GENERAL NOTES:

- The drawings should be read in conjunction with all respective consultant's drawings and their specifications.
- Any descrepancies in dimensions, position, or detail within and between these drawings should be drawn to the attention of the architect and the respective consultants in writing for clarification prior to construction or fabrication of any elements.
- Notwithstanding, the architectural set of drawings should take precedence in the event of inconsistences. This does not absolve the contractor from the responsibility to notify these inconsistencies, as mentioned above.

FRONT ELEVATION (NORTH)

FOR PLANNING (05.01.17)

Charlton Brown Architects

details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

Proposed Elevations — Drg. No. 1275 WD 120F

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A1

GENERAL NOTES:

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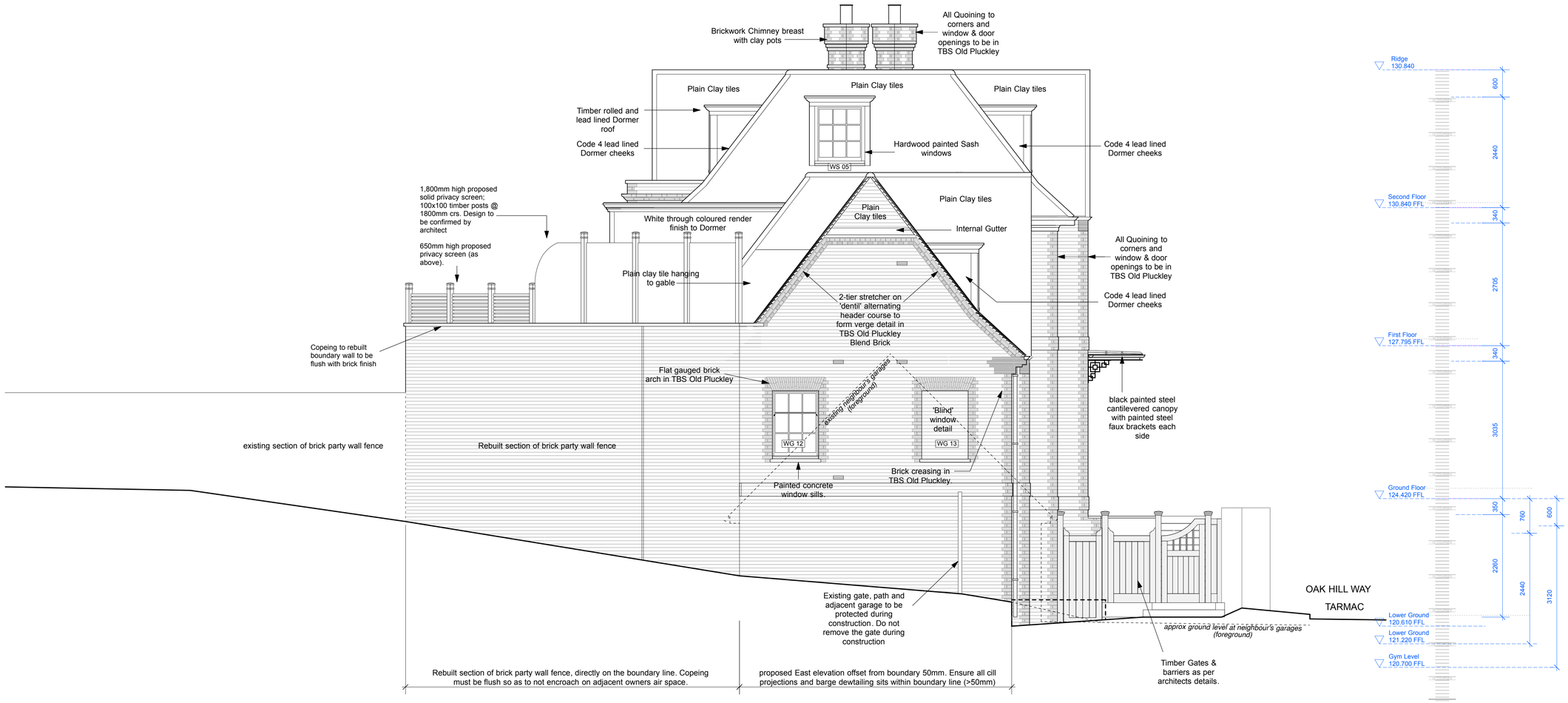

SIDE ELEVATION (NORTH EAST)

FOR PLANNING (05.01.17)

Charlton Brown Architects

details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

Proposed Elevations

Drg. No. 1275 WD 121E

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A1

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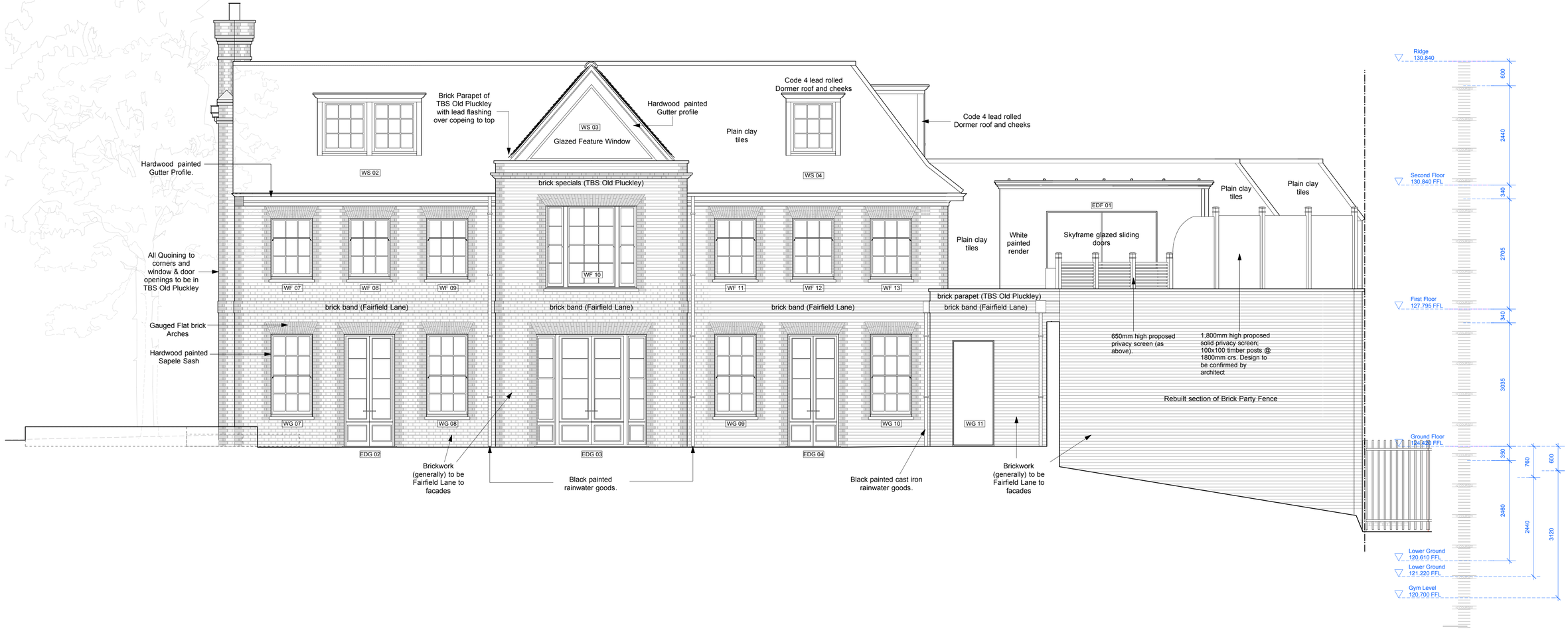

REAR ELEVATION (SOUTH EAST)

FOR PLANNING (05.01.17)

Charlton Brown Architects

details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

Proposed Elevations — Drg. No. 1275 WD 122E

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A1

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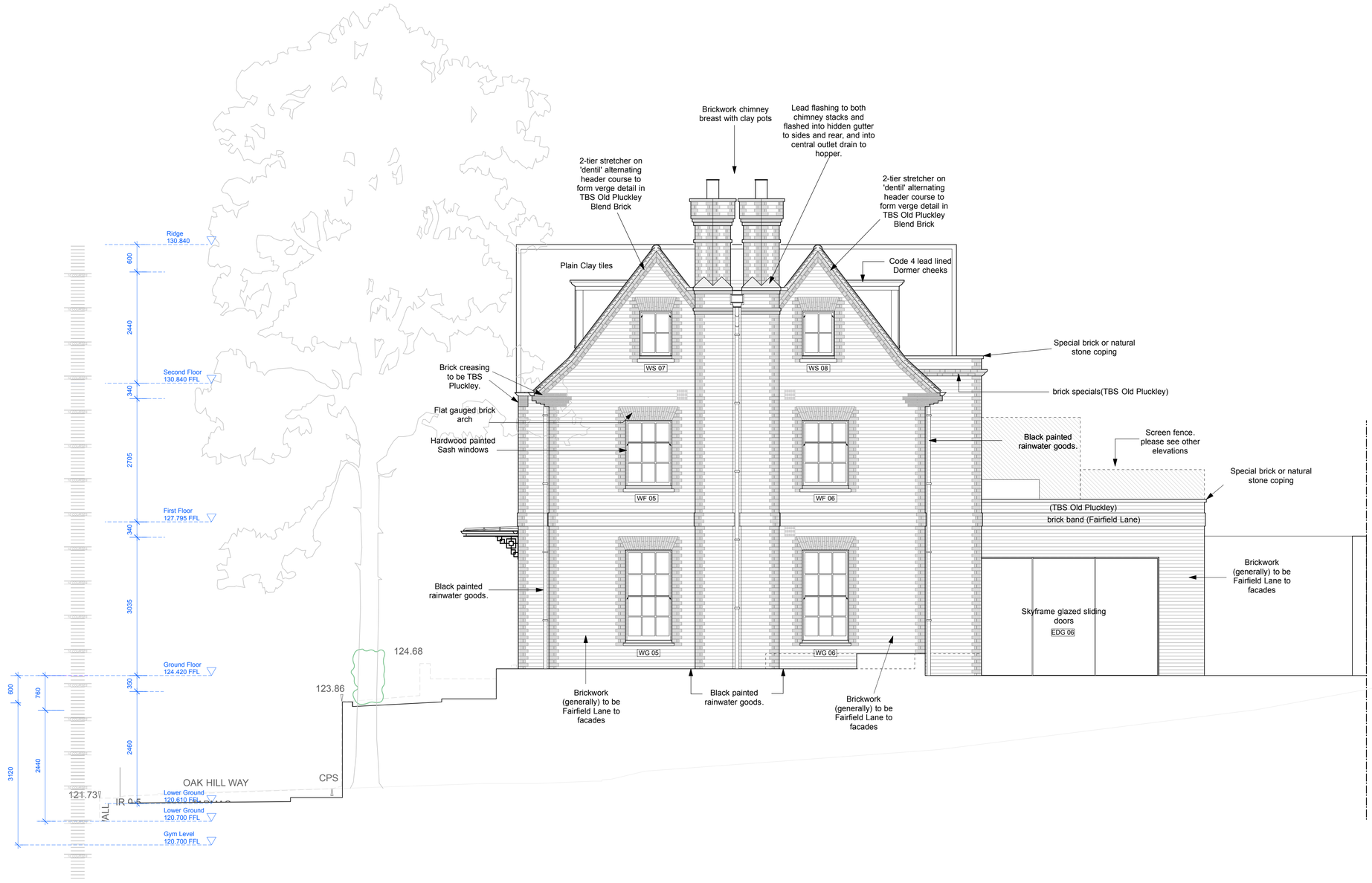


SIDE ELEVATION (SOUTH WEST)

FOR PLANNING (05.01.17)

Charlton Brown Architects

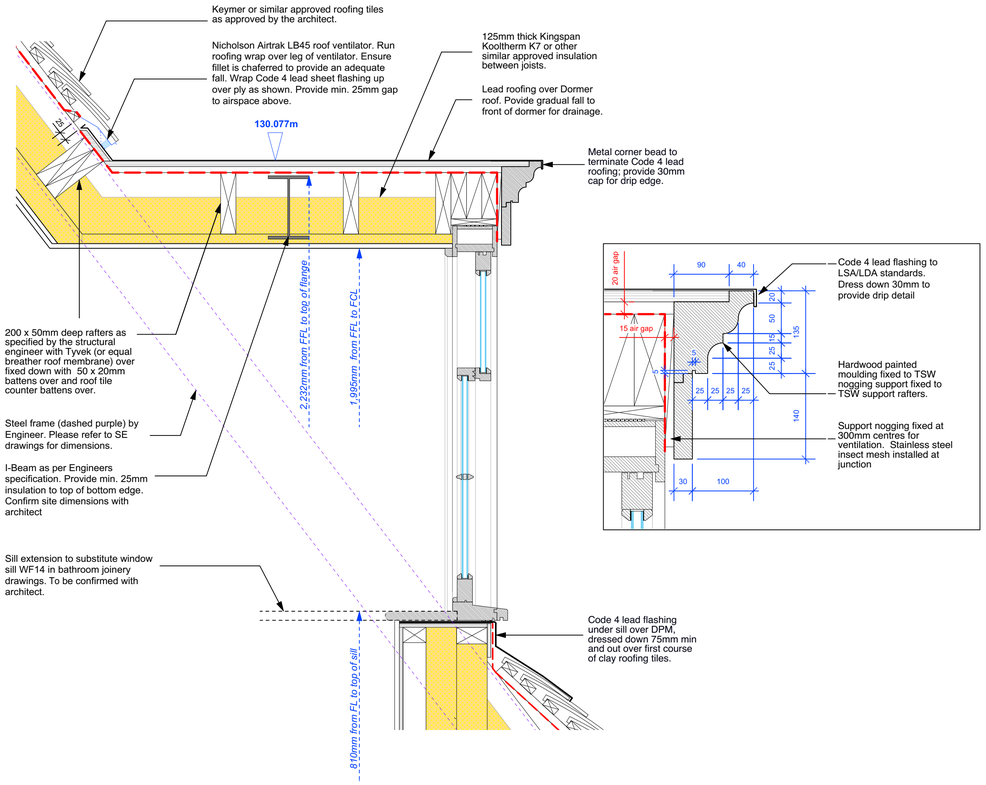
details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

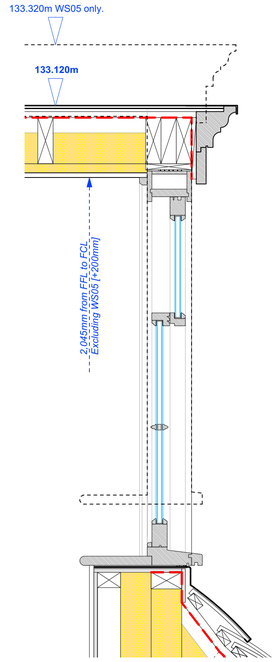
Proposed Elevations Drg. No. 1275 WD 123F

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A1



141.1 Dormer details to WF14 & WF15
Scale 1:10 @ A1



141.2 Dormer details to WS.01, WS02, WS04, WS05, & WS06
Scale 1:10 @ A1

DRAWING DETAILS NOTES:

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As part of the aforementioned ACD details, an "indicative air barrier line" has been indicated in purple showing the theoretical air barrier which is achieved and drawn from the ACD details for Part L.

