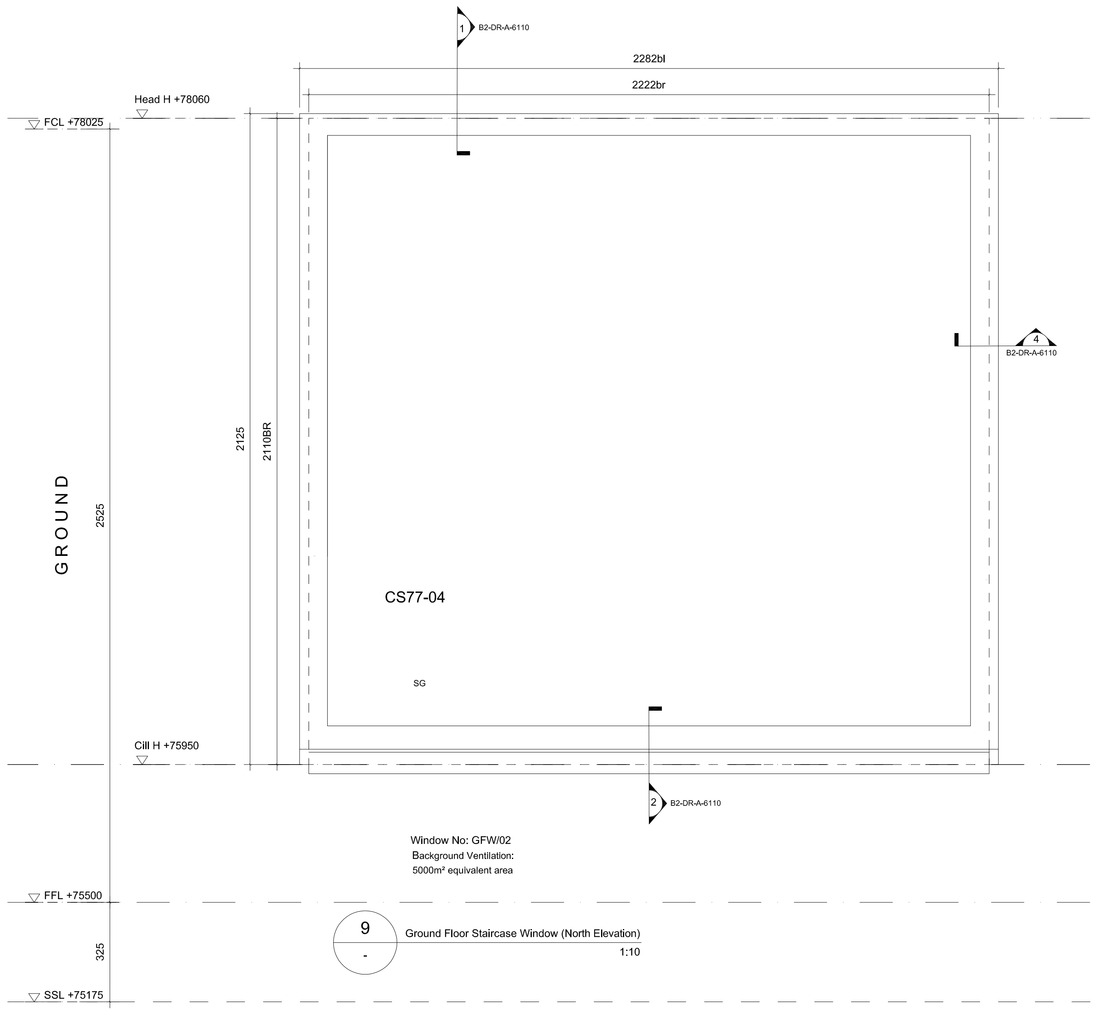
Do not scale from this drawing.

