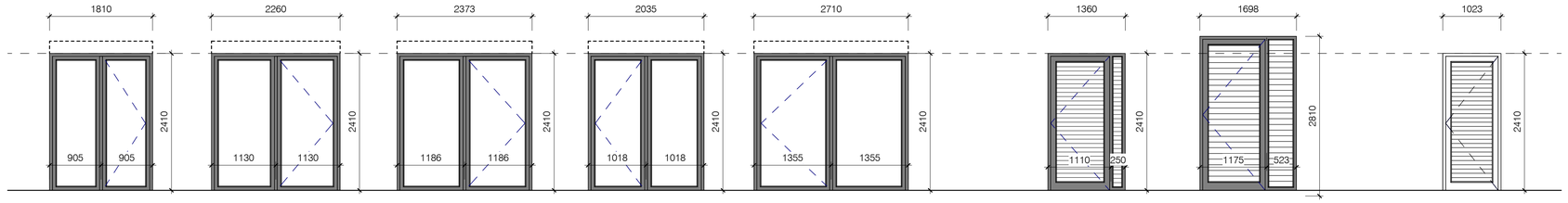
DOORS



BE-1a
S/O: (1810 x 2410)
Balcony/ Terrace Door
Outward
(25 RwDb)

BE-1b
S/O: (2260 x 2410)
Balcony/ Terrace Door
Outward
(25 RwDb)

BE-1c
S/O: (2373 x 2410)
Balcony/ Terrace Door
Outward
(25 RwDb)

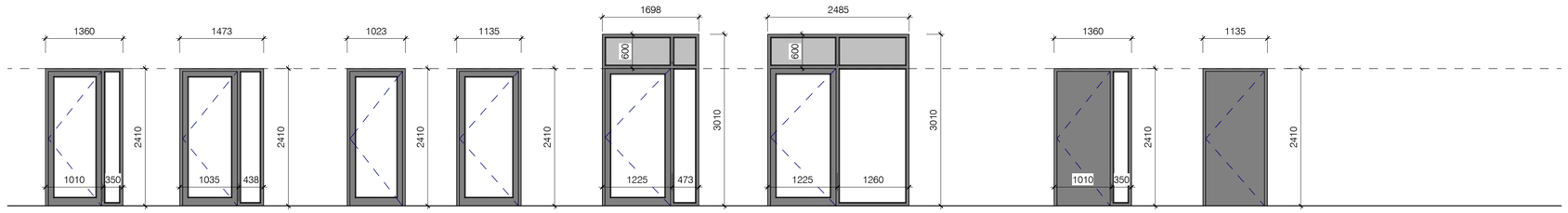
BE-2a
S/O: (2035 x 2410)
Balcony/ Terrace Door
Outward
(25 RwDb)

BE-2b
S/O: (2710 x 2410)
Balcony/ Terrace Door
Outward
(25 RwDb)

SD-1a
S/O: (1360 x 2410)
Cycle/ Bin Door
Inward

SD-1b
S/O: (1698 x 2710)
Cycle/ Bin Door
Outward

SD-2a
S/O: (1023 x 2410)
Car Park Door
Outward



CE-1a
S/O: (1360 x 2410)
Core External Door
Outward

CE-1b
S/O: (1473 x 2410)
Core External Door
Outward

CE-2a
S/O: (1023 x 2410)
Core External Door
Outward

CE-2b
S/O: (1135 x 2410)
Core External Door
Outward

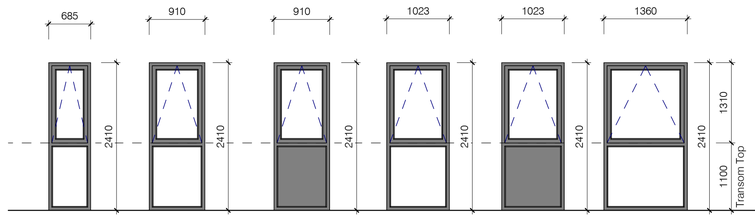
CE-3a
S/O: (1698 x 3010)
Core External Door
Outward

CE-3b
S/O: (2485 x 3010)
Core External Door
Outward

FE-1a
S/O: (1360 x 2410)
Flat Entrance Door
Inward

FE-2a
S/O: (1135 x 2410)
Flat Entrance Door
Inward

WINDOWS



WS-1a
S/O: (685 x 2410)
Single Window w/Transom
Top Hung
(25 RwDb)