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All Vapour Check Layers (generally installed to the interior side of the construction) are to be lapped, sealed and fixed in such a way as to maintain a continuous membrane layer to prevent ingress of moisture to the inside of the building. VCL's can take the form of foil-backed under-rafter insulation where explicitly detailed by the manufacturer.

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FOR PLANNING (05.01.17)

Charlton Brown Architects

details | date | by | rev

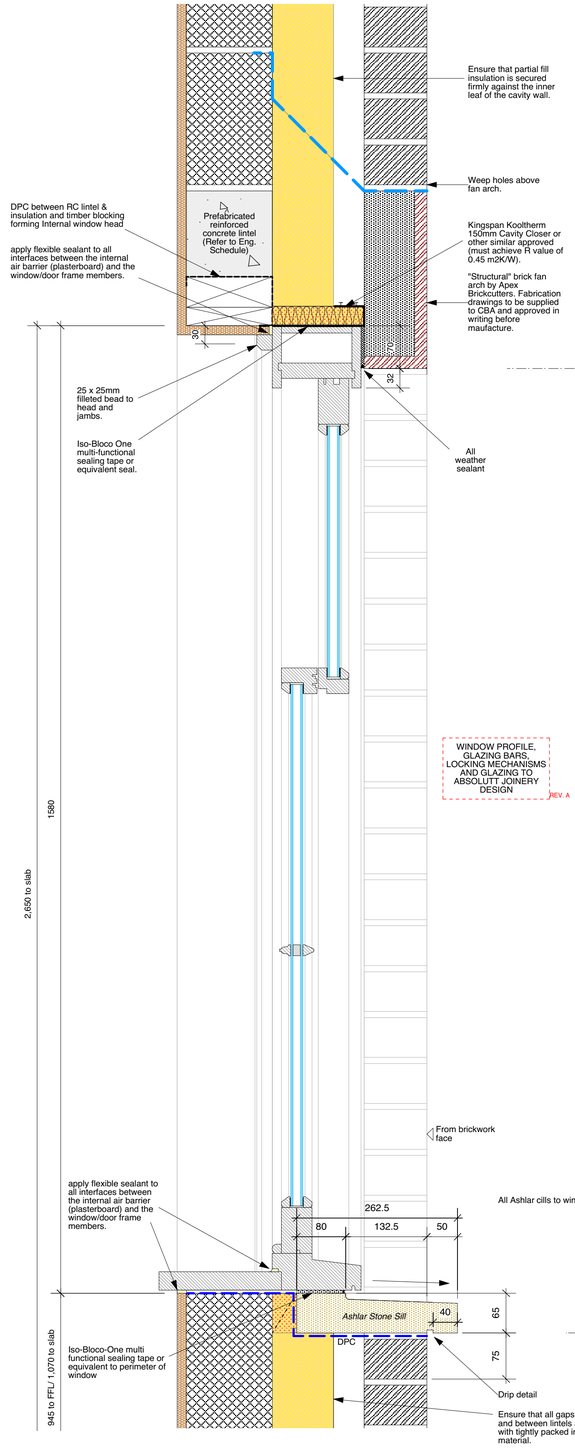
1 OAK HILL WAY, Hampstead - London - NW3 7LR

Typical Details 2 — Drg. No. 1275 WD 141

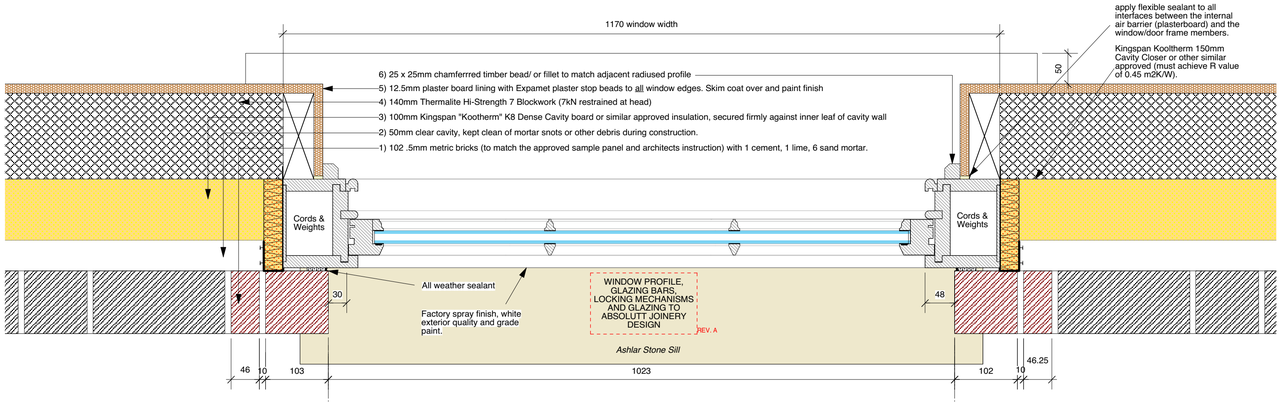
The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

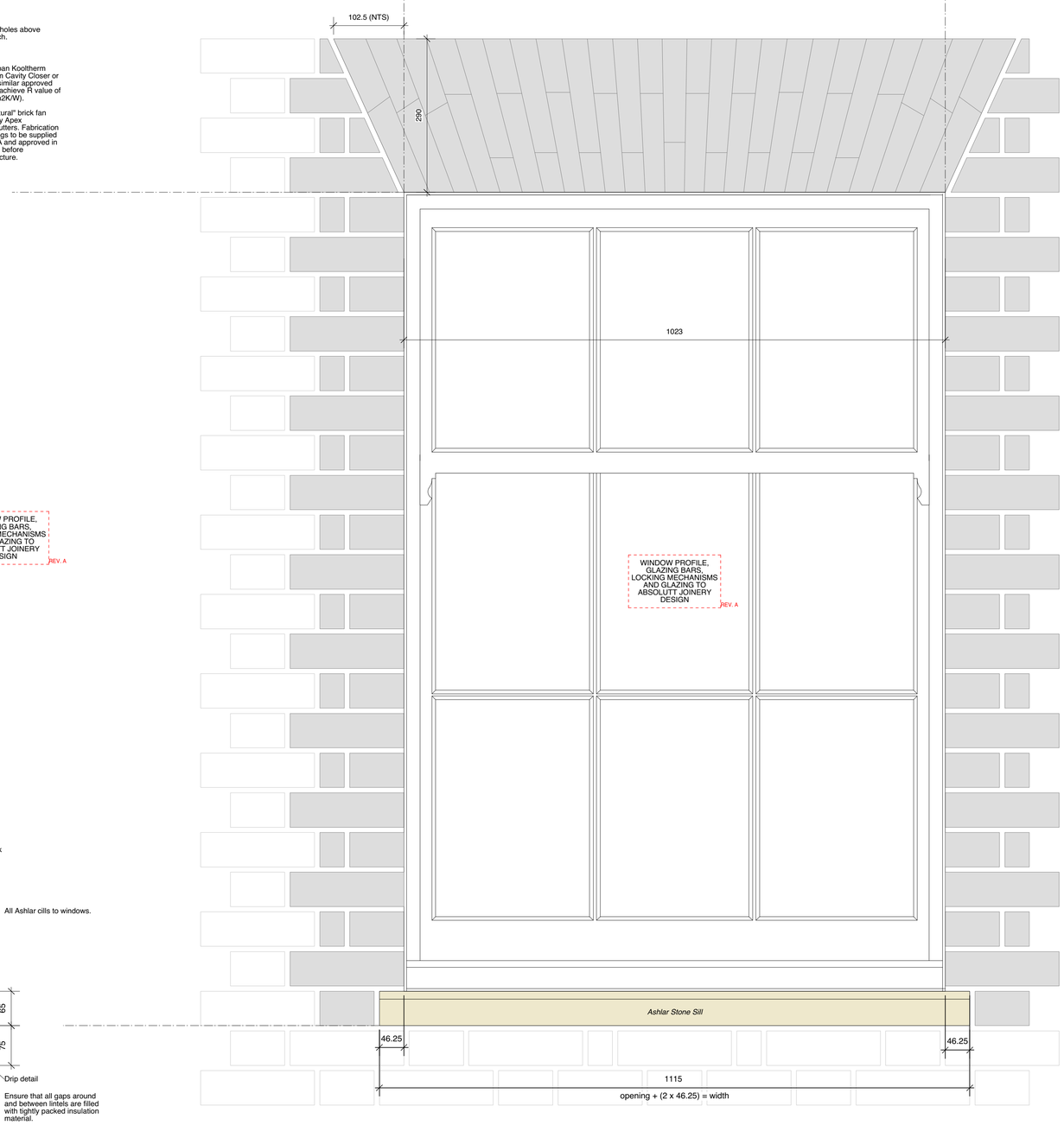
Scale 1:20 @ A1

ACD Details:
The following Window details inform how all other windows and doors should be installed with respect to weathertightness, air permeability and thermal performance as outlined by SAP calculations and ACD details.



150.1 TYPICAL WINDOW SECTION DETAIL (without insect mesh)
Scale 1:10 @ A1



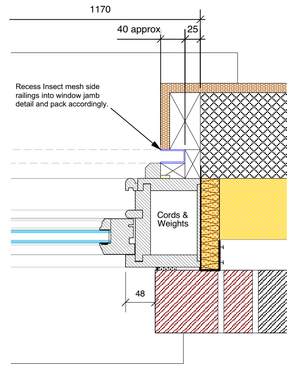


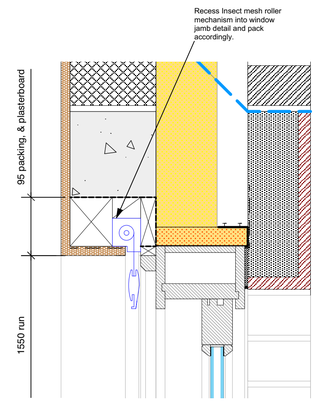
150.2 TYPICAL WINDOW PLAN & ELEVATION DETAIL
Scale 1:10 @ A1

REV. A

INSECT MESH DETAILS

For all windows to Bedrooms & Ensuites
Recommended supplier: Exclusive Screens UK





TYPICAL JAMB DETAIL WITH MESH BLIND
Scale 1:5 @ A1

TYPICAL HEAD DETAIL WITH MESH BLIND
Scale 1:5 @ A1

RELEVANT WINDOWS:
Ground Floor: WG15, WG16 (dimensions differ from those above)
First Floor: WF03, WF02, WF19, WF18, WF08, WF09, WF11, WF12, WF16, WF15.

Notes:

01. Joinery, including windows and doors, is a contractor's design portion.

02. All Timber windows, glazed doors and french doors are to be in hard-wood timber with drained and ventilated beads and insulated security type double-glazing. Suggested glazing construction: 6.8mm laminated outer, 12mm gas-filled cavity, 4mm toughened inner. Glazing spacer bar colour t.b.c. by Architect.

03. All units are to achieve a minimum U-Value of 1.2W/m2K and the glass is to be etched with a Kite Mark and certified accordingly where this is covered by a bead or other obstruction where this is not visible; Kite Mark positions are to be confirmed by Architect. Minimum window energy rating (WER) Grade A, manufactured to EN1279.

04. Before window manufacture commences, rod drawings and then a sample window are to be provided to the architects and their written approval is to be obtained.

05. All windows are opening sash windows (corded and weighted) unless shown as casements, french doors or spiral sashes in which case the direction of opening is shown. Non-opening sections will be labelled as "fixed".

06. All openable units are to be lockable, include for espagnolette locking devices to all french doors and casement windows as standard.

07. All dimensions shown refer to finish sizes and are approximate and for pricing purposes only. Reveals may vary from those shown. Site dimensions of structural opening sizes are to be taken by the window manufacturer prior to fabrication.