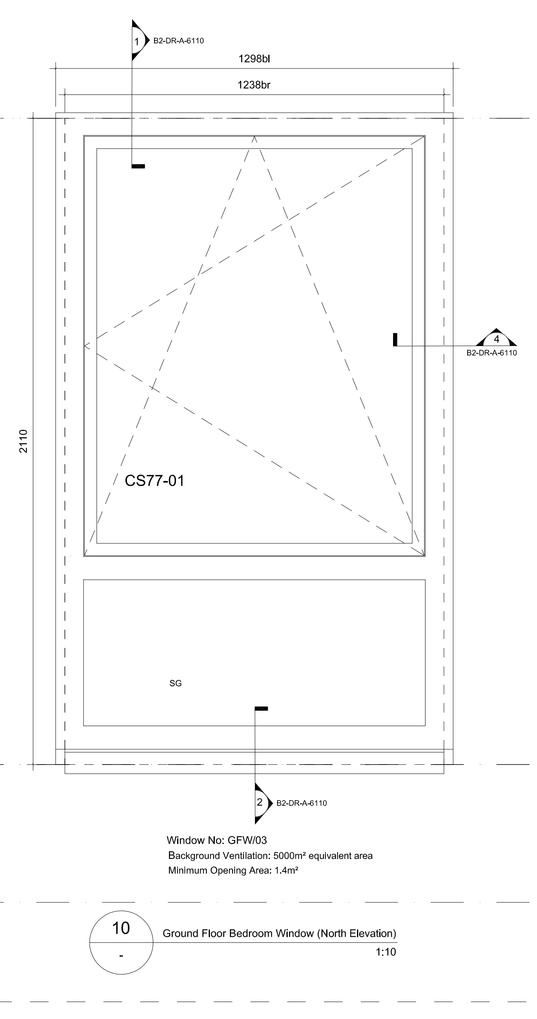
Contractors must confirm site dimensions before starting work on shop drawings.

Rev.	Description	Date	Aut.
C1	CONSTRUCTION ISSUE.	22/05/2017	GSK
C2	NOTES REVISED TO ACCORD WITH BUILDING CONTROLS COMMENTS REGARDING THE SAFETY GLASS.	16/01/2018	GSK
C3	UPDATED TO 1:10 SCALE FOR PLANNING.	30/05/2019	KV



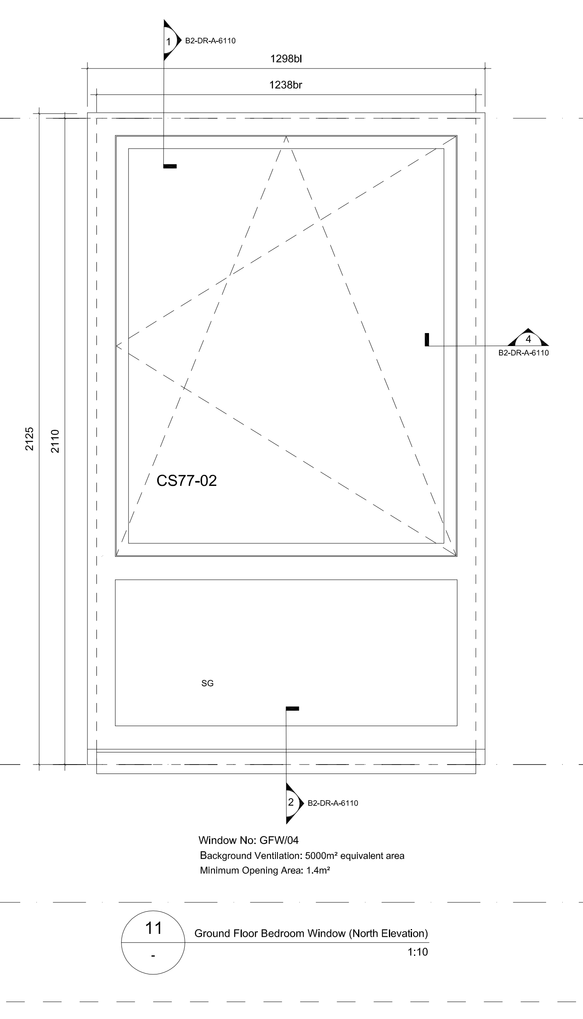
Window No: GFWI02
Background Ventilation:
5000m² equivalent area