WS-1b
S/O: (910 x 2410)
Single Window w/Transom
Top Hung
(25 RwDb)

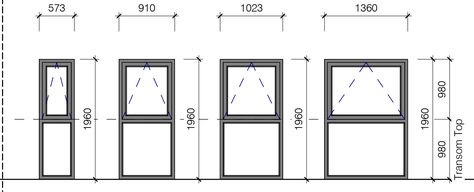
WS-1b(p)
S/O: (910 x 2410)
Single Window w/B.Painted
Top Hung
(25 RwDb)

WS-1c
S/O: (1023 x 2410)
Single Window w/Transom
Top Hung
(25 RwDb)

WS-1c(p)
S/O: (1023 x 2410)
Single Window w/B.Painted
Top Hung
(25 RwDb)

WS-1d
S/O: (1360 x 2410)
Single Window w/Transom
Top Hung
(25 RwDb)

MEZZANINE LEVEL ONLY



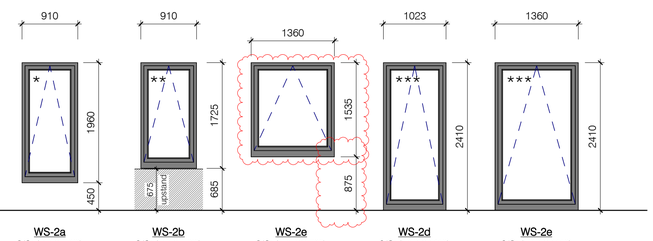
WS-1e
S/O: (573 x 1960)
Single Window w/Transom
Top Hung
(25 RwDb)

WS-1f
S/O: (910 x 1960)
Single Window w/Transom
Top Hung
(25 RwDb)

WS-1g
S/O: (1023 x 1960)
Single Window w/Transom
Top Hung
(25 RwDb)

WS-1h
S/O: (1360 x 1960)
Single Window w/Transom
Top Hung
(25 RwDb)

No risk of falling or requirement for guarding as these windows only serve:
* podium level
** overlooking roofing area
*** overlooking balcony / terrace or at GFL



WS-2a
S/O: (910 x 1960)
Single Window
Top Hung
(25 RwDb)

WS-2b
S/O: (910 x 1725)
Single Window
Top Hung
(25 RwDb)

WS-2e
S/O: (1360 x 1535)
Single Window
Top Hung
(25 RwDb)

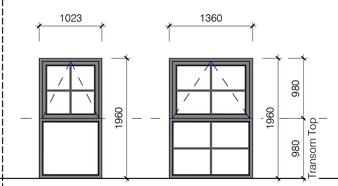
WS-2d
S/O: (1023 x 2410)
Single Window
Top Hung
(25 RwDb)

WS-2e
S/O: (1360 x 2410)
Single Window
Top Hung
(25 RwDb)

WS-3a
S/O: (1023 x 2410)
Window w/Transom & Bars
Top Hung
(25 RwDb)

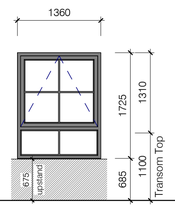
WS-3b
S/O: (1360 x 2410)
Window w/Transom & Bars
Top Hung
(25 RwDb)

WS-3b(p)
S/O: (1360 x 2410)
Single Window w/B.Painted
Top Hung
(25 RwDb)



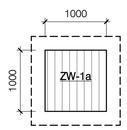
WS-3c
S/O: (1023 x 1960)
Window w/Transom & Bars
Top Hung
(25 RwDb)

WS-3d
S/O: (1360 x 1960)
Window w/Transom & Bars
Top Hung
(25 RwDb)



WS-4a
S/O: (1360 x 1725)
Window w/Transom & Bars
Top Hung
(25 RwDb)

WESTERN BOUNDARY OPENINGS



S/O: (1000 x 1000)
Window Opening w/Bars
Fixed

SPECIFICATION NOTES

MATERIALS & CONSTRUCTION
- All window, balcony, terrace doors to be composite units.
- Communal entrance doors to be painted metal frame units with full width and height glazing.
- Bin store, cycle store and plant room doors to be PPC metal frame units with full width and height louvres.
- Private entrance doors to be solid with obscure glaazed vision panels, spyhole and letterbox included.

