2400MM

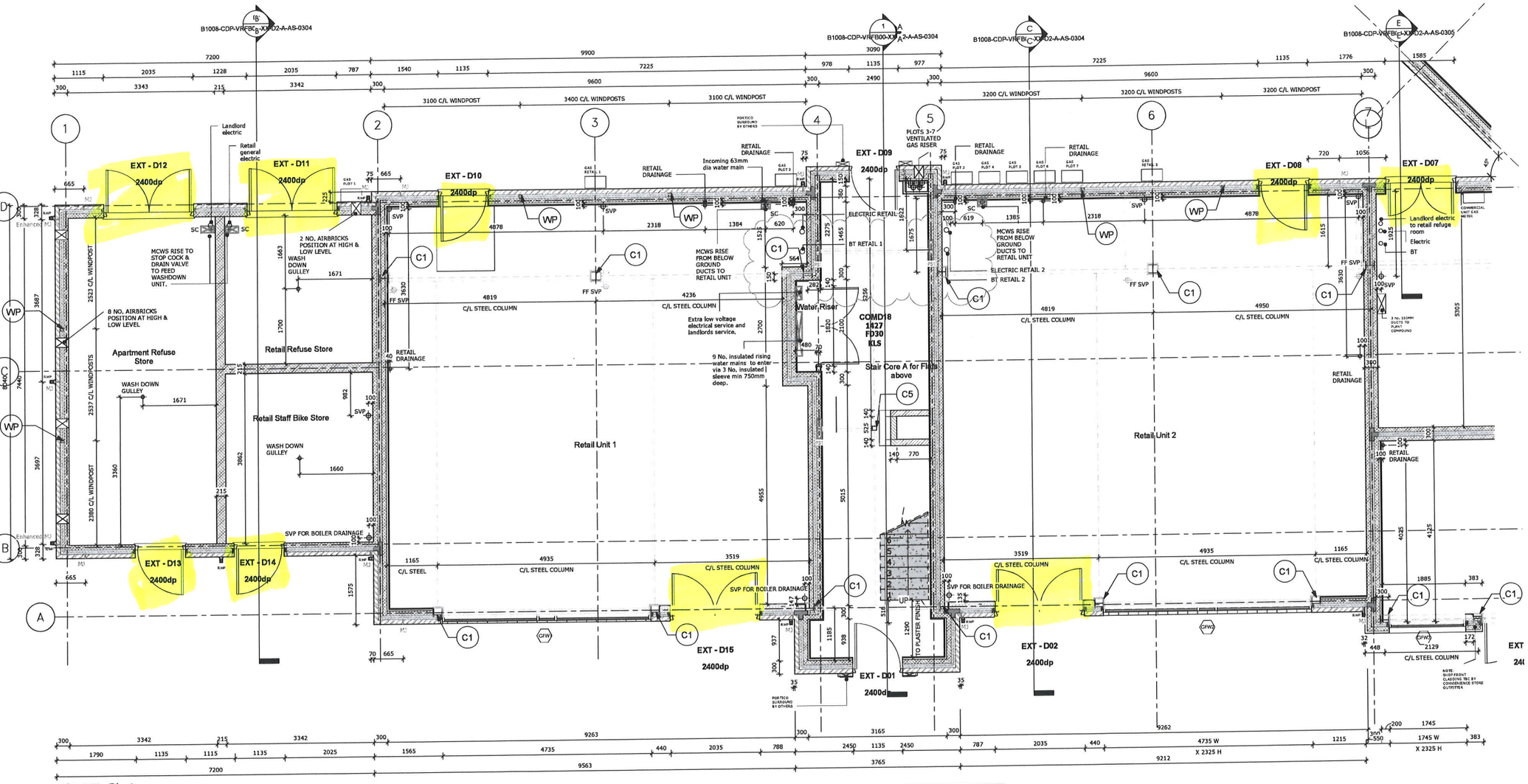
Blockwork Strengths

2 Storey with PCC Plank Floors:

GF External wall inner skin - 10.4N/MM²
FF External wall inner skin - 7.3N/MM²

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



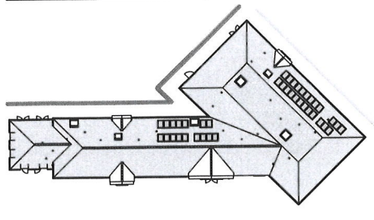
NOTE: ALL STRUCTURAL STEEL WORK TO BE PROVIDED WITH MINIMUM 60 MINUTES FIRE PROTECTION. BG FIRECASE /GYPLINER ENCASE OR EQUIVALENT APPROVED INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DETAILS AND RECOMMENDATIONS

Acoustic Requirements

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

Zone A

Zone B



Retail / Commercial
2 Ext. Doors

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AWAITING NHBC APPROVAL

CONSTRUCTION ISSUE

Project:
Boorley Green-Gateway Centre
Botley

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

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