NOTES:

1.0 External Walls

External Leaf 102mm facing brickwork on 10mm approved mortar bed. Inner leaf 100mm blockwork on approved mortar bed, blockwork to strength as specified by Structural Engineer.
100mm cavity with full fill insulation batts to give U-Value not exceeding 0.26 W/m²K supported on Ancon ST1 wall ties - 200mm long - at 450mm vertical & 600mm horizontal cts with 225mm vertical cts at reveals.
100mm thick blockwork to inner leaf to strength as guided by the Structural Engineer. 15mm hardwall plaster or 12.5mm plasterboard on dabs with plaster skim to locations as indicated.
Cavities to be closed to perimeter of openings with proprietary insulated cavity closer (Thermabate or similar approved). Provide and fix sealant to cills/frame openings internally and externally.
External lintels to be Catnic or Naylors sized by the Structural Engineer with insulation material to the core, on 150mm min end bearings. All lintels dressed over with cavity tray extending up the cavity by 150mm min vertical height & laid full bed width of inner and outer leafs. Form weepholes at 900mm max centres and fit proprietary plastic units in agreed colour to exterior finish directly over all openings and at external finished ground level to act as cavity drain.
Install Visqueen DPC to full bed width of outer and inner leafs of external cavity walls at 150mm minimum above external finished ground level, with DPC's stepped as necessary. DPC to inner leaf fully lapped and sealed with Visqueen 1200 gauge DPM so as not to allow ingress of moisture into the building. Facings to be taken down minimum 150mm below proposed finished ground level. All proprietary air bricks at upper ground to have preformed periscope ventilators colour matched to brickwork with suitable cavity tray where necessary. DPC over to manufacturers recommended details.
'MJ' indicates positions of movement joints comprising stainless steel ties across joint free one side with Hydrocell with joint filler and sealant.
External leaf to be tied through to inner blockwork walls with ties at jambs of openings. Design and positions of vertical movement joints to Structural Engineers details and to extend from top of parapet wall down to DPC level. Vertical expansion joints not to extend below DPC level.

2.0 Retaining Walls / Lift Pits and Basement Tanks

Waterproof Caltite reinforced concrete as specified by Structural Engineer with proprietary Visqueen Self Adhesive Membrane to all faces linked to under slab Visqueen 1200 gauge DPM and with proprietary Claymaster protection.

3.0 Internal Walls (To Robust Details requirements. Refer to drawing D3501 11.)

Internal walls to be 100mm / 215mm thick blockwork of strength given by the Structural Engineer.
Internal walls at basement level floor slab to have Visqueen DPC and jointed with DPM. Lift Shaft enclosures to be 315mm cavity wall as 140mm blockwork leaf with 75mm cavity and 100mm flanking lear giving minimum 1 hour fire resistance. Lifts to be installed within self supporting structures.
All lift and stair walls are to either extend up to the underside of roof and be fire stopped with Rockwool packed tightly to underside of roof or capped over subject to Lift Installers approval to give 1 hour fire resistance.
Walls indicated ▪▪▪▪▪▪ on fire plan to be minimum 1 hour fire resistant and to be taken up to and sealed to underside of roof.

4.0 Floors, Roof and Ceilings (To Robust Details requirements. Refer to drawing D3501 11.)

All floors constructed of proprietary p.c. concrete planks as specified by specialist manufacturer with 75mm thick reinforced screed topping on Visqueen 1200 gauge DPM. Include for 75mm thick Jabfloor CFC Free rigid insulation over structural slab to basement floor with vertical insulation to the perimeter with min. R-Value of 0.75m²K/W. U-value not to exceed 0.15 W/m²K. Provide IsoRubber / InstaLay edge strip to all floors to suit Robust Details.
Roof to be constructed of low profile roof trusses to Truss Manufacturers specifications. Roof construction is to be fully imperforate and of 1/2 hour fire construction using 1 layer 12.5mm thick Duplex Fireline board fixed to underside of trusses. Basement, Ground, First, Second and Third floors as applicable to be 1 hour fire resistant. Roof U-value not to exceed 0.13 W/m²K.
Ceilings to areas of precast concrete flooring comprises 12.5mm plasterboard on battens or m/f system or proprietary mineral tile suspended ceilings.
See specification and details for insulation of flat roofs and terraces.

