

**GENERAL NOTES:**  
 This drawing is © 2019 Pollard Thomas Edwards LLP (PTE).  
 Use figured dimensions only. **DO NOT SCALE.**  
 All dimensions are in millimetres unless noted otherwise.  
 This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.  
 If in doubt, ask.

**SETTING OUT NOTES:**  
 All setting out to be confirmed on site prior to construction - any discrepancy must be immediately reported to the Architect.  
 Use figured dimensions only. **DO NOT SCALE.**  
 All setting out to face of structure or to grid. All partitions set out to studwork or structure.  
 For setting out and specification of M&E services refer to M&E Consultants documents.  
 For setting out and specification of structure refer to Structural Engineer's documents.



**NAMING CONVENTION KEY**

Project Code	Consultant	Volume	Level	Doc Type	Role	Drawing Number
XXXX	PTE	ZZ	ZZ	XX	A	00001

Package /Series

**Drawing Notes**

- Structural setting out based on Revit models received from Stanton on 28.07.23
- Civil setting out based on Revit models received from Stanton on 28.07.23
- MEPH setting out based on Revit model received from CSC on 23.07.23
- Landscaping setting out based on Revit model received from Flanks on 02.03.23
- Refer to consultant drawings, reports and specifications for further information to their disciplines
- All information to be read in conjunction with latest Fire Report, produced by OFR
- All information to be read in conjunction with latest Acoustic Report, produced by RBA
- All details subject to Building Warranty and Building Control approval
- Contractor to verify all conditions, levels and dimensions on site and notify of any variations
- All items to comply with relevant planning approvals and conditions (to be discharged)
- Window and door openings to be confirmed on site by specialists
- Roof anchor points shown indicatively - subject to specialist design and specification

**Symbols Key**

FFL	Finished floor level	(B5)	Grid reference	---	Slab edge
SSL	Structural slab level	(E2)	Wall type	---	Cavity Barrier
RWP	Rainwater pipe / outlet	(F2)	Floor type	---	PV Panel
OF	Overflow pipe	(R2)	Roof type	---	Gravel Ballast
SVP	Soil vent pipe	(K 03.03)	Plot number	---	Window Reference
SS	Slab stack	(K 03.03)	Plot type	---	Window Type
MJ	Movement joint	(SR)	SR	---	Door Reference
MVHR	MVHR Airbrick	(T 03.03)	Feature	---	Door Type
PB	Premises Information Box	(W 03.03)	Area	---	Wardrobe Reference
		(W 03.03)	Wardrobe	---	Wardrobe Type

To be read in conjunction with 05 Vertical Brick Setting Out and 34 Bay Studies

- Projecting brick course**  
15mm projecting stretcher course
- Recessed brick course**  
10mm recessed stretcher course
- Brick headers**  
Vertical stretcher course staggered 75mm. Mortar spacing adjusted to suit structural openings and avoid cut bricks above/below windows.
- Glazed brick**  
Glazed brick to front entrance, rear entrance and garden portico

**MATERIALS KEY**

B1 **Brick - Rosado by Nelissen Bricks:**  
Stretcher bond, colour matched light mortar with flush joints

B2 **Brick - Rosado by Nelissen Bricks:**  
Vertical stretcher bond, colour matched light mortar with flush joints

B3 **Brick - Rosado by Nelissen Bricks:**  
Corduroy (every other brick course), colour matched light mortar with flush joints

Z1 **Main entrance facade:**  
Glazed brick, EH Smith Eden Green (or similar).

Z2 **Bolt-on balconies:**  
Sapphire or similar, PPC in RAL 3012 Beige Red

Z3 **Pink colour concrete balcony deck:**  
Specification tbc, pinky colour tbc, 50mm projection and ca. 327.5mm horizontal extension

Z4 **Pink colour precast banding:**  
Specification tbc, pinky colour tbc, 327.5 mm horizontal extension

Z5 **MVHR Air bricks:**  
Titon FireSafe or equivalent equal approved, RAL 3012 Beige Red to sit within lower two courses of brick banding.

M1 **Balustrades to inset projecting balconies:**  
PPC vertical metal flats, RAL 3012 Beige Red

M2 **Balustrades to inset balconies at ground floor level:**  
300mm high PPC vertical metal flats, RAL 3012 Beige Red on recessed 800mm brick plinth

M3 **Substation, Plant and Refuse Store Louvers:**  
PPC aluminium, RAL 3012 Beige Red unless specified otherwise below (M10). External sealant to match metalwork.

