

Rev. Description 22/05/2017 GSK C1 22/05/2017 GSK CONSTRUCTION ISSUE. 16/01/2018 GSK C2 16/01/2018 GSK NOTES REVISED TO ACCORD WITH BUILDING CONTROLS COMMENTS REGARDING THE SAFETY GLASS.

## WINDOW & **EXTERNAL DOOR GENERAL** NOTES:

- Dimensions Verify all windows and door sizes on site prior to manufacture.
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   Appearance Accurate elevation and section drawings are to be provided indicating how transoms, mullions will be balanced, for approval, a minimum of 4 weeks prior to commencement of fabrication.
   Window samples Provide sample/s to planner and/or client when requested.
   Tolerances Specialist subcontractor to allow tolerances to fit, with reference to architects details for coordination with opeing.
   Installation & Air tightness Install windows and external doors to provide draught resistance equal to that provided by the window. Gaps between frames and openings to be fully filled with expanding foam and sealed internally & externally, with appropriate sealant or expanding tape. Air tight membrane should be applied to the full perimeter of the frame.
   Installation & Frame Position Install frames in accordance with manufacturer's details and specifications following site specific architectural details.
   Installation & roof lights Roof lights are to be installed in accordance with details and manufacturer's information. Specialist consultant/subcontractor is to be responsible for ensuring appropriate structural Engineers' information.
   Fire rating External windows and doors are not fire rated.
   Self Cleaning 2. Self cleaning glass coating to be applied to the rooflight external pain.
   Self Cleaning Suzed, low E coating, argon filled units. Refer to finishes schedule for randard is:- Double glazed, low E coating, argon filled units. Refer to finishes schedule for recipions.
- Laminated Glazing Where not shown on the schedule safety glazing is to be provided in accordance with Building Regulations Part K and to the 2011 copy of BS 6180. When used as an infill the glazing is to with stand a uniformly distributed load greater than 0.5kN/m², it is also to with stand and point load applied anywhere on the infill panel of 0.25kN. Where used as a balustrade the the glazing is to withstand a horizontal uniformly distributed line load of 0.36kN/m. Refer to elevations for locations denoted as **SG** for where laminated glass is to be
- ecured by Design All External windows and doors are to be -PAS 24 Secured by Design
- 16. 17.

- approved.
  15. Glazing Beading All windows are to be internally beaded, unless window is certified by Secured by Design.
  16. Structure All windows are to meet loading requirements of BS 6375 Pt 1.
  17. Hinges Hinges etc to meet BS 6375 Pt 2 re: operation & strength characteristics. Hinges are to be non corrodible grade 300 Austenitic stainless steel. All windows to be cleanable from the inside in accordance with BS8213-1:2004. It is the window manufacturer's responsibility to advise design of opening system to ensure that all fire escape requirements, restrictors, and security requirements are met.
  18. Restrictors Refer to elevations. All windows specified with restrictors are to have a limiting system which restricts the opening width such that the opening light does not project greater than 100mm from the external face of brickwork. Ensure opens minimum of 15° to provide sufficient purge ventilation.
  19. Trickle Ventilation is to be provided at both the top and bottom of window. entilation - Refer to elevations for free area of trickle ventilation required. Where trickle ventilation is to be provided at both the top and bottom of window.

  Intilation - Opening light or lights are to achieve a combined minimum free area as the elevations. Window sub contractor's fabrication drawings are to confirm free area

- 21. Thresholds Main entrance & all secondary external doors should provide level access with any upstand not exceeding 15mm.
  22. Ironmongery Refer to schedule for ironmongery specification. All window & door handles are to be installed at 900mm -1200mm above FFL. Any opening light within a window, which is not secondary fanlight opening, located at a higher level is to be provided with some other approved form of opening system, either mechanical winding system, motorized etc. Door numbers, door viewers are to be mounted between 1200 1500mm above FFL. Confirm exact height with client prior to installation. All ironmongery is to comply with Part M. Provide samples of door and window ironmongery for approval by client and Architect.
  23. Opening Force All door closers are to conform to the performance standards as stated in Building Regulations: BS8300: 2009 and approved Document M. A door closer must produce an opening force below 30N between 0 degrees and below 22.5N between 30 and 60 Degrees <u>22</u>
- 23.
- in accordance are to be suited r of mastic seal is to match the colour of the window frame. ternal windows are to be key lockable only. All window & door locks are to arrent 'Secured By Design' standards. Number of keys and suiting of locks to be with Employer's Requirements or agreed with client. All windows per property and and provided with three keys each. All keys to residents' accessible windows have coloured plastic caps to differentiate the flat entrance keys, window keys

- are to be shown coloured plastic caps to differentiate unit increases.

  & doors are to have coloured plastic caps to differentiate unit increases.

  26. Minimum Clear Opening Widths Where not stated in the schedule, clear widths are to be as defined by Table 2 of Building Regulation Part M or Lifetime Homes minimum opening width of 800m

  27. Drainage All external doors are to have an effective drainage channel across the opening with appropriate grate design to suit intended traffic. Connect to drains where shown on S.E's drainage layout drawings.

  28. Residents information Include within the Building Users Guide relevant information for maintenance, cleaning, operation, locking and fire escape for all windows and doors.

  29. Warranty Notes avoid insufficient allowance for timber shrinkage, do not allow moisture through frames and provide draught strips. Glazing to have drained and ventilated bottom bead. Provide adequate deterrent to forced entry and meet Regulation Q1. Window frames to be fixed to reveals max 600mm centres and within 150mm of frame corners. Double glazing should be fixed and bedded as recommended by Glass and Glazing Federation. Specification of Aluminium windows to be to 4873:1986 and Performance of weather tightness to BS EN 12056-3:2000. Code for Practice for Safety in Use and Cleaning to be to BS 8213:1:1991.
- Health & Safety Notes
  All appropriate PPE gear is to be worn during all carpentry works and installation, as required, to protect against sharp edges.
  All carpentry work is to be carried out in a well ventilated, appropriately lit and dry
- All carpentry carried out on the works is to be performed by competent persons, knowledgeable in appropriate safety measures.
   The Main Contractor is to ensure that repetitive lifting is omitted or minimized to acceptable limits, and that no individual should lift more than 20Kg.

- Dimensions with "br" are for the structural opening in the external leaf of brick work. Dimensions with "bl" are for the structural opening in the inner blockwork leaf.

VABEL ourpose of Issue:

CONSTRUCTION

Job No. **4948** 

WINDOW SCHEDULE SHEET 2 of 2 LYNDHURST GARDENS LONDON

Drawn: Approved: Scale: MRC GSK 1/50 1601 -TFP - LG - XX - SH - A - 1101 | S4 | C2 @A1 APR 2017