9 / - Ground Floor Staircase Window (North Elevation) 1:10



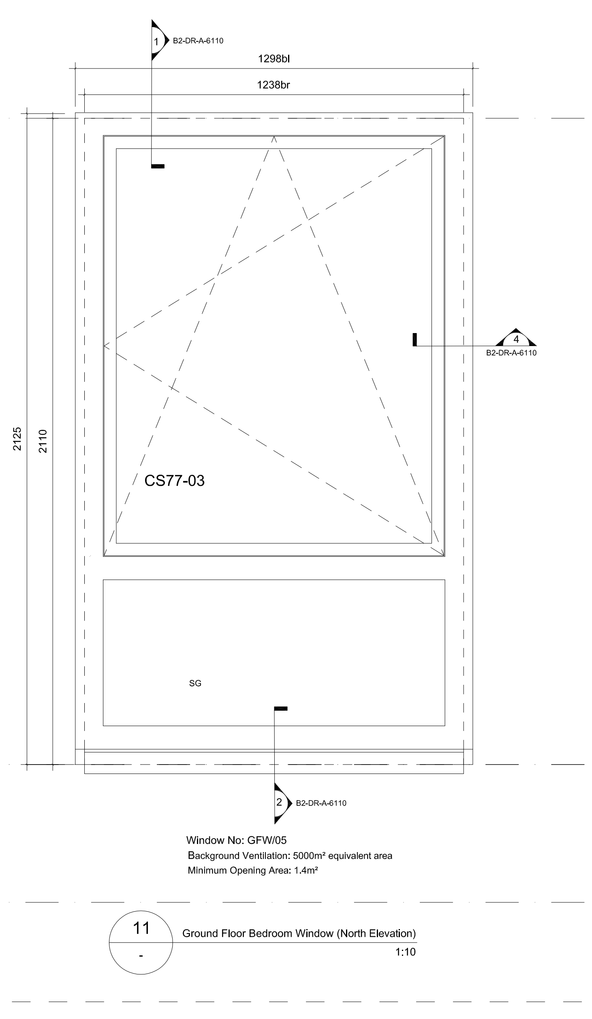
Window No: GFWI03
Background Ventilation: 5000m² equivalent area
Minimum Opening Area: 1.4m²

10 / - Ground Floor Bedroom Window (North Elevation) 1:10



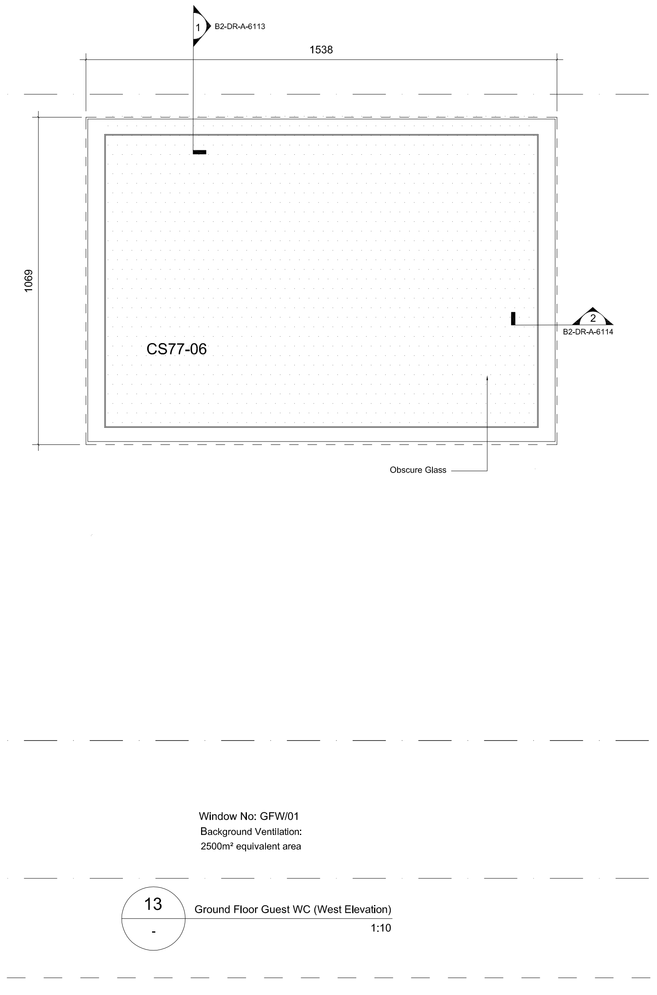
Window No: GFWI04
Background Ventilation: 5000m² equivalent area
Minimum Opening Area: 1.4m²