COLOUR & FINISHES
PPC RAL 9004 colour externally with white finish internally

GLAZING PERFORMANCE
- Windows Thermal Transmittance: 1.4W/m²K
- Solar factor (G-value residential): 0.35
- External doors thermal transmittance: 1.2W/m²K

Note: *The above figures are indicative pending final sustainabilty report and overheating report from M&E*

CONTROLS & FITTINGS
- All window operations are to be verified by the window supplier against their selected window and hinge system to ensure windows can be cleaned from inside.
- All window controls generally are to be set at a max height of 1200mm above floor level as per Part M, see 'Part M - Window Heights' note adjacent.
- All patio/terrace/balcony doors to have top of handles and window controls set at a max height of 1000mm above floor level as per Part M, see 'Part M - Window Heights' note adjacent.
- Where windows are located on stair landings or half landings supplier to ensure that window controls do not clash with stair handrail.

BACKGROUND VENTILATION
None required. All plots are served with an MVHR system

IRONMONGERY & CLOSERS
- All ironmongery specification, setting out and finishes are to be taken from manufacturer's or supplier's information for final confirmation by client.
- All communal entrance, shell&core entrance, bin store, cycle store and plant room doors to have self closers as per SBD recommendation.

CLEANING & MAINTENANCE
- All opening lights in dwellings are to be fully reversible to allow for cleaning from the inside where possible. Fixed lights to be self cleaning glazing where 'reach and wash' pole system is not viable.
- Window supplier to confirm their proposals meet the requirements of Part K, see 'Part K - Safe Reaching' note.
- Refer to drawing series 69 for Cleaning & Maintenance Strategies for all buildings.

CLEAR OPENING WIDTHS
- All communal entrance doors to achieve 850mm clear opening as per Part M4(3) 3.14e.
- All private entrances and balcony/terrace doors to achieve 850mm clear opening as per Part M4(30 3.31c.

SECURED BY DESIGN (SbD)
The below section and references are taken from SbD 'New Homes 2019', version 2.
- All easily accessible doors (defined in Part Q) must be certificated to PAS 24:2016 or one of the other standards noted in section 21.3.
- All easily accessible windows (defined in Part Q) must be certificated to PAs 24:2016 or one of the other standards noted in section 22.2.
- All communal entrance doors (serving 10 or more flats) must be certificated to LPS 1175 SR2 or one of the other standards noted in section 27.14
- All cycle and bin store doors must be certificated to at least the same standards as the 'easily accessible doors' noted above. (TBC by SBD officer).
- Doors that do not lead to a single location i.e. communal entrance doors, doors to stores containing multiple cycles and doors to bin stores that access into other parts of the building require enhanced protection to LPS 1175SR2 or STS 202 BR2.
- As noted in corrospondence PAS 24 door spy hole, chain or door restrictor required for all flats and houses.

OPENING AND OPERATION
As explained in 'General Notes' adjacent the dotted line annotation points to the hinge on FRA drawings.
- All window opening lights are to be top hung fully reversible.
- For all door leafs, refer to dotted lines on types adjacent for hinge location. Also 'inward' or 'outward' noted in description below each type.

BATHROOM WINDOWS

All bathrooms, ensuites and shower rooms with a window are to be obscure/frosted glazing regardless of whether this is noted on individual building window schedules of not. Window supplier is responsible for checking plans and supplying correct glazing.

STRUCTURAL OPENING NOTES

The width & height refers to the structural clear opening in the brickwork, blockwork, RC and SFS framing, however, in some cases such as to balconies, terraces, walkways and L0 doors/windows the internal leaf/ RC and external Brick openings may be different. Window supplier and installer to refer to specific details.The window supplier is responsible for suitably sizing of frames and accommodating the necessary tolerances.

INTERNAL BALLUSTRADES

Full height opening windows require internal ballustrades as protection from falling. These should be in accordance with Part K. All fixings should be checked and approved by the structural engineer.The ballustrades should be taken into account when calculating the free area of AOV windows.

BLINDS

Blinds requirement to be confirmed following recipet of overheating report

ACOUSTIC REPORT NOTES

Values shown in the schedules are based on Acoustic Facade Design document by Caiss Allen. Report referance **RP01-23435-R0** *16th November 2023*

BACK PAINTED GLAZING

Back Painted Glazing in dark grey colour to be used in areas where kitchen units are against window.

