East Facing Elevation - Courtyard

1:100

PRELIMINARY

CLIENT

formation Design & Build Ltd

DIMENSION AT ORIGINAL SHEET SIZE
Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect before proceeding.© This drawing is Copyright

0 1m 5m 10m

	REVISION	DR'N	CH'KD	DATE
P01	Initial Issue RWP pipes added,Opening directions revised,External Apartment Door revised,Entrance Colonnade added,Metal Gate added,Overpanel changed,Window changed - transom added,Metal door changed - louvered changed to solid	EC	CH	12.12.2025
P02		EC	CH	18.02.2026

NOTES
ALL CONTRACTORS(S), SUB-CONTRACTORS AND MANUFACTURERS TO ENSURE THAT ALL WORKS, SERVICES, MATERIALS AND EQUIPMENT FORMING PART OF THE WORKS, LOCATION, DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICE, AND MANUFACTURERS RECOMMENDATIONS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES THE LARGER SCALE DRAWING IS TO BE WORKED TO.

DO NOT SCALE DRAWING.

ALL DETAILS SUBJECT to FIRE ENGINEER's ADVICE & NHBC AGREEMENT

CDM REGULATIONS
DRAWINGS/SPECIFICATION TO BE READ IN CONJUNCTION WITH DESIGNER's HAZARD & RISK ASSESSMENT (DESIGNER RISK RECORD)

DESIGN RISK ASSESSMENT
WINDOW INSTALLATION/CLEANING / MAINTENANCE STRATEGY: DESIGN AND INSTALLATION TO BE TO THE COMPLETE SATISFACTION OF THE CDM CO-ORDINATOR.

WORKING AT HEIGHT - OBTAIN METHOD STATEMENT/RISK MAINTENANCE STRATEGY TO INCLUDE TO ALLOW ACCESS/MAINTAINER SPECIALISTS STRATEGY.

WORKING AT HEIGHT OVER PROJECTING BAYS AND VARIOUS DESIGN FEATURES - OBTAIN RISK ASSESSMENT/STATEMENTS FROM MAINTAINER CONTRACTORS. SCAFFOLD SOLUTION SOUGHT.

DANGER OF FALLING DURING THE CLEANING & MAINTENANCE OF ROOF LIGHTS / ROOF VENTILATORS - OBTAIN RISK ASSESSMENT & METHOD STATEMENT FROM MAINTAINER(S)/CLEANING CONTRACTORS AND DETAILED CONFIRMATION FROM WINDOW SUPPLIER.

DANGER OF DROPPING/DELIVERING LARGE OBJECTS - OBTAIN DETAILED METHOD STATEMENT FOR THE DELIVERY & INSTALLATION OF LARGE FABRICATIONS.

DANGER TO PUBLIC AND SITE OPERATIVES DURING ACCESS AND EGRESS WHEN LOADING AND UNLOADING MATERIALS FROM WORKS CARRIED OUT ADJACENT TO OPEN PUBLIC HIGHWAYS - CONTRACTOR TO CARRY OUT A PROGRAMME OF WORK AND ARRANGE TEMPORARY TRAFFIC MANAGEMENT SCHEMES AS REQUIRED. LIAISE WITH LOCAL HIGHWAYS AUTHORITY TO AVOID MAJOR DISRUPTION.

RISK OF INJURY TO PERSONS HAVING GAINED UNAUTHORISED ACCESS TO MAINTENANCE WORKS - ENSURE HOARDING FULLY PROTECTS WORKS, CONTROL ACCESS TO WORKS AND PROVIDE CLEAR NOTICES. STORE ALL MATERIALS AND EQUIPMENT SECURELY OUTSIDE HOURS.

EXISTING FIRE ESCAPE ROUTE - PROVIDE & MAINTAIN ADEQUATE ESCAPE ROUTES FOR RESIDENTS & OPERATIVES, WHICH DOES NOT COMPROMISE HGJ FIRE STRATEGY - CONTACT HGJ FIRE ENGINEER.

RISK OF INJURY TO VISUALLY IMPAIRED PERSONS - THE PROVISION OF AUDIBLE WARNING SIGNALS & PROMINENT/TACTILE SIGNAGE TO BE CONSIDERED.