5.0 Stairs

Stairs constructed with precast reinforced concrete flights with maximum 170mm risers and 250mm goings. Minimum width of staircase to be 1200mm clear between handrails. Handrails to be set on both sides of the stair at a height of 900mm above the pitch line of stairs with 1100mm high balustrade to be provided to open edge of landings.
Minimum headroom to any flight to be 2000mm measured vertically from the pitch line of the stairs.
Handrails to stairs on wall side to extend past the last going and butt fully to door architraves.
Construct centre spine wall to stairs in 100mm blockwork with15mm hardwall plaster.

6.0 Finishes

Wall and ceiling linings on escape routes to be non-combustible to class O standard. Rooms exceeding 4m² in area to have wall and ceiling linings of class O standard minimum.
Carpets, matting and other floor coverings are to be secured so as not to ruck up. Mats over 13mm thick are to be recessed into the floor.

7.0 Glazing/Windows and Doors

Windows and external doors to be in UPVC construction to give U value not exceeding 1.4 W/m2K. All opening parts to be fully weatherstripped with integral compressible seals. Glazing below 800mm above finished floor level in windows and doors to be safety glass (both inner and outer panes) with manifestation pattern if appropriate.
All glazing in doors is to be in laminated safety glass, or similar approved, except fire doors which are to be glazed in clear fire resisting toughened safety glass set in monolux fire resistant channel set in intumescent mastic. Glazing below 1100mm above finished floor level at first, second and third floor to be laminated safety glass to inner panes.
Double glazing to be fitted in external doors.
Any window or door reference with asterisk (*) suffix to be obscure glazed. Refer Schedule drawings.

8.0 Ventilation/Heating

Ventilation systems for both Cafe area and 16 no. flats to be to current legislation and approved document L1A (2010). All systems must be compliant with the requirements of Code For Sustainable Homes - Level 4.

Mechanical ventilation is to be provided as follows:-

A. Shower rooms, WC, and Kitchens - with air changes in accordance with the Building Regulations. Note: Kitchenettes located in Lounges to be vented at window position.
B. Mechanical corridor ventilation to provide 6ACH with service risers to roof level.
C. All ventilation ductwork is to be neatly boxed in. Fire collars / dampers are to be fitted at all fire walls as required by the Building Control and Fire Officer. Fans should be quiet in operation or suitably located so as not to cause noise disturbance. Removable panels for maintenance should be fitted on ductwork. All grilles suitable for internal or external application should be provided as necessary and fixed by the ventilation specialist. Grilles should be appropriate to the surrounding walls. Inlets and outlets through the roof are to terminate in suitable fittings to match normal roofing specified.
D. Lift shaft equiv. to 300mm sq duct (0.1 m²) direct through roof to fresh air.
E. Cafe / servery mechanical extract by specialist kitchen installer.
F. High efficiency gas fired combination boilers to vent exhaust fumes direct to outside via twinwall vent pipe.
G. All windows to be fitted to the head of the opening light with a controllable & secure trickle ventilator having a total free area not less than 8000 sq mm to give background ventilation to habitable areas. Each window will have an opening light with some part of the ventilation opening at high level, at least 1.75m above floor level.
H. Heating system to be underfloor heating generated via roof-mounted photovoltaic energy with electrical heater back up to hot water storage tank to be designed and installed by specialist engineer. All designed in accordance with range of temperatures for each individual room location and activity within. Design and installation of all boiler plant, calorifiers and water supply systems by M&E Sub-contractor.
I. Lighting:
   - Provide low energy lighting serving all spaces in compliance with the approved document L1A (2010) requirements and switched locally by manual operation.
   - Lighting levels to be in compliance with CIBSE standards (or greater if required by CQC registration) suitable for building user group.
   - Light switches and power sockets to be generally set at a height between 450mm to 1200mm above floor level.
   - All electrical services to be designed and installed by suitably qualified specialist to current standards and test certificates provided on completion.
J. General Requirements:
K. Commission all fittings, record results and provide a copy to the Building Control. Provide comprehensive operational and maintenance documents to the building users.
L. At completion undertake a building pressure test in accordance with approved procedures to achieve a value of 7m3/hm2 at 50 Pascal's or better. Record results and provide copy to building control