08. Details shown are approximate and are for pricing purposes only.

09. Background ventilation provided by two stage ventilation in accordance with the Building Regulations. No trickle ventilation.

10. All glazing between Finished Floor Level and 1500mm above that level is to be impact resistant safety glass, Grade 9. See Approved Doc N and BS 6206.

11. Suitable timber is to be proposed by the window manufacturer for the architect's approval. All units are to be in pressure impregnated solid hard-wood timber. There is to be no lamination unless specifically agreed in writing, by the Architect.

12. Max. 5mm gap between windows and surrounding brickwork sealed with Compriband 'V' and mastic to outside.

13. All units are to be factory spray finished in white exterior quality and grade paint.

14. All units are to be factory hung and glazed before installation.

15. Allow for painted softwood linings and decorative mouldings internally tbc by Interior Designer.

16. Ironmongery and general hardware specification t.b.c. in a schedule that will include scroll handles and limit stops. Security Fittings to include restrictors to all windows shown to limit the maximum gap, when open, to 100mm (restrictors must be capable of being key removed by the window cleaner to allow cleaning from the inside).

17. All units are to have draught and weather seals on all edges. Casements or French doors are to have a minimum of 1.5 pairs of stainless steel hinges per opening leaf.

18. Window manufacturers are to include for the supply and installation of all units or may clear that otherwise is the case in their quotation.

19. Harvey's stainless steel insulated cavity wall lintel (or similar approved), DPC and cavity tray are to be installed above fan arches.

20. All brick fan arches are "Structural" brick fan arch by Apex Brickcutters. Fabrication drawings of these are to be provided to the architects and their written approval is to be obtained before manufacture commences.

Contract Set: 04.07.16

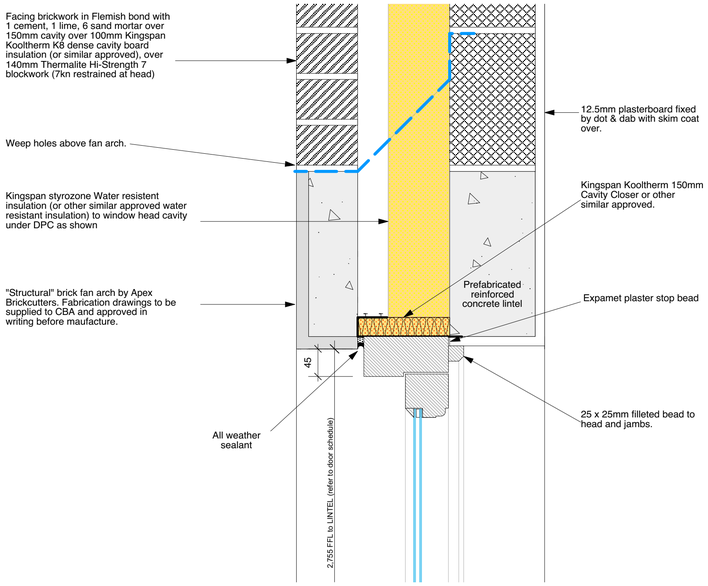
details	date	by	rev
Absolutt window note added. Ashlar stone cill dimensioned	17/11/16	BF	B
Alternative head and jamb details for insect mesh screen	09/09/16	BF	A

Charlton Brown Architects
1 OAK HILL WAY, Hampstead - London - NW3 7LR

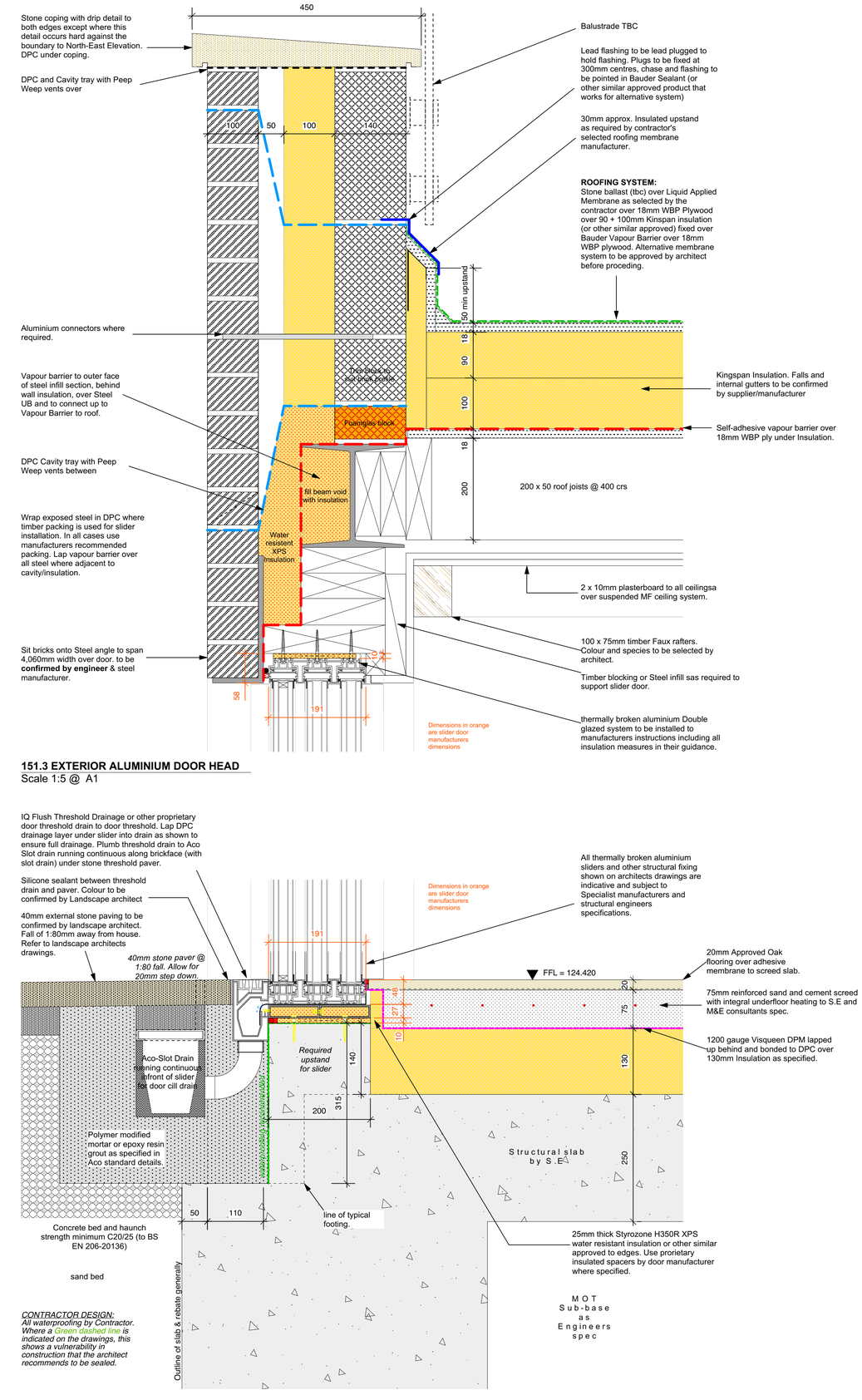
General Window & Door details 1 — Drg. No. 1275 WD 150B

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

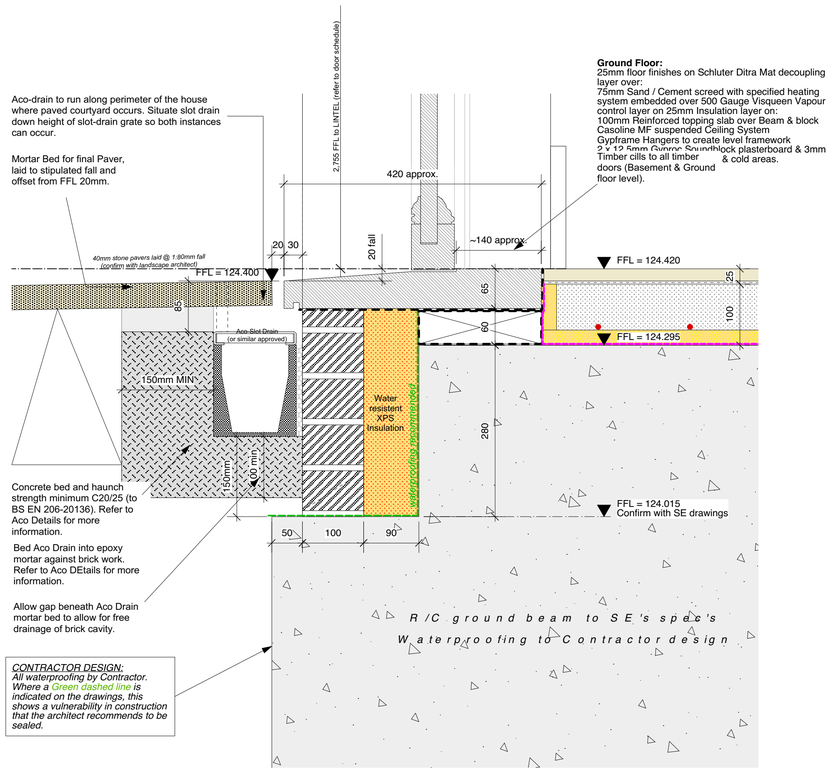
Scale 1:20 @ A1



151.1 EXTERIOR TIMBER DOOR HEAD DETAIL
Scale 1:5 @ A1



151.3 EXTERIOR ALUMINIUM DOOR HEAD
Scale 1:5 @ A1



151.2 EXTERIOR TIMBER DOOR CILL DETAIL
Scale 1:5 @ A1

151.4 EXTERIOR ALUMINIUM DOOR SILL
Scale 1:5 @ A1

DRAWING DETAILS NOTES:

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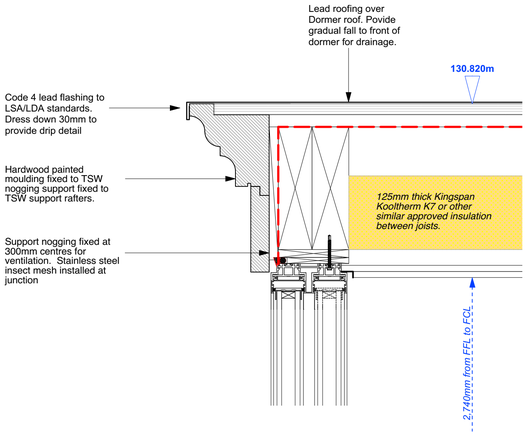
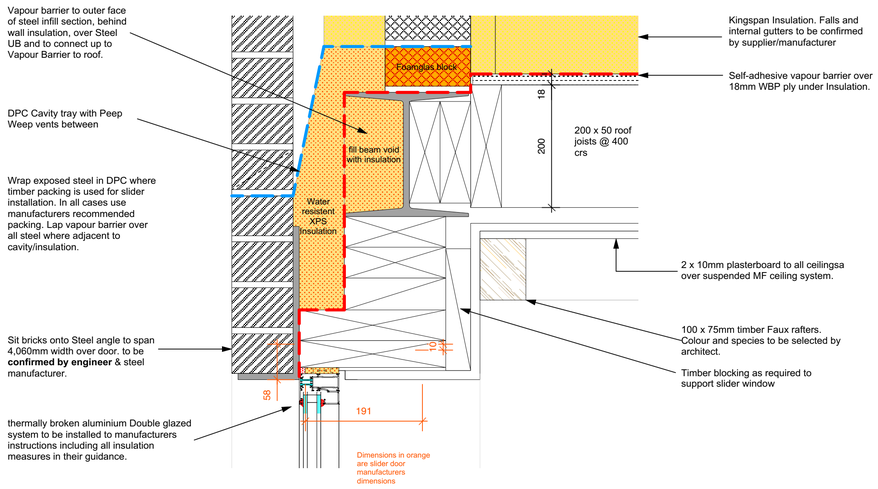
FOR PLANNING (05.01.17)

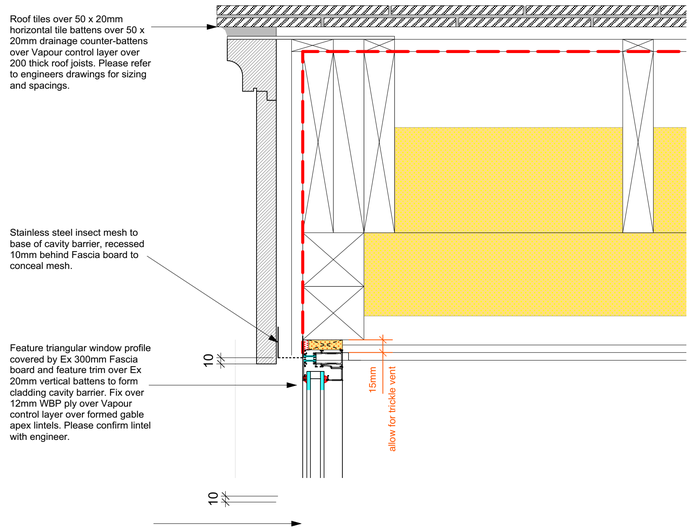
Charlton Brown Architects
details | date | by | rev
1 OAK HILL WAY, Hampstead - London - NW3 7LR
General Window & Door details 2 Drg. No. 1275 WD 151
The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com
Scale 1:20 @ A1



