B01

General Notes:

G1 For Site and Grid setting out refer to A/MRH/3000

G2 All dimensions to be checked on site

G3 Any discrepancies between drawings to be reported to the Architect immediately.

G4 All Levels are above ordnance datum (AOD)
New Levels are shown thus: <20.345
Existing Levels are shown thus: EX<20.345
Retained Existing Levels: EX=20.345

G5 Use figured dimensions only; Do not scale from drawings. IF IN DOUBT, ASK.

G6 Refer to Structural Engineers drawings for all structural and services information.

G7 For tolerances see the Design Drawings and Specifications

G8 For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.

G9 Room numbers are shown thus: 110

G10 Door(D) & Window (W) References are shown thus: D- W-

G11 Clear height is shown thus (finished floor to finished soffit) >2750

G12 T Sheet Reference shown thus W/01

G13 Finishes are shown thus:

G14 Setting Out Points shown thus: SOP

G15 Refer to A/MRH/9005 for T Sheet references, and to A/MRH/9002 for Architectural Specifications.

G16 **Secant/Contiguous piled walls:** Piled perimeter walls to specialist contractor's details.
Temporary propping and stepped arrangement of all retaining walls are under development.
Interface of facade with retaining wall at NW corner is under development.

G17 **Daylighting:** Impact of ground profile at SE tightwell and lightwell of site is under review. Impact of daylighting outwards on site yet to be addressed, ground profile may be affected.

G18 **Services:** Services coordination in progress.
Exact location of proposed incoming services connections are under development.
Exact location of buried attenuation tank under review. Adjustments required to avoid underground services obstruction.

G19 **Structures:** Structural coordination in progress.

G20 **Building Regulations:** Plans are subject to Building Control Approval.

G21 **Fire:** Plans/Fire strategy is subject to Fire Authority Approval

G22 **SBD:** SBD measures are under development.
Examples of security measures include, but are not limited to the following:
Roller security shutters to the basement accommodation and to upper levels where balconies are in close proximity to the retaining wall or adjoining RSL accommodation.
Gates to the pedestrian access routes to the rear yard to be incorporated to limit unauthorised access to cycles.
Access control to the pedestrian gate on Maygrove Road to be incorporated to prevent unauthorised access to lightwell areas.

G23 **Brick coursing:** Plan and elevation setting out to be co-ordinated with brick dimensions.

G24 **RSL:** Affordable Accommodation is subject to RSL requirements, review awaited.

G25 **DDA:** Part M compliance to be reviewed across entirety of scheme.

G26 **CSH:** CSH requirements under review.

G27 **LTH:** LTH criteria under review.

G28 **Balconies:** Thermal break detail to balcony under development.

G29 **Balcony drainage:** Balcony drainage detail under development, drainage/overflow detail to be concealed. LBC advice awaited

G30 **Floor and Walls:** Typical build-ups under development SSL & FFL may be affected.

G31 **Bat/bird boxes:** Location to be determined.

G32 **Apartment vents:** To be coordinated with the elevations.

G33 **Windows:** Cleaning and maintenance strategy under development.

G34 **Vehicle lift in abeyance:** Proposal for vehicle ramp access into basement car park in lieu of lift under consideration

G35 **Substation:** Substation detail (e.g. headroom & slab levels, etc.) is subject to general review & acceptance by UKPN - Services route through substation lobby under review, exact setting out to be determined

G36 **Garden vent:** Design development and coordination with MEP engineer required, visual impact to be minimised.

G37 **Cob shaft:** Review impact of shaft at roof level with LBC.

G38 **Roof:** Build-up of biodiverse roof to be determined awaiting data from Bauder. Build-up felt waterproofing system to be used.

G39 **Penthouse terrace:** Build-up of biodiverse roof to be determined awaiting data from Bauder. Penthouse FFL. Build-up felt waterproofing system to be used.

G40 **Manaife system:** Latchways Manaifle system to be incorporated into design. Refer to Latchways details issued with Stage D info.

G41 **Landscaping:** Coordination in progress with landscape architect.

G42 **Expansion joints:** Coordination with façade under development.

G43 **External façade:** Facade build-up under development – Mesed with Hopkins advice awaited. Refer to Metsec details issued with Stage D info.

G44 **External lighting:** External lighting is subject to further development & coordination tti suit architect's visual requirements.

G45 **Waterproofing:** Waterproofing detail and interfaces are under development

G46 **Door hardware:** Details to be developed in Stage E

G47 **Signage and graphics:** Statutory and specialist signage/graphics under development.

G48 **LBC Planning Conditions:** Discharge of Planning Conditions in progress/detail is subject to approval by LBC.

G49 **Electrical sockets:** Locations & spec to be coordinated with MEP engineer.

G50 **Kitchens:** Detailed design by specialist subcontractor.

G51 **Ceiling services:** Visual appearance of lighting and other services fixtures to be consistent and to meet architect's requirements.

G52 **Bathroom:** Setting out of sanitary equipment to be developed and agreed with Regal Homes. Tiling setting out to be developed at Stage E.

G53 **RSL entrance:** Setting out of entrance canopy, doorway and relationship to windows above is under review.

G54 **Goods lift and staircore:** External appearance of goods lift and staircore to rear yard under development.

Building Line above

N

STAGE D ISSUE

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Revision	Description	Approved by

Date	Revision	Description	Approved by
23/04/13	-	Issued to RH under Memo 073	PN
03/05/13	A	Issued to LBC towards discharging PC condition 9 & PO condition 15 (Secure Cycle storage) under Memo 076	PN
24/05/13	B	Stage D Issue to RH for costing purposes only - see Memo 080	PN
14.06.13	C	Stage D Employer's Requirements Issue under Issue 0003.	PN
18.07.13	D	Cycle store amended, store added, vehicle lift replaced by ramp, maintenance parking bay removed, issued to LBC for update/information, Memo 0024	PN

Date	Ref.	Revision	Approved by

Project: Maygrove Road Housing

Subject: Proposed Basement Floor Plan
GA Plan

Architects: Hopkins Architects Partnership LLP
27 Broadley Terrace, London, NW1 6LG
T: 020 7724 1751 E: mail@hopkins.co.uk

Sort Code	Drawing Number	Rev.
A/MRH	3199	D

Date 23.04.2013 Scale 1:100 at A0

© Copyright Hopkins Architects Partnership LLP. Registered in England number: OC350976 Registered address: 27 Broadley Terrace London NW1 6LG. Use Figured Dimensions Only. All Dimensions to be checked on site. Original Drawing Size A2