11 / - Ground Floor Bedroom Window (North Elevation) 1:10



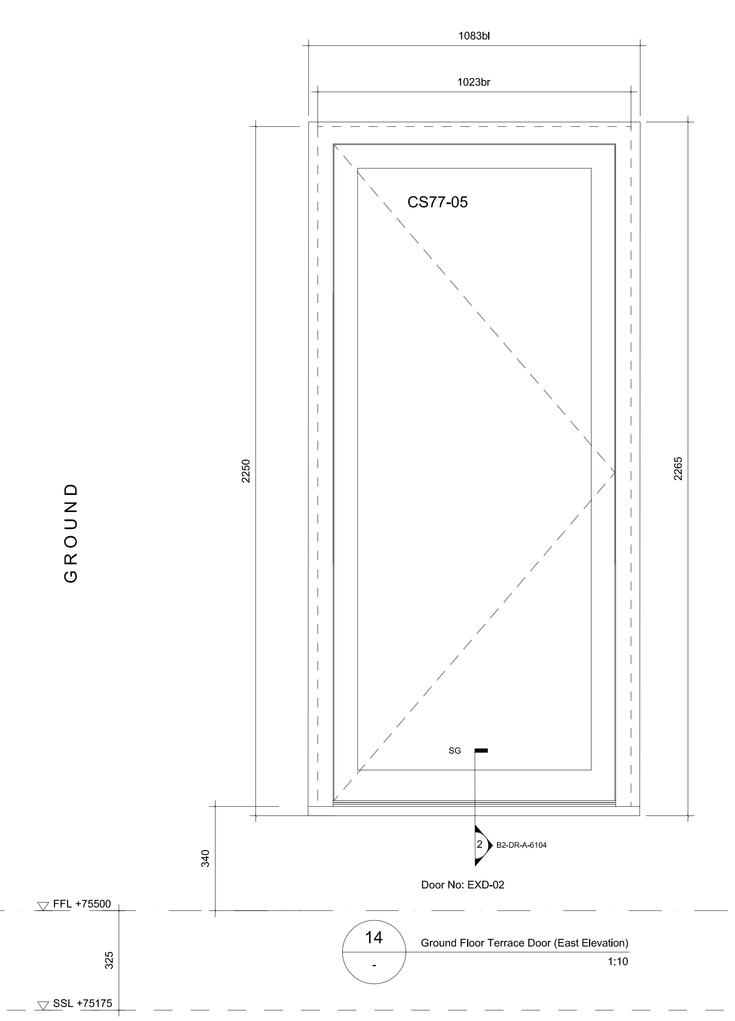
Window No: GFWI05
Background Ventilation: 5000m² equivalent area
Minimum Opening Area: 1.4m²