152.1 MASTER BEDROOM SLIDER HEAD DETAIL
Scale 1:5 @ A1

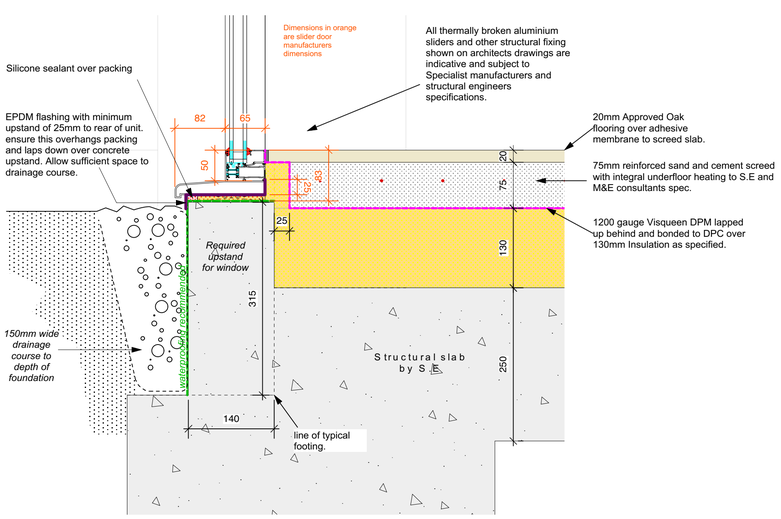


152.3 BREAKFAST ROOM WINDOW HEAD DETAIL
Scale 1:5 @ A1

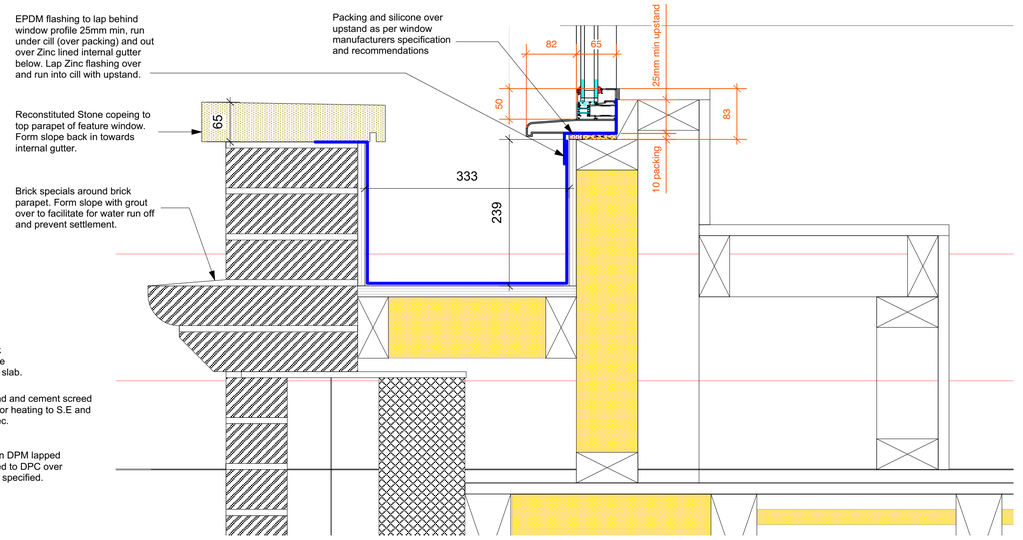


152.5 SECOND FLOOR LANDING WINDOW HEAD
Scale 1:5 @ A1

152.2 MASTER BEDROOM SLIDER CILL DETAIL
Scale 1:5 @ A1



152.4 BREAKFAST ROOM WINDOW CILL DETAIL
Scale 1:5 @ A1



152.5 SECOND FLOOR LANDING WINDOW SILL
Scale 1:5 @ A1

DRAWING DETAILS NOTES:

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FOR PLANNING (05.01.17)

Charlton Brown Architects

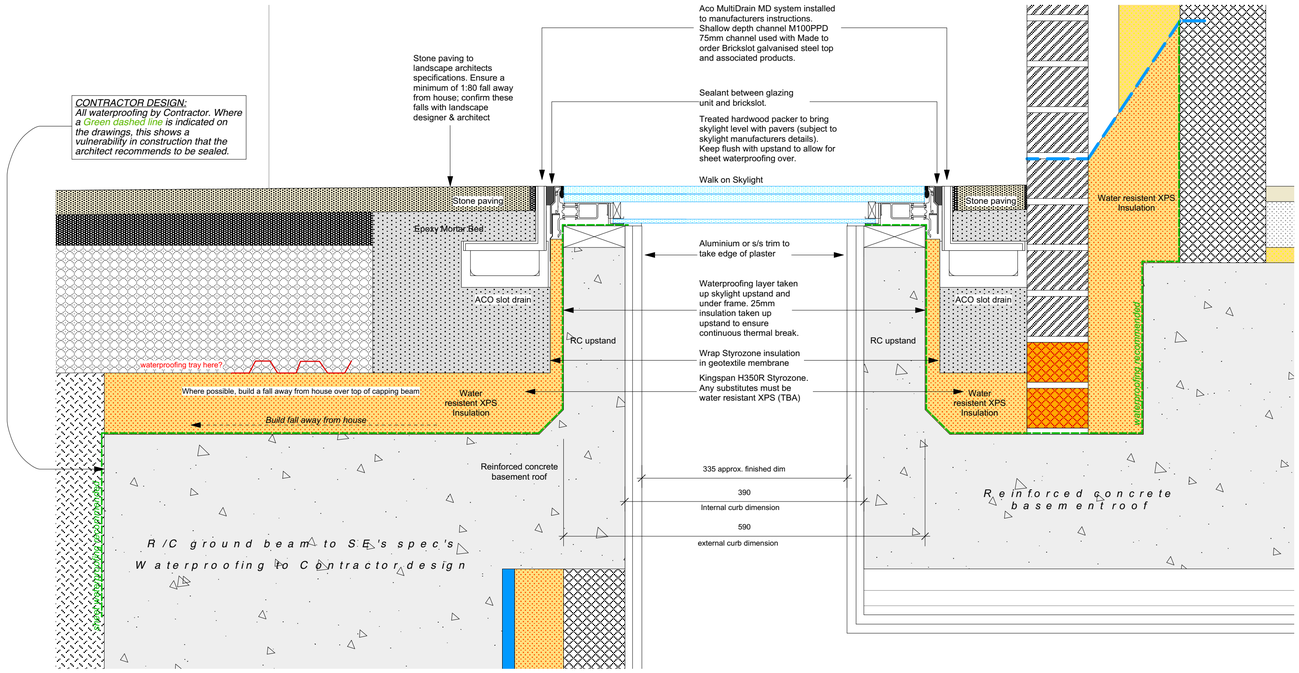
details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

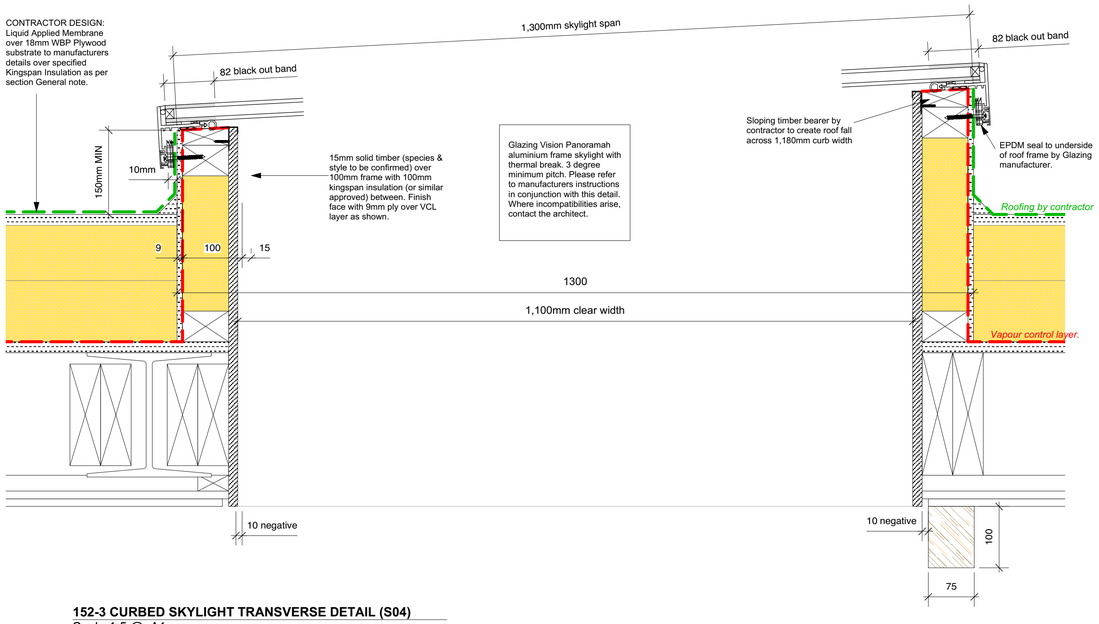
General Window & Door details 3 Drg. No. 1275 WD 152

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

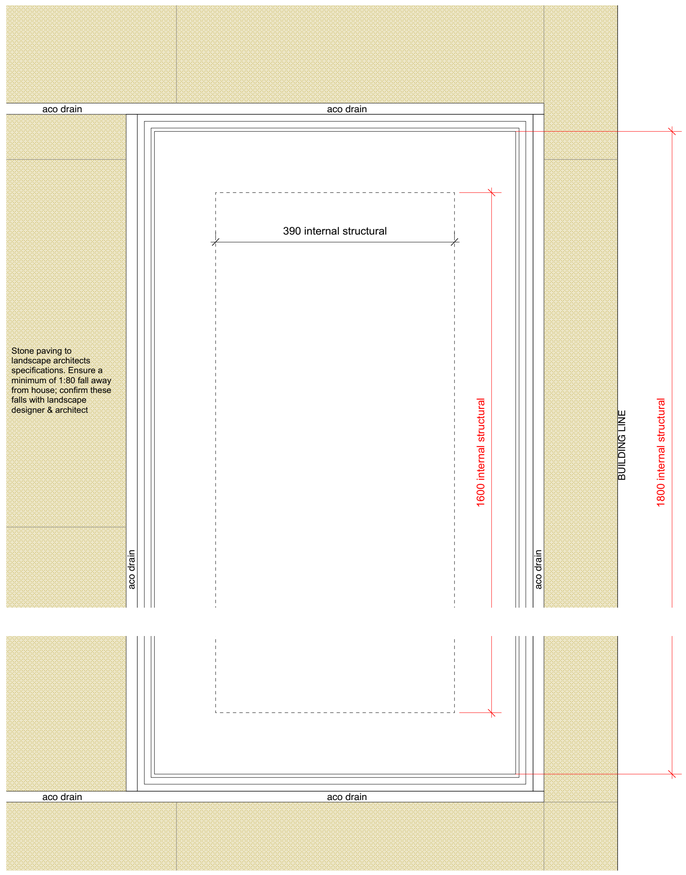
Scale 1:20 @ A1



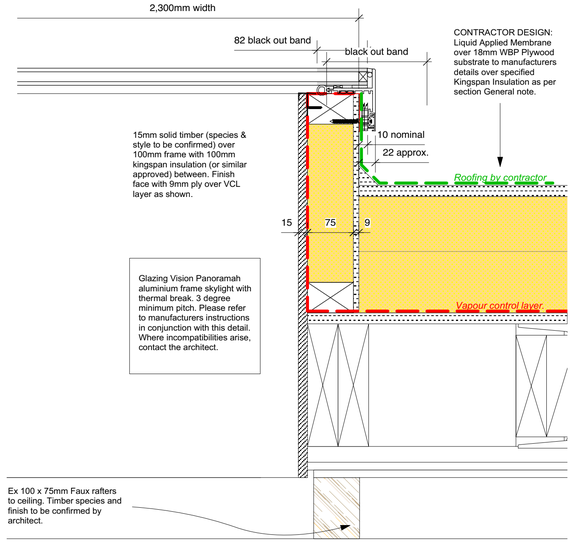
152-1 WALK ON SKYLIGHT DETAIL (S02 & S03)
Scale 1:5 @ A1



152-3 CURBED SKYLIGHT TRANSVERSE DETAIL (S04)
Scale 1:5 @ A1



152-2 WALK ON SKYLIGHT PLAN (S02 & S03)
Scale 1:5 @ A1



152-4 CURBED SKYLIGHT JAMB DETAIL (S04)
Scale 1:5 @ A1

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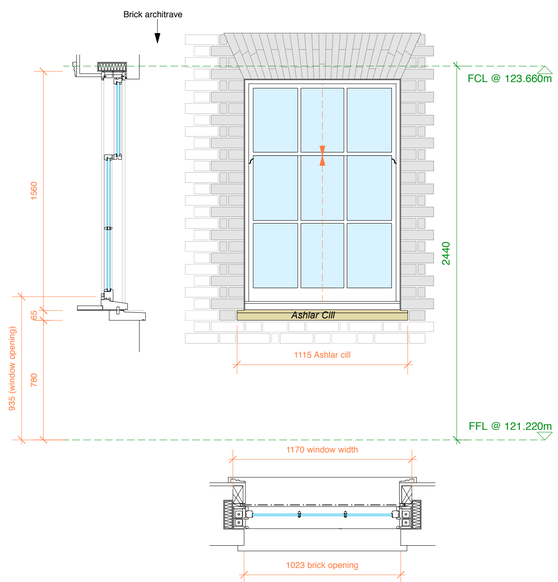
FOR PLANNING (05.01.17)

Charlton Brown Architects
details | date | by | rev
1 OAK HILL WAY, Hampstead - London - NW3 7LR
Typical Skylight Details
Drg. No. 1275 WD 153
The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com
Scale 1:20 @ A1

TYPE 1:

Lower Ground Floor = WLG01, WLG02

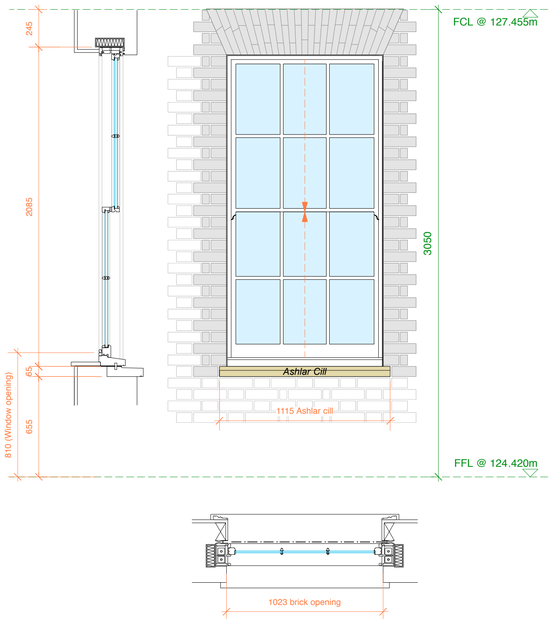
Number Required : 2.