M4(3) Handles

Accessible flats are to meet following requirements in regard to opening standards for wheelchair users:
- handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range ***M4(3) 3.44d***
- handles to all other windows are 450-1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range ***M4(3) 3.44e***

ADVISORY NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. ALL DIMENSIONS TO BE CHECKED ON SITE
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT / CONTRACT ADMINISTRATOR

CDM REGULATIONS

ALL CURRENT DRAWINGS, SCHEDULES AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFIC DESIGNER'S RISK ASSESSMENT DOCUMENT

PRODUCT SPECIFICATION

ALL NAMED BUILDING PRODUCTS (E.G. ANCON ST1 WALL TIE) MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TEST CERTIFICATES, RELATIVE AGREEMENTS AND PROJECT SPECIFIC REQUIREMENTS

WHERE GENERIC PRODUCTS ARE SPECIFIED OR ANNOTATED ON THE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPATIBILITY AND SUITABILITY OF THE SELECTED PRODUCT OR SYSTEM

EXTERNAL FACADE MATERIALS

ALL MATERIALS USED IN THE EXTERNAL FACADE ARE TO BE OF **EUROPEAN CLASSIFICATION A2-s1,d0 OR A1**. IN ACCORDANCE WITH BS EN 13501-1:2007+A1:2009. UNLESS IDENTIFIED AS ONE OF THE EXEMPTIONS AS LISTED IN REGULATION 7 OF APPROVED DOCUMENT B.

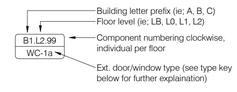
MEMBRANES USED AS PART OF THE EXTERNAL WALL CONSTRUCTION ABOVE GROUND LEVEL SHOULD ACHIEVE A **MINIMUM OF CLASS B-3s,d0**

REFERENCING NOTES

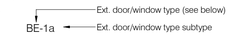
This drawing should be read in conjunction with the following drawing series:
- 12 series - External wall build-ups & details
- 21 series - Exrernal wall details
- 31 series - External door & Window details
- 31101 - Window Schedule Cores A, B & C
- 31102 - Window Schedule Cores D, E & F

EXT. DOOR & WINDOW TAGS
Refer to GA plans and elevations, 01 & 04 series, for individually tagged elements. Refer to 31101 & 31102 for fully itemised schedules of all door and window instances.

The tag below is as shown on GA plans and elevations. Refer to the diagram below for further explanation of component numbering principles:

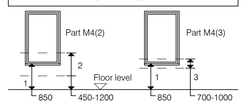


EXT. DOOR & WINDOW TYPE KEY
The reference shown below is how all the door and window types are identified and scheduled:



BE - Balcony/terrace door/window
SD - Ancillary areas steel louvred door
CE - Core Entrance Door
WS - Window Sigle
ZW - Opening in western boundary wall with railing infill

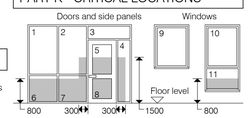
PART M - WINDOW HEIGHTS



1. Glazing to the principal window in the principal living space should start max. 850mm from floor level. ***M4(2) 2.24c*** & ***M4(3) 3.31c***
2. Handle to be between 450-1200mm on at least one window in the principal living space. ***M4(2) 2.30c***. Handles in all other windows to be between 450-1400mm. ***M4(2) 2.30d***
3. Handle to be between 700-1000mm on at least one window in the principal living space. ***M4(3) 3.44d***. Handles in all other windows to be between 450-1200mm. ***M4(3) 3.44e***.

- Remote opening devices are acceptable instead of handle if fitted within the ranges given above.
- The above parameters comply and exceed the requirements under Lifetime Homes Criterion 15

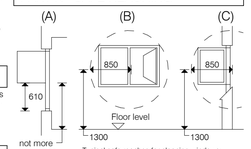
PART K - CRITICAL LOCATIONS



Part K4: 2013 Diagram 5.1

Shaded areas show critical locations to which Requirement N1 applies (i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8 & 11)

PART K - SAFE REACHING



Part K: 2013 Diagram 9.1

Typical safe reaches for cleaning windows:
A. downwards reach through an opening light
B. side reach through an opening light
C. reach for cleaning an open casement with reflex hinges.

Rev	Date	Description	©
C2	01.02.2024	Window updates. Acoustics values updated to suit new report.	
C1	30.10.2023	Issued for Construction	

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22C Shepherdess Walk, London N1 7LB T: +44 (0)20 7812 8454

CLIENT
JJ Rhatigan

PROJECT
Crown Trading Centre

DRAWING NAME
Window Type Elevations

STATUS	DATE
CONSTRUCTION	OCT 2023

DRAWN	CHECKED	SCALE	SIZE
MO	PN	As indicated	A1

JOB NO.	DRAWING NO.	REV
1177	31100	C2

CTC-FRA-ZZ-XX-DR-A-31100