11 / - Ground Floor Bedroom Window (North Elevation) 1:10

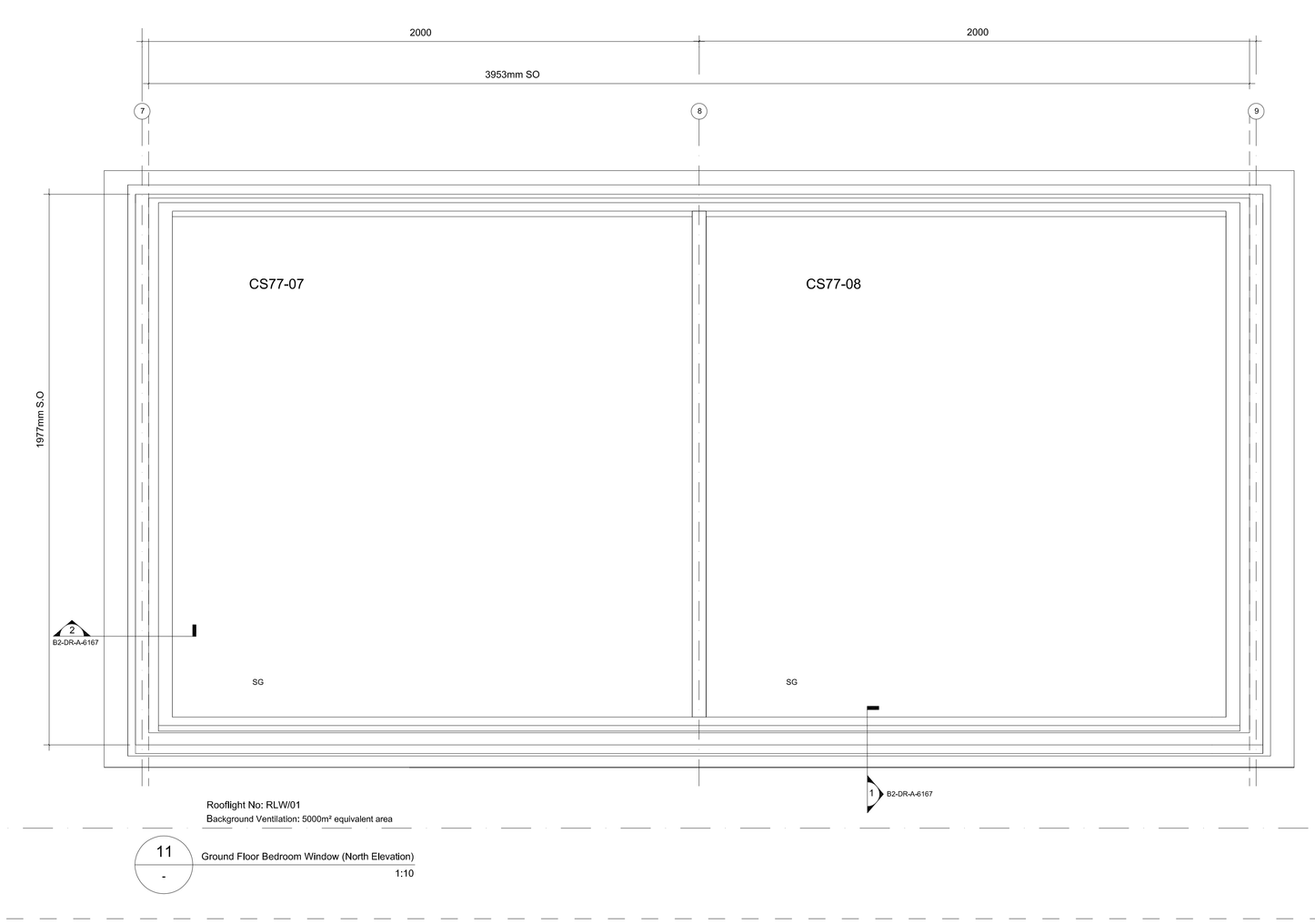


Window No: GFWI01
Background Ventilation:
2500m² equivalent area

13 / - Ground Floor Guest WC (West Elevation) 1:10



14 / - Ground Floor Terrace Door (East Elevation) 1:10



11 / - Ground Floor Bedroom Window (North Elevation) 1:10

WINDOW & EXTERNAL DOOR GENERAL NOTES:

1. **Handing and Location -** Refer to floor plans and elevations.
2. **Dimensions -** Verify all windows and door sizes on site prior to manufacture.
3. **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.
4. **Window samples -** Provide sample/s to planner and/or client when requested.
5. **Tolerances -** Specialist subcontractor to allow tolerances to fit, with reference to architects details for coordination with opeing.
6. **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.
7. **Installation & Frame Position -** Install frames in accordance with manufacturer's details and specifications following site specific architectural details.
8. **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 opening is achieved.
9. **Lintels -** Refer to Structural Engineers' information.
10. **Fire rating -** External windows and doors are not fire rated.
11. **Self Cleaning -** Self cleaning glass coating to be applied to the rooflight external pain.
12. **Glazing & U Value-** Raynear Aluminium Window System to provide U value 1.2W/m²k and G value of 0.63, all to be installed in accordance with manufacturer's details. Glazing minimum standard is:- Double glazed, low E coating, argon filled units. Refer to finishes schedule for colour.
13. **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 used.
14. **Secured by Design -** All External windows and doors are to be -PAS 24 Secured by Design 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 -** Refer to elevations for free area of trickle ventilation required. Where indicated, trickle ventilation is to be provided at both the top and bottom of window.
20. **Rapid ventilation -** Opening light or lights are to achieve a combined minimum free area as stated in the elevations. Window sub contractor's fabrication drawings are to confirm free area achieved for all windows.
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.
24. **Seals -** Colour of mastic seal is to match the colour of the window frame.
25. **Locks -** All external windows are to be key lockable only. All window & door locks are to comply with current 'Secured By Design' standards. Number of keys and suiting of locks to be in accordance with Employer's Requirements or agreed with client. All windows per property are to be suited and provided with three keys each. All keys to residents' accessible windows & doors are to have coloured plastic caps to differentiate the flat entrance keys, window keys and bin store access keys etc.
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 widths standards and clear width of entrance doors are to have a minimum clear 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 space.**
- **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.**

NOTE

- 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.

Purpose of Issue:	TFP Job No.
PLANNING	4948

PROJECT ONE LONDON

LYNDHURST GARDENS

LONDON

WINDOW SCHEDULE
SHEET 2
LOWER GROUND FLOOR

Drawing Number:	Suit.	Rev.
1601-TFP-LG-XX-SH-A-1100	S4	C3

Drawn:	Approved:	Scale:		Date:
C2	KV	1:10	@A0	MAY 2019

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