TYPE 2:

Ground Floor = WG02, 03, 04, 05, 06, 07, 08, 09, 10, 17, 18, 19

Number Required : 12.



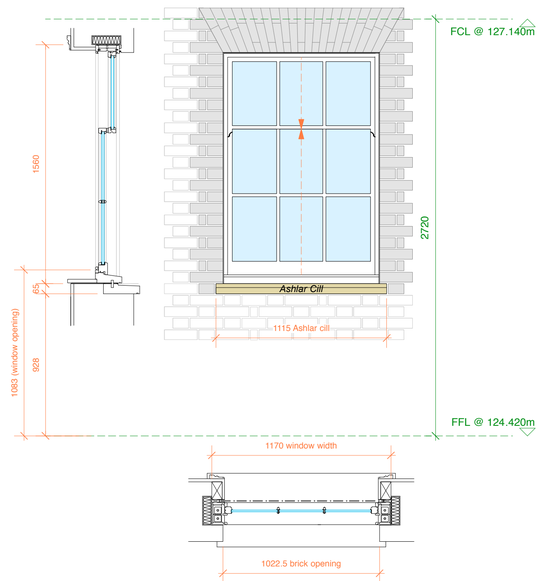
TYPE 3:

Ground Floor = WG12, 13*,14, 16**

First Floor = WF02, 03, 04, 05, 06, 07, 08, 09, 11, 12, 13, 17, 18, 19

Note: WG13 is a 'blind' window.*
*Note**: WG16 rrequires in built insect screen. Retractable from head. White Powder coated aluminium recessed frame.*

Number Required : 18.

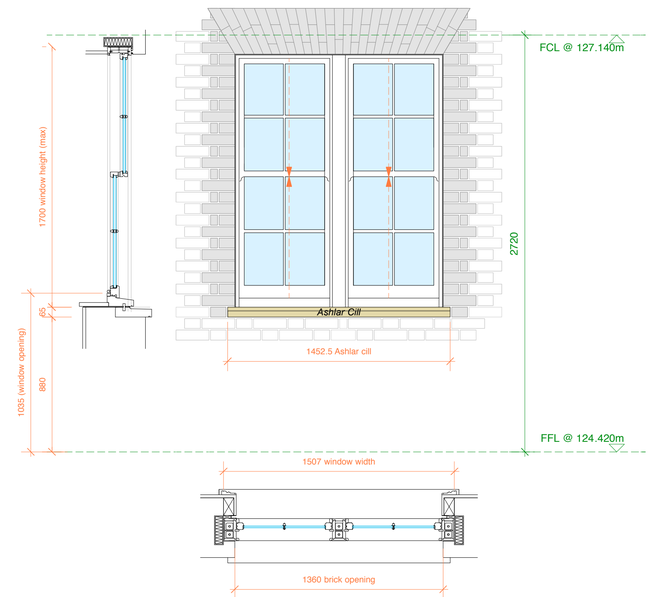


TYPE 4:

Ground Floor = WG15*

Note: WG15 requires in built insect screen. Retractable from head. White Powder coated aluminium recessed frame.

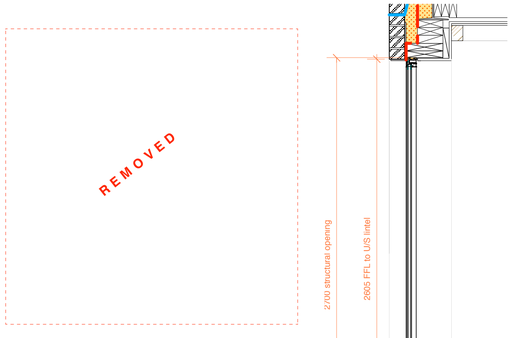
Number Required : 1.



TYPE 13:

Ground Floor = WG01, 20

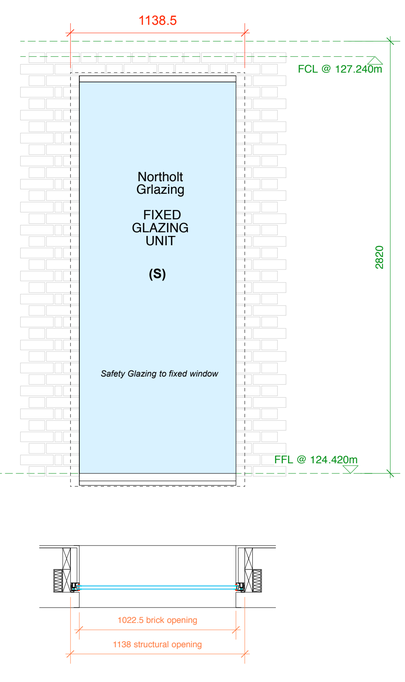
Number Required : 2.



TYPE 5:

Ground Floor = WG11

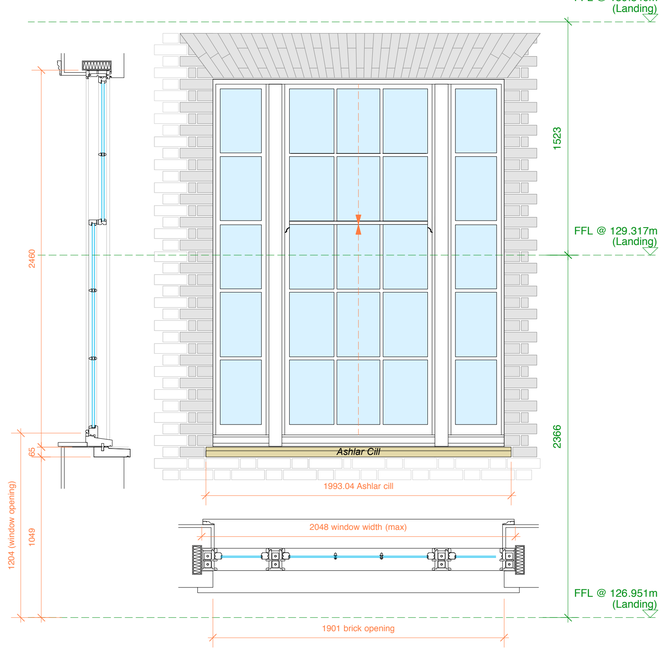
Number Required : 1.



TYPE 6:

First Floor = WF01

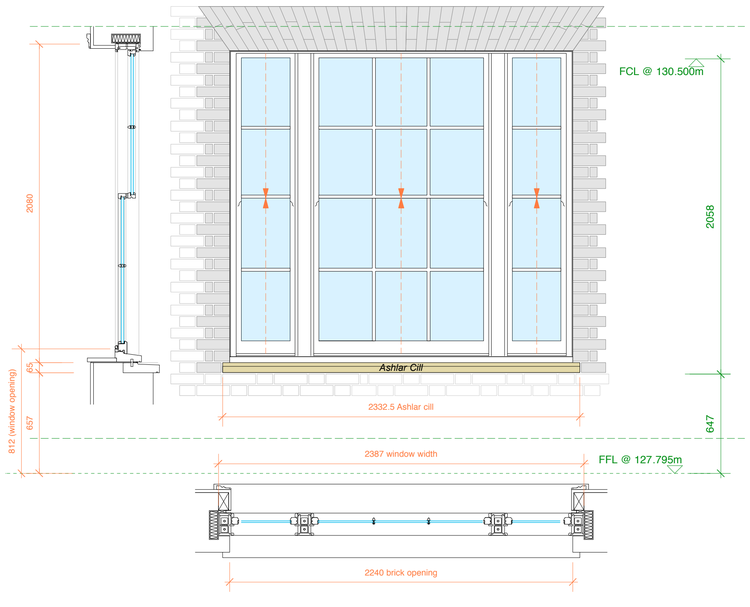
Number Required : 1.



TYPE 7:

First Floor = WF10

Number Required : 1.



SAFETY GLAZING

Glazing to Critical Areas (as defined in Approved Document K4) will be Safety Glazing. Safety Glazing constitutes any one of the options outlined in Paragraph 5.2 in K4. Safety Glazing in this Joinery schedule - unless otherwise stipulated - will comply with paragraphs 5.3 and 5.4 of Approved Document K, 2013.

All window panes within 800mm of finished floor level, panes in panes within 1500mm from finished floor level and within 300mm of the door leaf itself are to be Safety Glazing ALL SAFETY GLAZING PANES ARE DEMARCATED BY THE SYMBOL **(S)**

PART Q COMPLIANCE (October 2015)

All Windows and Doors must be built and installed to satisfy the requirements of Part Q in the Approved Documents.

All Window and Door frames that are mechanically fixed are designed and installed in accordance with SBD or BS PAS24 as required by Part Q in the Approved Documents.

The performance and design of windows and doors and their surrounds should be in accordance with Part Q: Appendix B: Bespoke timber secure doorsets

ALL WINDOWS ARE DRAWN AT 1:20 WHEN PRINTED ON A1

Notes:

01. Joinery, including windows and doors, is a contractor's design portion.

02. All windows, glazed doors and french doors are to be in hard-wood timber with drained and ventilated beads and insulated security type double-glazing. Suggested glazing construction: 6.4mm MIN laminated outer, 12mm gas-filled cavity, 4mm toughened inner. Glazing spacer bar colour t.b.c. by Architect.

03. All units are to achieve a minimum U-Value of 1.2W/m2K and the glass is to be etched with a Kite Mark and certified accordingly. Kite Mark positions are to be confirmed by Architect. Minimum window energy rating (WER) Grade A, manufactured to EN1279.

04. Before window manufacture commences, rod drawings and then a sample window are to be provided to the architects and their written approval is to be obtained.

05. All windows are opening sash windows (corded and weighted) unless shown as casements, french doors or spiral sashes in which case the direction of opening is shown. Non-opening sections will be labelled as "fixed".

06. All openable units are to be lockable, include for espagnolette locking devices to all french doors and casement windows as standard.

07. All dimensions shown refer to finish sizes and are approximate and for pricing purposes only. Reveals may vary from those shown. Site dimensions of structural opening sizes are to be taken by the window manufacturer prior to fabrication.

08. Details shown are approximate and are for pricing purposes only.

09. Background ventilation provided by two stage ventilation in accordance with the Building Regulations. No trickle ventilation.

10. All glazing between Finished Floor Level and 1500mm above that level is to be impact resistant safety glass, Grade 9. See Approved Doc N and BS 6206.

11. Suitable timber is to be proposed by the window manufacturer for the architect's approval. All units are to be in pressure impregnated solid hard-wood timber. There is to be no lamination unless specifically agree, in writing, by the Architect.

12. Max. 5mm gap between windows and surrounding brickwork sealed with Compriband 'V' and mastic to outside.

13. All units are to be factory spray finished in white exterior quality and grade paint.

14. All units are to be factory hung and glazed before installation.

15. Allow for painted softwood linings and decorative mouldings internally tbc by Interior Designer.

16. Ironmongery and general hardware specification t.b.c. in a schedule that will include scroll handles and limit stops. Security Fittings to include restrictors to all windows shown to limit the maximum gap, when open, to 100mm (restrictors must be capable of being key removed by the window cleaner to allow cleaning from the inside). Restrictors apply to all window openings lower than 800mm from FFL

17. All units are to have draught and weather seals on all edges. Casements or French doors are to have a minimum of 1.5 pairs of stainless steel hinges per opening leaf.

18. Window manufacturers are to include for the supply and installation of all units or may clear that otherwise is the case in their quotation.

19. Harvey's stainless steel insulated cavity wall lintel, DPC and cavity tray are to be installed above fan arches.

20. Internal Reveal Type 1 (shown in drawing WD 401) applicable to windows WG01 - WG10 and WG16 - WG19 inclusive. All other windows have simplified Internal Reveal Type 2.

21. All brick fan arches are "Structural" brick fan arch by Apex Brickcutters. Fabrication drawings of these are to be provided to the architects and their written approval is to be obtained before manufacture commences.

22. All window and door frames mechanically foixed are o be designed and installed in accordance with SBD or BS PAS24 and all requirements of Approved Document Q.