M4 **ASHP acoustic screen enclosure:**  
Single skin brick wall, 3m high with steel cantilever columns to engineer's specification, stretcher bond brickwork, colour matched light mortar with flush joints. Bricks - Rosado by Nelissen Bricks

M5 **Rainwater pipes and hopperheads:**  
Marley Alutec or similar, PPC circular aluminium RWPs, RAL 3012 Beige Red

M6 **Soffits to projecting balconies, ground/floor inset balconies, commercial entrances and window heads:**  
PPC aluminium, RAL 3012 Beige Red

M7 **Main Entrance doors:**  
PPC 15x100mm frame to door leaf and opening, RAL 3012 Beige Red, 8x50mm full height vertical metal flats twisted at staggering heights. Solid backing panel to be included on openings facing the street, RAL 3012 Beige Red.

M8 **Cycle Store doors and openings:**  
Schuco or similar, RAL 6020 MATT to match main entrance green glazed bricks (Z1)

M9 **Ancillary Space doors:**  
PPC metal louvred door system, Sunray Doors or equivalent equal approved, RAL 3012 Beige Red, external sealant to match metalwork colour.

M10 **Refuse Store doors to Blocks B & C:**  
PPC metal louvred door system, Sunray Doors or equivalent equal approved, green RAL 6020 MATT to match main entrance green glazed bricks (Z1). External sealant to match metalwork colour

M11 **Commercial Cycle Store doors to Block C:**  
PPC metal louvred door system, Sunray Doors or equivalent equal approved, RAL 3012 Beige Red, external sealant to match metalwork colour

M12 **Gate Access to Switchroom and Substation:**  
PPC 15x100mm frame to door leaf and opening, RAL 3012 Beige Red, 12x35mm full height vertical metal flats twisted at staggering heights.

M13 **Fixed Railing:**  
PPC 15x100mm frame to door leaf and opening, RAL 3012 Beige Red, 12x35mm full height vertical metal flats twisted at staggering heights.

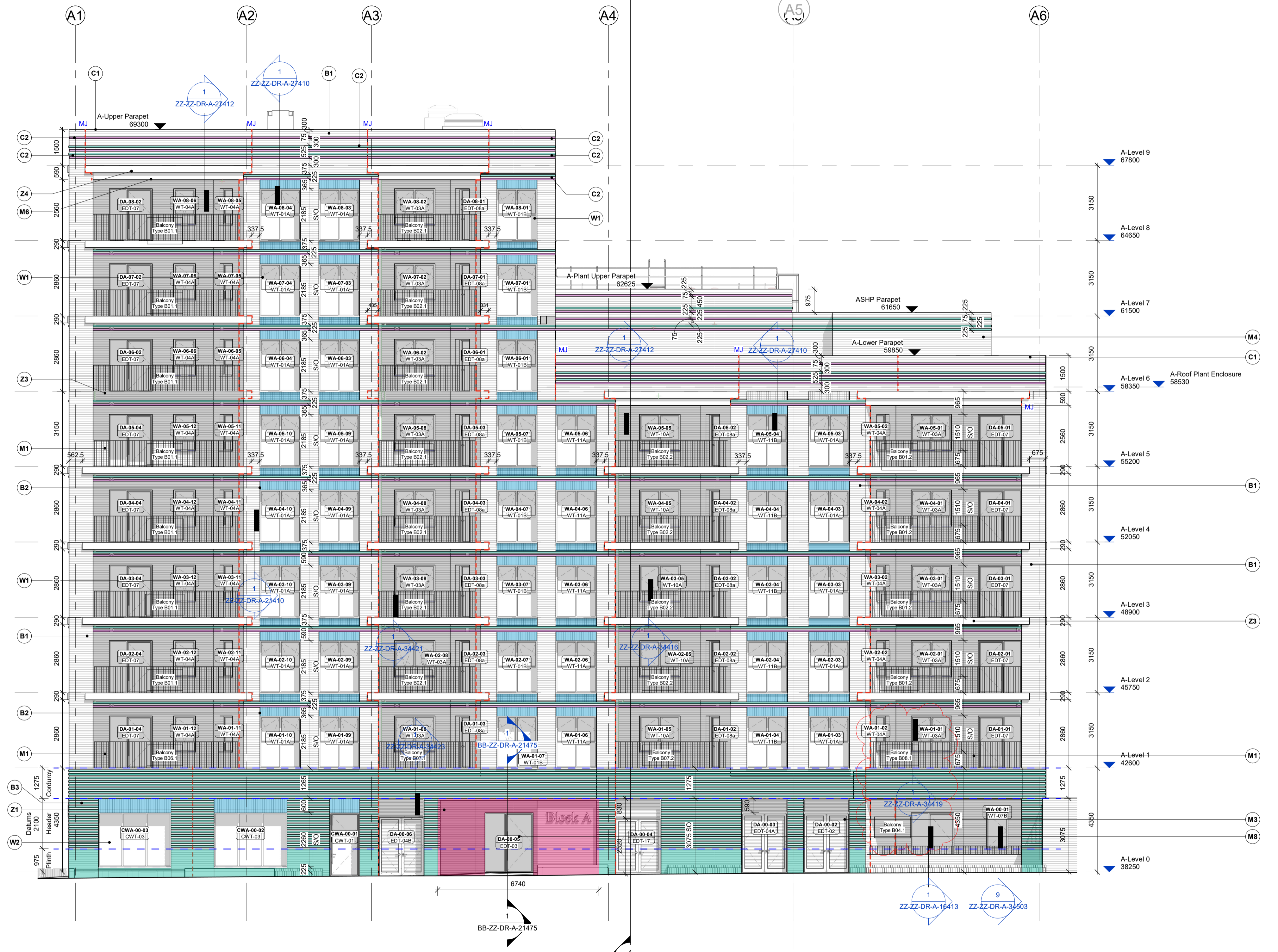
W1 **Timber composite / aluminium window:**  
Ideacombs or similar, RAL 7047 Telegrey 4 with 190mm reveal PPC cill in RAL 3012 Beige Red