9.0 Above Ground Drainage

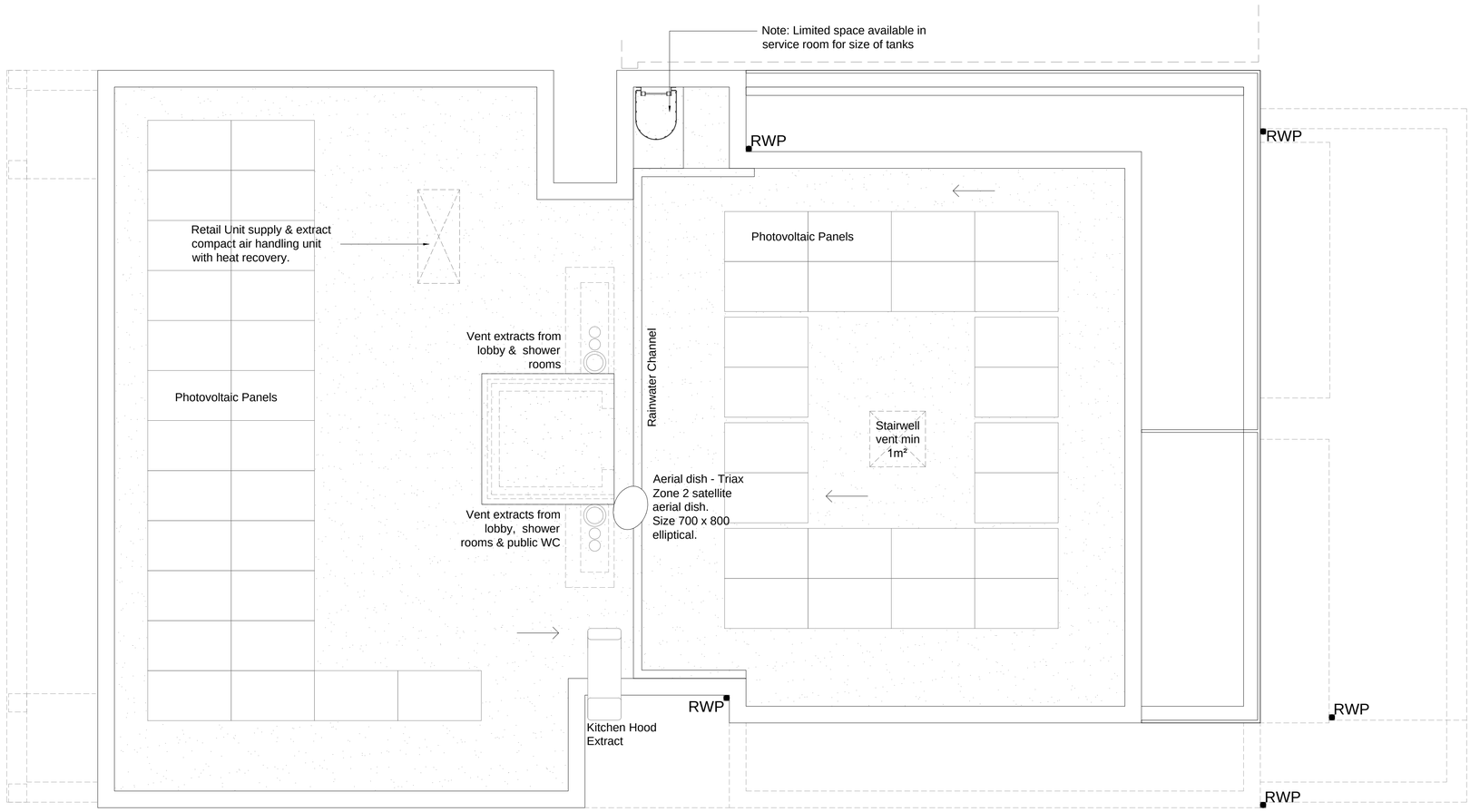
The drainage will comply fully with BS 8301:1985 UPVC waste sizes are to be generally as follows:-