Contract Set: 04.07.16

Type 5 updated to Northolt	12/12/16	BF	H
Ashlar Cills dimensioned. Window dimensions clarified	17/11/16	BF	G
Part Q Compliance note added. Safety Glazing note & panes identified	20/07/16	BF	F
Tender Issue - WLG03 removed	04/07/16	BF	E
Tender Issue - Window note 02 reduced to 6.4mm laminate	15/06/16	BF	D
Tender Issue - WG01 & WG20 removed	10/05/16	BF	C
Tender Issue - WLG03 added to Type 1 Schedule. Type 13 replaces duplicate Type 4. WF01 changed. WG01 & WG20 reduced	07/04/16	BF	B
Tender Issue - Clarifications of Windows & Addition of ID no's	13/01/16	BF	A

Charlton Brown Architects

details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

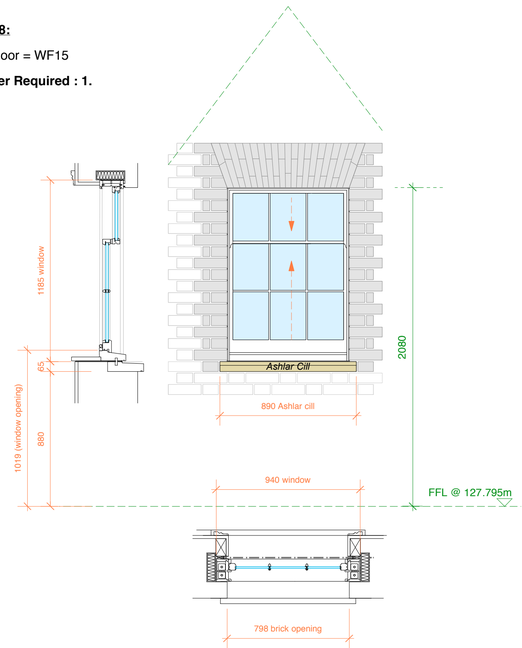
Window Schedule - Sheet 1 1275 WD 160H

The Belvedere, 2 Back Lane, Hampstead, London NW3 1HL
T 020 7794 1234 F 020 7435 5085 E office@charltonbrown.com

TYPE 8:

First Floor = WF15

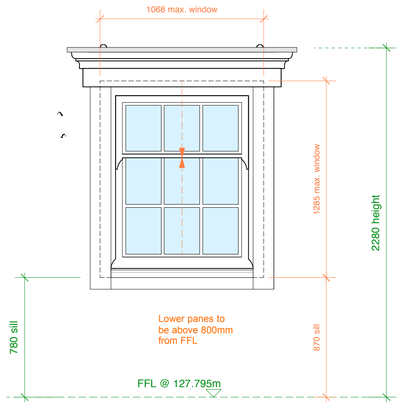
Number Required : 1.

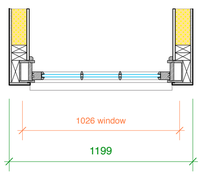


TYPE 9:

First Floor = WF14, 16

Number Required : 2.

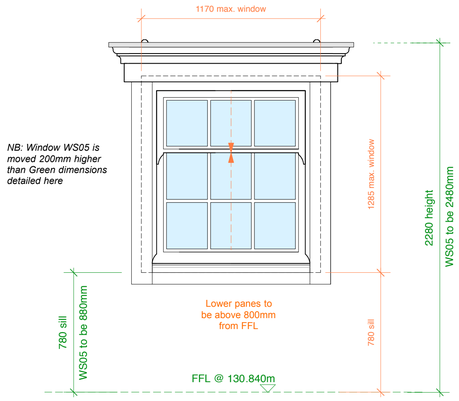


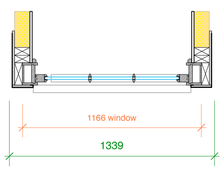


TYPE 10:

Second Floor = WS01, 04, 05* & 06
Note: WS05 is located 300mm higher than the dimensions below for type 10 to avoid the flat roof below.*

Number Required : 4

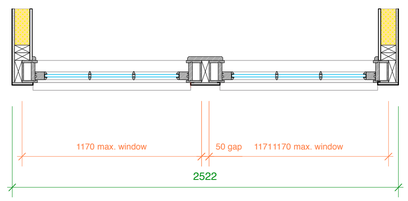




TYPE 11:

Second Floor = WS02

Number Required : 1.

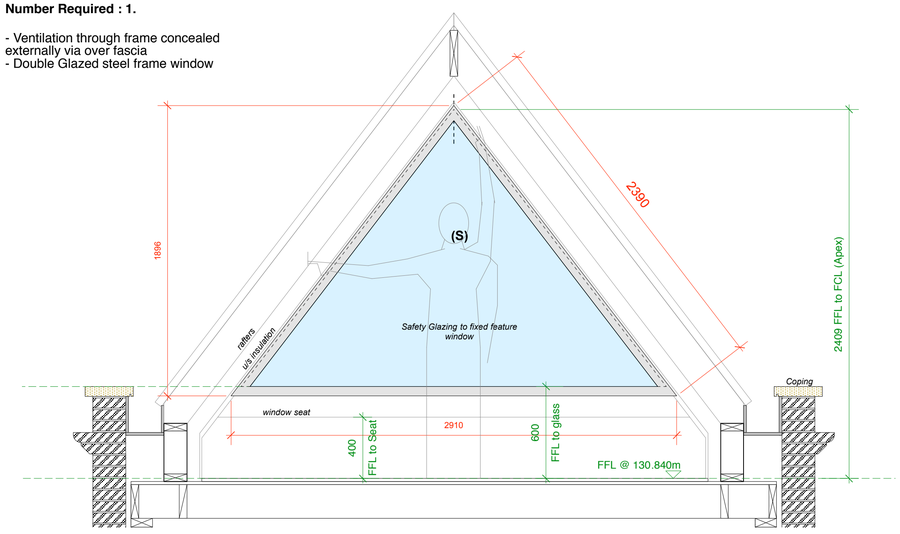


TYPE 12:

Second Floor = WS03

Number Required : 1.

- Ventilation through frame concealed externally via over fascia
- Double Glazed steel frame window



PART Q COMPLIANCE (October 2015)

All Windows and Doors must be built and installed to satisfy the requirements of Part Q in the Approved Documents.

All Window and Door frames that are mechanically fixed are designed and installed in accordance with SBD or BS PAS24 as required by Part Q in the Approved Documents.

The performance and design of windows and doors and their surrounds should be in accordance with Part Q: Appendix B: Bespoke timber secure doorsets

SAFETY GLAZING

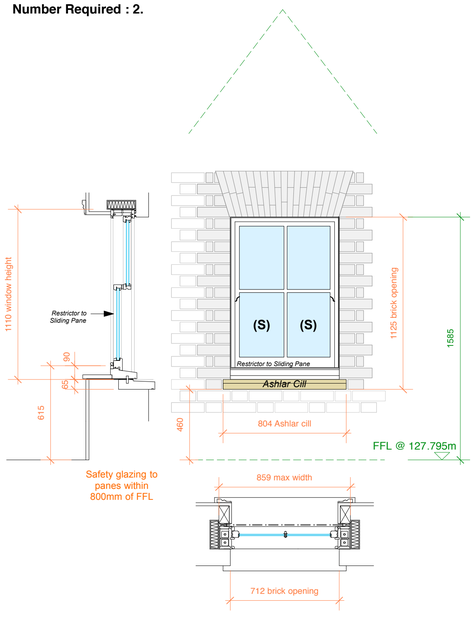
Glazing to Critical Areas (as defined in Approved Document K4) will be Safety Glazing. Safety Glazing constitutes any one of the options outlined in Paragraph 5.2 in K4. Safety Glazing in this Joinery schedule - unless otherwise stipulated - will comply with paragraphs 5.3 and 5.4 of Approved Document K, 2013.

All window panes within 800mm of finished floor level, panes in panes within 1500mm from finished floor level and within 300mm of the door leaf itself are to be Safety Glazing ALL SAFETY GLAZING PANES ARE DEMARCATED BY THE SYMBOL **(S)**

TYPE 13:

Second Floor = WS07, WS08

Number Required : 2.



ALL WINDOWS ARE DRAWN AT 1:20 WHEN PRINTED ON A1

Notes:

01. Joinery, including windows and doors, is a contractor's design portion.

02. All windows, glazed doors and french doors are to be in hard-wood timber with drained and ventilated beads and insulated security type double-glazing. Suggested glazing construction: 6.4mm MIN laminated outer, 12mm gas-filled cavity, 4mm toughened inner. Glazing spacer bar colour t.b.c. by Architect.

03. All units are to achieve a minimum U-Value of 1.2W/m2K and the glass is to be etched with a Kite Mark and certified accordingly. Kite Mark positions are to be confirmed by Architect. Minimum window energy rating (WER) Grade A, manufactured to EN1279.

04. Before window manufacture commences, rod drawings and then a sample window are to be provided to the architects and their written approval is to be obtained.

05. All windows are opening sash windows (corded and weighted) unless shown as casements, french doors or spiral sashes in which case the direction of opening is shown. Non-opening sections will be labelled as "fixed".

06. All openable units are to be lockable, include for espagnolette locking devices to all french doors and casement windows as standard.

07. All dimensions shown refer to finish sizes and are approximate and for pricing purposes only. Reveals may vary from those shown. Site dimensions of structural opening sizes are to be taken by the window manufacturer prior to fabrication.

08. Details shown are approximate and are for pricing purposes only.

09. Background ventilation provided by two stage ventilation in accordance with the Building Regulations. No trickle ventilation.

10. All glazing between Finished Floor Level and 1500mm above that level is to be impact resistant safety glass, Grade 9. See Approved Doc N and BS 6206.

11. Suitable timber is to be proposed by the window manufacturer for the architect's approval. All units are to be in pressure impregnated solid hard-wood timber. There is to be no lamination unless specifically agree, in writing, by the Architect.

12. Max. 5mm gap between windows and surrounding brickwork sealed with Compriband 'V' and mastic to outside.

13. All units are to be factory spray finished in white exterior quality and grade paint.

14. All units are to be factory hung and glazed before installation.

15. Allow for painted softwood linings and decorative mouldings internally tbc by Interior Designer.

16. Ironmongery and general hardware specification t.b.c. in a schedule that will include scroll handles and limit stops. Security Fittings to include restrictors to all windows shown to limit the maximum gap, when open, to 100mm (restrictors must be capable of being key removed by the window cleaner to allow cleaning from the inside). Restrictors apply to all window openings lower than 800mm from FFL

17. All units are to have draught and weather seals on all edges. Casements or French doors are to have a minimum of 1.5 pairs of stainless steel hinges per opening leaf.

18. Window manufacturers are to include for the supply and installation of all units or may clear that otherwise is the case in their quotation.

19. Harvey's stainless steel insulated cavity wall lintel, DPC and cavity tray are to be installed above fan arches.

20. Internal Reveal Type 1 (shown in drawing WD 401) applicable to windows WG01 - WG10 and WG16 - WG19 inclusive. All other windows have simplified Internal Reveal Type 2.

21. All brick fan arches are "Structural" brick fan arch by Apex Brickcutters. Fabrication drawings of these are to be provided to the architects and their written approval is to be obtained before manufacture commences.

22. All window and door frames mechanically foixed are o be designed and installed in accordance with SBD or BS PAS24 and all requirements of Approved Document Q.

Contract Set: 04.07.16

details	date	by	rev
Type 12 updated to suit Northolt profile. Type 9, 10, 11 dormers updated to accomodate beam to dormer & suit Absolutt profile.	12/12/16	BF	F
Ashlar Cills dimensioned. Window dimensions clarified	17/11/16	BF	E
Part Q Compliance note added. Safety Glazing note & panes identified	20/07/16	BF	D
Tender Issue - Window Type 12 updated, Window note 02 now reduced to 6.4mm laminate	15/06/16	BF	C
Tender Issue - Additional Timber Window Required	03/02/16	BF	B
Tender Issue - Clarifications of Windows & Addition of ID no's Addition of skylights S01-S03 & S04	13/01/16	BF	A

Charlton Brown Architects

1 OAK HILL WAY, Hampstead - London - NW3 7LR

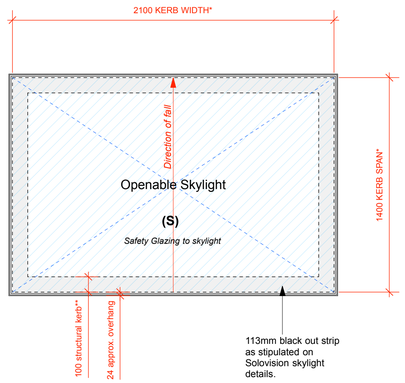
Window Schedule - Sheet 2 — 1275 WD 161F

The Belvedere, 2 Back Lane, Hampstead, London NW3 1HL.
T 020 7794 1234 F 020 7435 5085 E office@charltonbrown.com

SKYLIGHT TYPE 1:

ROOF = SL01 (Electrically Hinged VisionVent Solo Rooflight)

Number Required : 1.

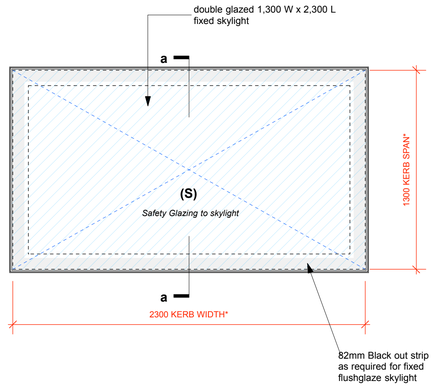


1. KERB WIDTH IS THE FINISHED DIMENSION OF THE OUTSIDE KERB EDGES PERPENDICULAR TO THE DIRECTION OF FALL
2. KERB SPAN IS THE FINISHED DIMENSION OF THE OUTSIDE KERB EDGES PARALELL TO THE SLOPE OF THE FORMED KERB FALL (3 DEGREES MIN.)
PLEASE REFER TO MANUFACTURER'S DOCUMENTATION FOR DETAILS.
3. STRUCTURAL KERB IS 100mm `WHICH IS ASSUMED TO BE COMPRISED OF MIN. 75mm TIMBER AND 25mm PLY & ROOF FINISHES.