W2 **Commercial curtain walling with sliding door:**  
Specification tbc, with 190mm reveal, frame to curtain walling RAL 7047 Telegrey

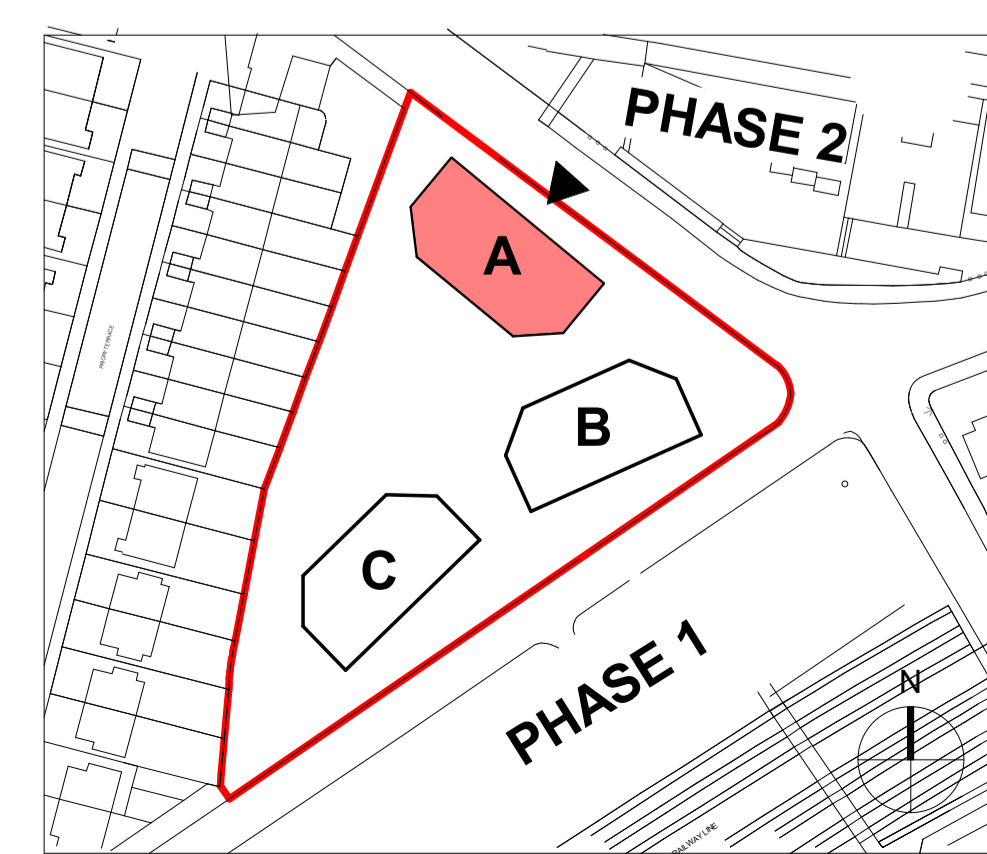
C1 **Parapet coping:**  
PPC aluminium coping, RAL 3012 Beige Red

C2 **Rosado Brick by Nelissen Bricks:**  
15mm projecting / 10mm recessed brick detail

C3 **Bee Bricks:**  
Minimum of 10 bee bricks (Green and Blue Bee Brick or equivalent) to be provided across the site. To be sited in sheltered and sunny south facing walls at a minimum of 1m above ground overlooking vegetation



1 Block A Front Elevation  
 Scale: 1:100



KEY PLAN

S4 - FOR STAGE AUTHORISATION

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project	job number	drawn	scale	date created
Abbey Area Phase 3 - PI	19-049-PI	LN	1:100@A1	Nov'22

drawing title	drawing number	revision	substantity
Block A Elevations - Sheet 1	ARP3- PTE- BA-ZZ-DR-A-05301 P5	S4	