- Wc's - 100mm diameter with minimum 50mm seal, P or S trap to suit.
- Basins - 32mm diameter with 75mm deep anti-syphon trap.
- Showers - 40mm diameter 75mm deep anti-syphon trap.
- Sinks - 40mm diameter with 75mm deep anti-syphon trap.
- Washers - to suit, minimum 50mm diameter.

Note: Wash hand basin and shower wastes to be taken to adjacent stack in floor finish construction.

Wherever possible, wastes are to be connected separately into adjacent 100mm diameter soil vent pipes. Where wastes are combined, the diameter of the combined waste is to be increased as required to allow for the increased flow and additional anti-syphon devices installed as necessary.

Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof balloon guard. All SVP ducts are to be fully filled with mineral wool insulation around the pipe and are to be encased with proprietary Pendock profiles products or similar approved. Pipe to be fire stopped



ROOF PLAN

where passing through floors as stated. All pipe encasements are to be fire stopped and vent pipes, ductwork and the like are to be fitted with fire collars where they pass through compartment walls, floors and ceilings.

10. Below Ground Drainage

Drainage layout for separate SW and FW systems to be as agreed by Local Authority Departments. Access chambers and manholes comprising UPVC, clayware, brickwork or concrete ring as appropriate to depth and location with cover of strength class to suit.

All connection gulleys to RWP's at ground level to be fully accessible to allow rodding of below ground drain.

Drainage and sewers to be laid no flatter than those stated on the detailed SE drainage drawing. All pipes to be 100mm/150mm dia. or sized to suit flow and gradient.

Pipes to be bedded on and surrounded to half bore in pea gravel or to suit manufacturers recommendations. All drainage runs under ground supported slabs to be haunched with concrete to the same diameter as pipe. Install plank lintel bridging to walls at pipe penetrations.

Outfall connections to sewers to be agreed with Local Authority and Thames Water for mains drainage SW and FW.

Drain runs under basement to be cast in with slab i.e encased with minimum 150mm concrete surround where crown of pipe is within 300mm of underside of slab.

Foul drainage will require the provision of a proprietary collection and pumping chamber located centrally within the basement and pumping to Lordship Lane.

11.0 External Works

Main approaches to building to have gradient not exceeding 1:20.
Any ramps leading to the building for pedestrian use to be 1:12 max slope and 5m max. length between landings with a surface width of 1.2m and an unobstructed width of 1.0m. Kerb height of 100mm at open side of ramp, and continuous suitable handrail on each side of flights and landings if the length of the ramp exceeds 2.0m. Top and bottom landings each of 1.2m in length, and if necessary intermediate landings of 1.5m in length, and in all cases clear of any door swing. Ramp surface to be finished to reduce risk of slipping.
All footpaths to have drop kerb crossings at junctions with roads.
External doors to have nominally level landings immediately outside the door. Landings to be max. 25mm down from finished floor level internally with max. threshold height 15mm.

12.0 Fire Separation.

Internal separation walls to give one hour fire separation.
All floor construction to give one hour fire separation.
Internal doors separating doors forming stairway enclosures to be FD30s fire doors with self closer's.
Internal doors to be flats to be FD30s fire doors with self closers.
Internal doors forming WC shower rooms, en-suites, not to be fire rated.
Internal doors to store rooms to be FD30s fire doors with self closers.
Internal door to plant / electrical cupboards to be FD60s fire doors with self closer's and deadlocks.
All remaining internal doors to be FD30s fire doors with ironmongery as stated on door schedules.
Doors dividing corridors & doors forming the stairway enclosures to have vision panels, giving a zone of visibility between 900 and 1500mm above FFL. Clear (not wired) fire resistant glazing not to exceed 0.5m² in area and be 250mm maximum pane width.