SKYLIGHT TYPE 2:

ROOF = SL04 (Fixed Flushglaze Rooflight)

Number Required : 1.

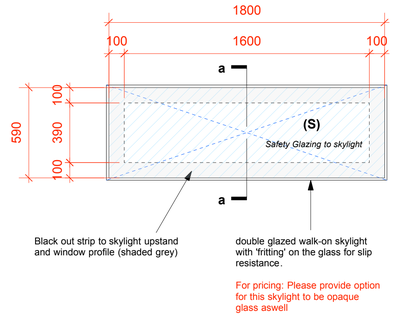


1. KERB WIDTH IS THE FINISHED DIMENSION OF THE OUTSIDE KERB EDGES PERPENDICULAR TO THE DIRECTION OF FALL
2. KERB SPAN IS THE FINISHED DIMENSION OF THE OUTSIDE KERB EDGES PARALELL TO THE SLOPE OF THE FORMED KERB FALL (3 DEGREES MIN.)
PLEASE REFER TO MANUFACTURER'S DOCUMENTATION FOR DETAILS.
3. STRUCTURAL KERB IS 100mm `WHICH IS ASSUMED TO BE COMPRISED OF MIN. 75mm TIMBER AND 25mm PLY & ROOF FINISHES.

SKYLIGHT TYPE 3 (WALK ON SKYLIGHT):

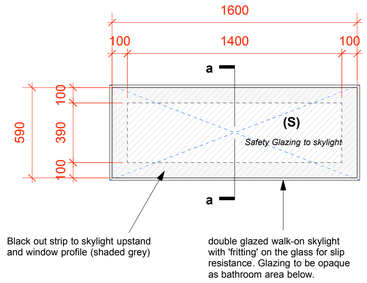
Ground Floor Level = SL02

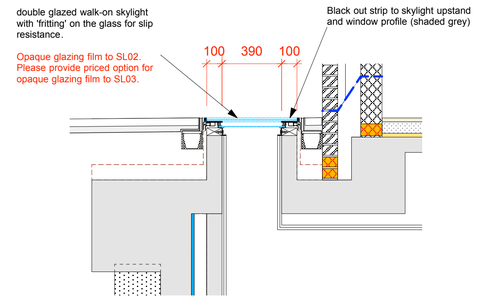
Number Required : 1.



Ground Floor Level = SL03 (opaque glazing)

Number Required : 1.





Section a-a - walk on skylight

Section a-a - walk on skylight

PART Q COMPLIANCE (October 2015)

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The performance and design of windows and doors and their surrounds should be in accordance with Part Q: Appendix B: Bespoke timber secure doorsets

SAFETY GLAZING

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All window panes within 800mm of finished floor level, panes in panes within 1500mm from finished floor level and within 300mm of the door leaf itself are to be Safety Glazing ALL SAFETY GLAZING PANES ARE DEMARCATED BY THE SYMBOL **(S)**

Notes:

01. Joinery, including windows and doors, is a contractor's design portion.

02. All windows, glazed doors and french doors are to be in hard-wood timber with drained and ventilated beads and insulated security type double-glazing. Suggested glazing construction: 6.4mm MIN laminated outer, 12mm gas-filled cavity, 4mm toughened inner. Glazing spacer bar colour t.b.c. by Architect.

03. All units are to achieve a minimum U-Value of 1.2W/m2K and the glass is to be etched with a Kite Mark and certified accordingly. Kite Mark positions are to be confirmed by Architect. Minimum window energy rating (WER) Grade A, manufactured to EN1279.

04. Before window manufacture commences, rod drawings and then a sample window are to be provided to the architects and their written approval is to be obtained.

05. All windows are opening sash windows (corded and weighted) unless shown as casements, french doors or spiral sashes in which case the direction of opening is shown. Non-opening sections will be labelled as "fixed".

06. All openable units are to be lockable, include for espagnolette locking devices to all french doors and casement windows as standard.

07. All dimensions shown refer to finish sizes and are approximate and for pricing purposes only. Reveals may vary from those shown. Site dimensions of structural opening sizes are to be taken by the window manufacturer prior to fabrication.

08. Details shown are approximate and are for pricing purposes only.

09. Background ventilation provided by two stage ventilation in accordance with the Building Regulations. No trickle ventilation.

10. All glazing between Finished Floor Level and 1500mm above that level is to be impact resistant safety glass, Grade 9. See Approved Doc N and BS 6206.

11. Suitable timber is to be proposed by the window manufacturer for the architect's approval. All units are to be in pressure impregnated solid hard-wood timber. There is to be no lamination unless specifically agree, in writing, by the Architect.

12. Max. 5mm gap between windows and surrounding brickwork sealed with Compriband 'V' and mastic to outside.

13. All units are to be factory spray finished in white exterior quality and grade paint.

14. All units are to be factory hung and glazed before installation.

15. Allow for painted softwood linings and decorative mouldings internally tbc by Interior Designer.

16. Ironmongery and general hardware specification t.b.c. in a schedule that will include scroll handles and limit stops. Security Fittings to include restrictors to all windows shown to limit the maximum gap, when open, to 100mm (restrictors must be capable of being key removed by the window cleaner to allow cleaning from the inside). Restrictors apply to all window openings lower than 800mm from FFL

17. All units are to have draught and weather seals on all edges. Casements or French doors are to have a minimum of 1.5 pairs of stainless steel hinges per opening leaf.

18. Window manufacturers are to include for the supply and installation of all units or may clear that otherwise is the case in their quotation.

19. Harvey's stainless steel insulated cavity wall lintel, DPC and cavity tray are to be installed above fan arches.

20. Internal Reveal Type 1 (shown in drawing WD 401) applicable to windows WG01 - WG10 and WG16 - WG19 inclusive. All other windows have simplified Internal Reveal Type 2.

21. All brick fan arches are "Structural" brick fan arch by Apex Brickcutters. Fabrication drawings of these are to be provided to the architects and their written approval is to be obtained before manufacture commences.

22. All window and door frames mechanically foixed are o be designed and installed in accordance with SBD or BS PAS24 and all requirements of Approved Document Q.

ALL WINDOWS ARE DRAWN AT 1:20 WHEN PRINTED ON A1

Contract Set: 04.07.16

Structural openings clarified	24/10/16	BF	**C**
Part Q Compliance note added. Safety Glazing note & panes identified	20/07/16	BF	**B**
Tender Issue - Skylights S01, S02 & S03 adjusted. opaque glazing specified and sizes reduced where applicable.	15/06/16	BF	**A**
Tender Issue - Drawing WD162 Added WITH WS07 & WS08	07/04/16	BF	**-**

Charlton Brown Architects

details | date | by | rev

1 OAK HILL WAY, Hampstead - London - NW3 7LR

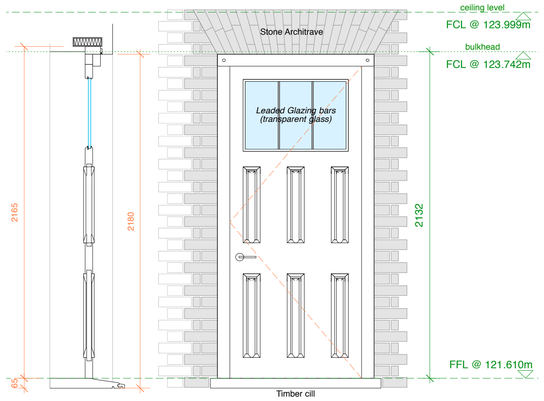
Window Schedule - Sheet 3 1275 WD 162C

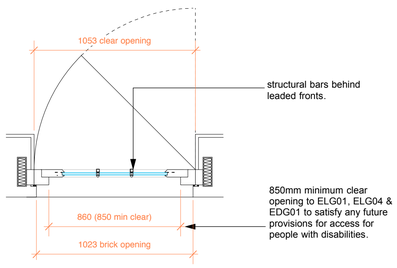
The Belvedere, 2 Back Lane, Hampstead, London NW3 1HL
T 020 7794 1234 F 020 7435 5085 E office@charltonbrown.com

TYPE 1:

Lower Ground Floor: ELG01

Number Required :1





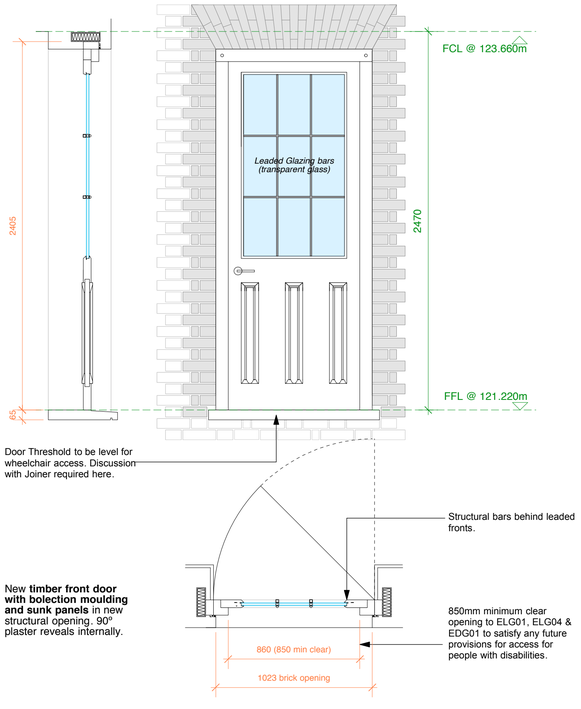
New **timber front door with bolection moulding and sunk panels** in new structural opening. 90° plaster reveals internally.

850mm minimum clear opening to ELG01, ELG04 & EDG01 to satisfy any future provisions for access for people with disabilities.

TYPE 4:

Lower Ground Floor (Office): ELG04

Number Required :1



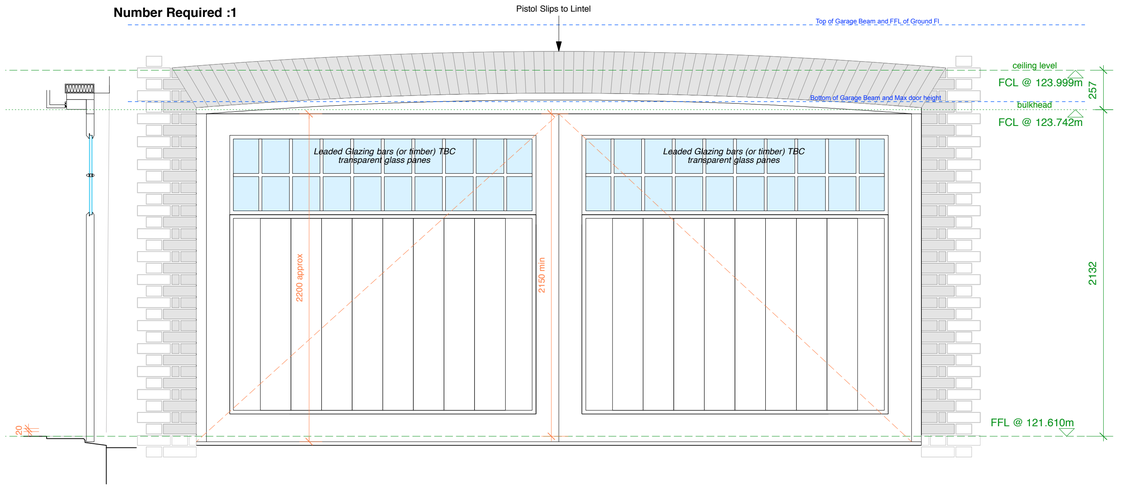
New **timber front door with bolection moulding and sunk panels** in new structural opening. 90° plaster reveals internally.

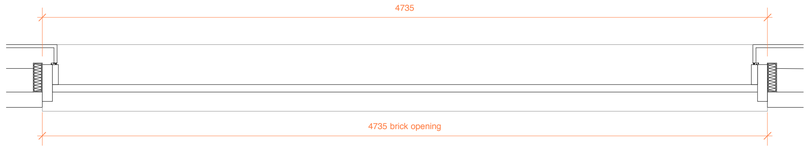
850mm minimum clear opening to ELG01, ELG04 & EDG01 to satisfy any future provisions for access for people with disabilities.

TYPE 3:

Lower Ground Floor: ELG02

Number Required :1

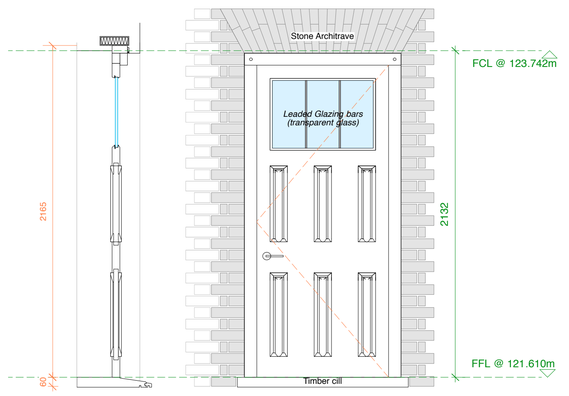


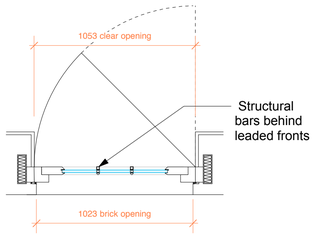


TYPE 2:

Lower Ground Floor: ELG03

Number Required :1





New **timber front door with bolection moulding and sunk panels** in new structural opening. 90° plaster reveals internally.