MATERIALS KEY

	FACING BRICKWORK - STRETCHER BOND	GD	GLAZED ENTRANCE DOOR		AIRBRICK - EXHAUST VENT
	BED JOINT REINFORCEMENT	PD	PAINTED WOODEN DOOR		AIRBRICK - INLET VENT
RB	RECESSED BRICKWORK	LM	LOUVRED METAL DOOR/WINDOW	MJ	MOVEMENT JOINT
MO	METAL CANOPY WITH SIGNAGE	MP	METAL PANEL		FIRE CAVITY BARRIER
		RW	RAINWATER PIPEWORK		SHELF ANGLE
FC	FIXED CLEAR GLASS WINDOW	MC	METAL PARAPET COPING		LINTELS
FT	FIXED TRANSLUCENT GLASS WINDOW	BD	BRICKWORK DECORATION	Type 3	BALCONY REFERENCE
OC	OPENING CLEAR GLASS WINDOW		OPAQUE GLAZING	MD	METAL DOOR
ODW	OPENING CLEAR GLASS WINDOW/DOOR				

DRAWING INDEX *Note: All A&Q drawings start with TAN-AQP- prefix*

DR - AR - 01xx - Site and Location Plans	**DR - AR - 25xx** - Internal Walls Brickwork / Blockwork
DR - AR - 02xx - General Arrangement Plans	**DR - AR - 27xx** - Roofs
DR - AR - 03xx - Setting Out Plans	**DR - AR - 279x** - Podium Details
DR - AR - 04xx - General Arrangement & Setting Out Elevations	**DR - AR - 29xx** - Balconies, terraces, loggias
DR - AR - 05xx - General Arrangement & Setting Out Sections	**DR - AR - 34xx** - BWIC, Beam, upstands and downstands Setting Out
DR - AR - 06xx - Structural Cores	**DR - AR - 40xx** - Curtain Walls Plans
DR - AR - 07xx - Flat Layouts	**DR - AR - 41xx** - Curtain Walls
DR - AR - 08xx - Fire Strategy	**DR - AR - 48xx** - Metalwork
DR - AR - 09xx - Access and Maintenance Strategy	**DR - AR - 62xx** - Reflected Ceiling Plans
DR - AR - 19xx - 3D Views	**DR - AR - 78xx** - Fixtures & Furniture (Postbox, Cycle Store & Bin Store Layouts)
DR - AR - 19xx - Internal Doors	**DR - AR - 73xx** - Strategy Plans - Wayfinding
DR - AR - 21xx - External Walls	**DR - AR - 76xx** - Sanitary Fittings / Bathroom Drawings
DR - AR - 22xx - Internal Walls/ Partitions/ Dry-lining	**SH - AR - 35xx** - Areas / Accommodation Schedule
DR - AR - 23xx - Floor types, Lift Threshold Details	**SH - AR - 36xx** - External Door & Window, External Window, Communal/Louvre, Apartment Door, Brick Specials, Privacy Screen, Materials, Canopy, Balconies
DR - AR - 24xx - Staircases/Balustrade Details	

REFERENCING

EW1	EXTERNAL WALL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-210x	IW1	INTERNAL WALL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-220x
W1	WINDOW / DOOR DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-216x	GW1	GENERAL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-2xxx
PW1	PARTY WALL DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-222x	BW1	BALCONY DETAIL Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-367x

FOR SETTING OUT DIMENSIONS PLEASE REFER TO DRAWINGS NO. **TAN-AQP-ZZ-ZZ-DR-AR-03XX SERIES**

COORDINATION - Refer to M&E consultants drawings for specification, location and number of services. To be read in conjunction with Structural Engineer's. Main contractor to seek installation advice from supplier before construction starts. Refer to Structural Engineer's setting out for columns and shear walls.

NOTE:
Brickwork textures shown on elevations are **indicative only**.

Refer to Brickwork Setting Out Plans for further information (03XX series). Please also refer to brick specials schedule SH-AR-365X and floor plan details series 2125 / 2150

BRICK AND MORTAR COLOURS (ALL TBC)

- LIGHT BRICKWORK
  Heygate Blend or
  the Webster multi cream (TBC)
- GLAZED RED BRICK
  (TBC)
- GRC PANEL
  (TBC)
- RED BRICK - TOWN HOUSES
  Old Saxon Blend and Flemish
  Antique Brick (TBC)

REFER TO MATERIAL SPECIFICATION DOCUMENT FOR BRICK / MORTAR TYPE

A&Q PARTNERSHIP

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ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

PROJECT
Tangmere

PROJECT No.25.055

DRAWING
E05 East Elevation - Courtyard

SCALE 1:100 @ A1

DATE 18.02.2026

DRAWING No.
TAN-AQP-ZZ-ZZ-DR-AR-0404

REVISION
P02

DRAWN BY EC

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