13.0 Fire Precaution and Prevention.

All doors denoted FD30s to be half hour fire resisting fitted with intumescent strips, smoke seals and self closing devices (as scheduled). Frames / linings are to have 13mm rebates. Hinges and locks / latches are to be bedded in intumescent mastic to Fire Officer satisfaction.

All doors denoted FD60s are to be 1 hour fire resisting fitted with intumescent strips, smoke seals and self closing devices. Frames / linings are to be hardwood and have 13mm rebates. Hinges and locks / latches are to be bedded in intumescent mastic to Fire Officer satisfaction.
Point type heat detectors are to comply with BS 5445 Part 5 except in high temperature areas (i.e. ambient temperatures in excess of 43 degrees) where they are to comply with BS 5445 Part 8. All heat detectors are to contain fixed temperature elements (in addition to rate of rise elements if required).

Automatic self-contained lighting system to be installed in accordance with BS 5266 to full satisfaction of Local Authority and Fire Prevention Officer, including all roof voids and any Assisted Bathroom over 9m². All emergency lighting luminaries to maintain minimum 3 hours duration. Inspection and testing to be in accordance with certification in accordance with BS 5266 Part 1 Appendix B.

The emergency lighting system is to be linked to the fire alarm system so that actuation of the fire alarm operates the emergency lighting. Emergency lighting system to include for the illumination of external areas immediately adjacent to all exit points. Emergency lighting is to be included in the passenger lift cars.

Fire extinguishers water type of 9 litres capacity (or equiv. AFF foam type) are to be supplied and installed approx. 1m above FFL in locations to be agreed prior to completion of the works. Fire extinguishers are to be in accordance with BS 5306 Part 1 : 1990 or BS 5378 Part 1 : 1980 as appropriate and to be red in colour.

Note the fire extinguishers shown are indicative of a requirement, the main contractor should employ a Specialist Fire Engineer to specify all fire extinguishers to meet the building's requirements.

Smoke detectors are to be included in the lift wells.

Fire Installation Key:-

- Fire Alarm Actuation Point
- Fire Alarm Audible Warning Device
- Automatic Heat Detector
- Automatic Smoke Detector
- Automatic Illuminated Exit Sign
- Automatic Illuminated Exit Sign With Direction Indication
- Dry Powder Fire Extinguisher
- Foam spray Fire Extinguisher
- Carbon Dioxide Fire Extinguisher
- Fire Blanket
- Emergency Lighting
- Emergency Lighting (External)
- Green break glass point

Note:
Where detectors are indicated in corridors each side of fire doors, detectors are to be positioned maximum 1200mm from doors when closed. Automatic type L1 fully addressable fire alarm system to be installed in accordance with BS 5839 to full satisfaction of Local Authority and Fire Prevention Officer.

Inspection, initial testing and commissioning to be in accordance with BS 5839 Part 1, Clause 26, certification in accordance with BS 5839 Part 1, Appendices B and C. Point type smoke detectors are to comply with BS 5445 Part 7:1984, optical beam detectors with BS 5839 Part 5:1988 and to include detectors in all roof voids.

14.0 Notices and Signs

Fire doors to be fitted with self closing devices are to have a 'Fire Door - Keep Shut' sign fixed both sides at approx. eye level (1500-1600mm).

Fire doors not fitted with self closing or hold open devices are to have a 'Fire Door - Keep Locked Shut' sign fixed to the door at approx. eye level (1500-1600mm).

Doors fitted with panic bolts are to have a 'Push Bar To Open' notice in conspicuous lettering, minimum 50mm high on a contrasting background on the door above the panic bar/pad.

Non illuminated direction exit signs are to be installed in consultation with the Fire Officer during building works. The illumination of the above signage is to be from separate sources of supply, one of which shall be from the general lighting and the other from the emergency lighting.

Lift doors to be fitted with a 'Do Not Use In Event Of Fire' sign.