PART Q COMPLIANCE (October 2015)

All Windows and Doors must be built and installed to satisfy the requirements of Part Q in the Approved Documents.

All Window and Door frames that are mechanically fixed are designed and installed in accordance with SBD or BS PAS24 as required by Part Q in the Approved Documents.

The performance and design of windows and doors and their surrounds should be in accordance with Part Q: Appendix B: Bespoke timber secure doorsets

Notes:

01. Joinery, including windows and doors, is a contractor's design portion.

02. All windows, glazed doors and french doors are to be in hard-wood timber with drained and ventilated beads and insulated security type double-glazing. Suggested glazing construction: 11.8mm laminated outer, 12mm gas-filled cavity, 4mm toughened inner. Glazing spacer bar colour t.b.c. by Architect.

03. All units are to achieve a minimum U-Value of 1.2W/m2K and the glass is to be etched with a Kite Mark and certified accordingly. Kite Mark positions are to be confirmed by Architect. Minimum window energy rating (WER) Grade A, manufactured to EN1279.

04. Before window manufacture commences, rod drawings and then a sample window are to be provided to the architects and their written approval is to be obtained.

05. All windows are opening sash windows (corded and weighted) unless shown as casements, french doors or spiral sashes in which case the direction of opening is shown. Non-opening sections will be labelled as "fixed".

06. All openable units are to be lockable, include for espagnolette locking devices to all french doors and casement windows as standard.

07. All dimensions shown refer to finish sizes and are approximate and for pricing purposes only. Reveals may vary from those shown. Site dimensions of structural opening sizes are to be taken by the window manufacturer prior to fabrication.

08. Details shown are approximate and are for pricing purposes only.

09. Background ventilation provided by two stage ventilation in accordance with the Building Regulations. No trickle ventilation.

10. All glazing between Finished Floor Level and 1500mm above that level is to be impact resistant safety glass, Grade 9. See Approved Doc N and BS 6206.

11. Suitable timber is to be proposed by the window manufacturer for the architect's approval. All units are to be in pressure impregnated solid hard-wood timber. There is to be no lamination unless specifically agree, in writing, by the Architect.

12. Max. 5mm gap between windows and surrounding brickwork sealed with Compriband 'V' and mastic to outside.

13. All units are to be factory spray finished in white exterior quality and grade paint.

14. All units are to be factory hung and glazed before installation.

15. Allow for painted softwood linings and decorative mouldings internally tbc by Interior Designer.

16. Ironmongery and general hardware specification t.b.c. in a schedule that will include scroll handles and limit stops. Security Fittings to include restrictors to all windows shown to limit the maximum gap, when open, to 100mm (restrictors must be capable of being key removed by the window cleaner to allow cleaning from the inside).

17. All units are to have draught and weather seals on all edges. Casements or French doors are to have a minimum of 1.5 pairs of stainless steel hinges per opening leaf.

18. Window manufacturers are to include for the supply and installation of all units or may clear that otherwise is the case in their quotation.

19. Harvey's stainless steel insulated cavity wall lintel, DPC and cavity tray are to be installed above fan arches.

20. Internal Reveal Type 1 (shown in drawing WD 401) applicable to windows WG01 - WG10 and WG16 - WG19 inclusive. All other windows have simplified Internal Reveal Type 2.

21. All brick fan arches are "Structural" brick fan arch by Apex Brickcutters. Fabrication drawings of these are to be provided to the architects and their written approval is to be obtained before manufacture commences.

22. All window and door frames mechanically foixed are o be designed and installed in accordance with SBD or BS PAS24 and all requirements of Approved Document Q.

Contract Set: 04.07.16

details	date	by	rev
Dimensions clarified. Ceiling Heights clarified	12/10/16	BF	F
Part Q Compliance Note added. Safety Glass Note and panes identified.	20/07/16	BF	E
Tender Issue - ELG04 added back in as an option. ELG01 and ELG03 reduced. ELG02 garage door resized	15/06/16	BF	D
Tender Issue - LG01 and LG03 Reduced height	14/03/16	BF	C
Tender Issue - ELG04 removed.	09/03/16	BF	B
Tender Issue - Doors Updated to suit Metric brick & Addition of ID no's	13/01/16	BF	A

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External Door schedule 1 — 1275 WD 163E

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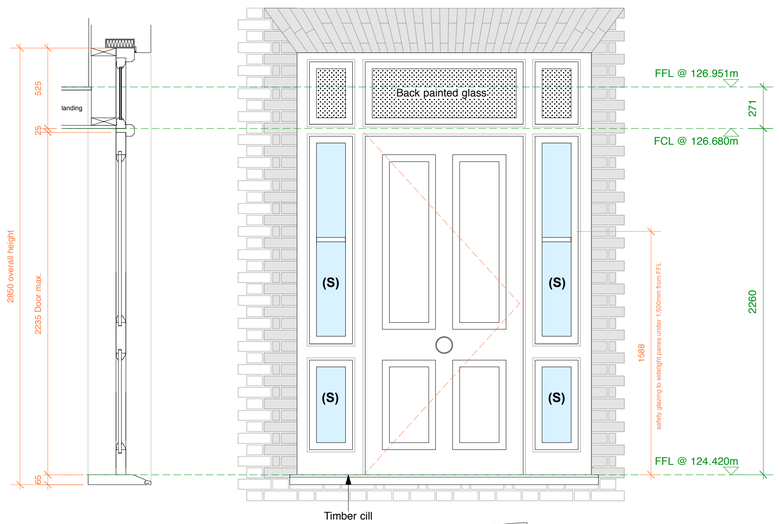
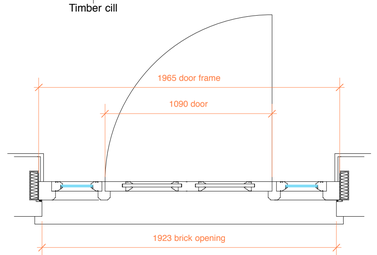
TYPE 5:

Ground Floor: EDG01

Number Required : 1



New **timber front door with bolection moulding and sunk panels** in new structural opening. 90° plaster reveals internally.

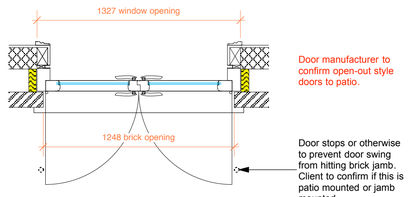


850mm minimum clear opening to ELG01, ELG04 & EDG01 to satisfy any future provisions for access for people with disabilities.

TYPE 6

Ground Floor: EDG02, 04

Number Required : 2



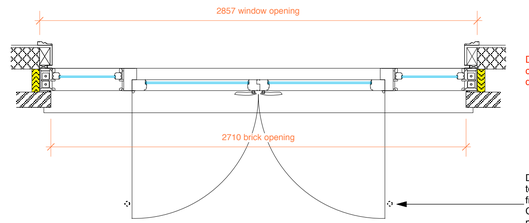
Door manufacturer to confirm open-out style doors to patio.

Door stops or otherwise to prevent door swing from hitting brick jamb. Client to confirm if this is patio mounted or jamb mounted

TYPE 7

Ground Floor: EDG03

Number Required :1



Door manufacturer to confirm open-out style doors to patio.

Door stops or otherwise to prevent door swing from hitting brick jamb. Client to confirm if this is patio mounted or jamb mounted

TYPE 8

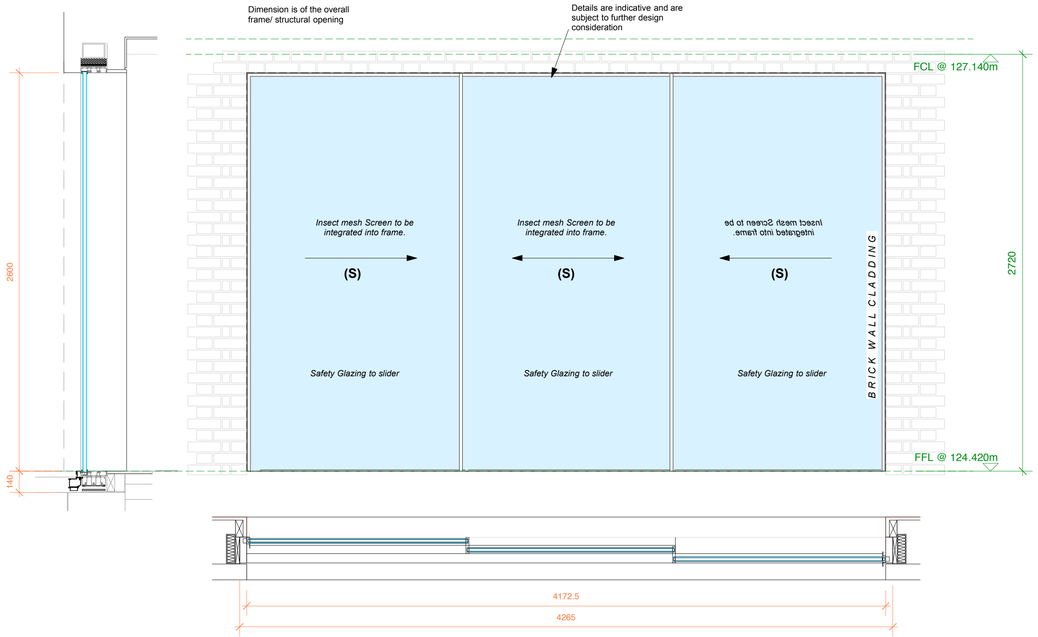
Ground Floor: EDG06

Number Required : 1

Dimension is of the overall frame/ structural opening

Sky-frame or other similar approved slim profile metal slider.

Details are indicative and are subject to further design consideration



TYPE 9

First Floor: EDF01

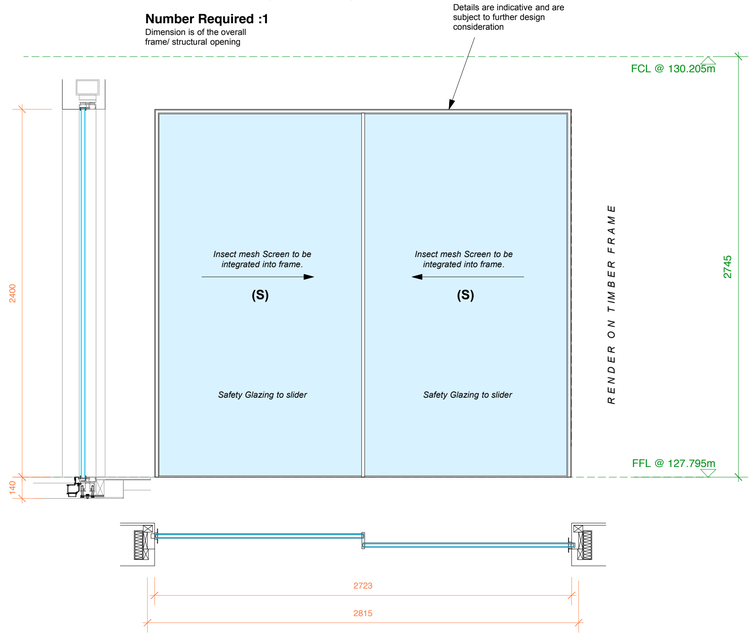
Note: Insect Mesh required to each panel.

Number Required :1

Dimension is of the overall frame/ structural opening

Sky-frame or other similar approved slim profile metal slider.

Details are indicative and are subject to further design consideration



SAFETY GLAZING

Glazing to Critical Areas (as defined in Approved Document K4) will be Safety Glazing. Safety Glazing constitutes any one of the options outlined in Paragraph 5.2 in K4. Safety Glazing in this Joinery schedule - unless otherwise stipulated - will comply with paragraphs 5.3 and 5.4 of Approved Document K, 2013.

ALL SAFETY GLAZING PANES ARE DEMARCATED BY THE SYMBOL **(S)**

PART Q COMPLIANCE (October 2015)

All Windows and Doors must be built and installed to satisfy the requirements of Part Q in the Approved Documents.

All Window and Door frames that are mechanically fixed are designed and installed in accordance with SBD or BS PAS24 as required by Part Q in the Approved Documents.

The performance and design of windows and doors and their surrounds should be in accordance with Part Q: Appendix B: Bespoke timber secure doorsets

Contract Set: 04.07.16

Dimensions clarified, EDG01 resized	12/10/16	BF	E
Type 6 and Type 7 door types to open to exterior. Part Q Compliance note added. Safety Glass Note and panes identified.	06/07/16	BF	D
Tender Issue - Doors Type 6 & 7 cills adjusted	09/06/16	BF	C
Tender Issue - EDF01 reduced in height	07/04/16	BF	B
Tender Issue - Doors Updated to suit Metric brick & Addition of ID no's	13/01/16	BF	A

Notes:

01. Joinery, including windows and doors, is a contractor's design portion.

02. All windows, glazed doors and french doors are to be in hard-wood timber with drained and ventilated beads and insulated security type double-glazing. Suggested glazing construction: 11.8mm laminated outer, 12mm gas-filled cavity, 4mm toughened inner. Glazing spacer bar colour t.b.c. by Architect.

03. All units are to achieve a minimum U-Value of 1.2W/m2K and the glass is to be etched with a Kite Mark and certified accordingly. Kite Mark positions are to be confirmed by Architect. Minimum window energy rating (WER) Grade A, manufactured to EN1279.

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Charlton Brown Architects

details | date | by | rev

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External Door schedule 2 — 1275 WD 164E

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