All exit signs to be illuminated and to incorporate all current EEC legislation requirements (directive 92/58 EEC) in symbolic design only i.e. no text, and to be correctly labelled to the Fire Officers approval. All call points and fire extinguishers to be suitably labelled in accordance with current EEC legislation requirements (directive 92/58 EEC)

15.0 Access For All.

Access for All will comply fully with the latest edition of Part M of the Building Regulations and BS 8300 2009 and be generally as follows:-

Entrance doors to be operated by electric locking system activated by key fob or swipe card. Override facility at concierge position to be provided, with intercom link from main door(s) and CCTV coverage.

Internal doors to be openable with a force no greater than 20N and have a minimum space of 300mm between the leading edge and wall corner.

Corridors to be min. 1200mm wide and unobstructed as far as possible. Where fixtures such as radiators, hose reels and ducts etc. project into the corridor then corridors handrails are to be provided to project around the fixtures to guide residents away from the fitting.

Lifts are to have a 1500x1500mm unobstructed landing space in the corridor. Lift controls are to be set between 900mm and 1200mm above FFL with tactile raised call buttons and lift car controls. Tactile identification of floor level to be provided adjacent to the landing call buttons and on wall opposite the lift doors.

All switches and controls to be installed as indicated on the standard room layout drawings.

NOTE:

ALL HOLES FOR SERVICES, CUT OUTS, CHASES ETC TO BE CAREFULLY REINSTATED WITH FIRE RETARDANT AS NECESSARY AND TO INCLUDE ANY SEPARATION, INSULATION OR SOUND PROOFING TO ENSURE ROBUST DETAIL IS NOT COMPROMISED AND INTEGRITY REMAINS INTACT.

DRAINAGE NOTES:

- All installations and connections to be in full accordance with the building regulation approved document part H (2002 edition).
- All connections to be in full accordance with manufactures recommendations and instructions.
- Holes for soil pipes to be minimum 110mm Ø hole through slab, offset 110mm from blockwork face to centre of hole, in corners of rooms where possible.
- All foul water drainage to be taken to pumping chamber. Foul drainage to be pumped at high level within ceiling void passing through either Flat 2 & connecting to mains in Lordship Lane, or alternatively Flat 1 & connecting to MH in rear garden.
- Holes through floor for water supply pipes and shower waste connections to be formed on site.
- Size and final position of holes to be confirmed by plumbing specialist.
- Final stack at head of drainage run to be ventilated through roof to fresh air. All other SVPs on drainage run may terminate with Air Admittance Valve.
- Surface water to be taken via RWP to underside of rear lightwell bridge to attenuation tank for garden watering usage.
- Attenuation tank to be fitted with overflow linked to soakaway.

Note: It is envisaged only 8 no. SVPs will be required, with as many as possible venting to open air preferable.

Internal Drainage Key:-

- S1 Stack number
- Stack Location. -Indicates minimum 110mm Ø hole through slab, offset 110mm from wall edge
- Gulley. Centre of gulley generally offset 300mm from wall edge
- AAV Air admittance valve
- Stack offset location above

Notes

Do not scale, use figured dimensions only.

All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.

This drawing is to be read in conjunction with all related Architects and Engineer's drawings and any other relevant information.

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	date	revision	
A	01.10.12	Drainage strategy indicated. Terrace revised to suit elevations. Notes added.	NMJ
B	28.11.12	Notes revised. No of PVs increased. Grey watter storage, air source heat pumps, chiller and additional vents indicated.	NMJ
C	22.01.13	Number of PVs increased. Unit layout amended. General revision to notes.	NMJ
D	13.08.13	External walling rationalised to suit setting out information.	NMJ
E	29.08.13	CONSTRUCTION ISSUE.	NMJ
F	22.11.13	Lightwell configurations updated to suit sheet piling layouts.	NMJ
G	28.04.14	Roof above Flat 15 adjusted to suit below - moved 50mm towards boundary to suit post positions as installed on site.	NMJ
H	13.08.14	Stairwell vent indicated. Mechanical service layout updated to suit A & G design.	NMJ
J	05.02.15	PV panel array updated as specialist design. Satellite dish indicated.	NMJ

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Drawing Title

Roof Plan

Scale 1:50 @ A1
1:100 @ A3

Date Aug 2012

Drawn by NMJ

Checked by

Job No. D3501

Drawing No. 07

Rev. J