

Limitation of responsibilities
 The drawings are to be used in accordance with the contract documents and the drawings are not to be used for any other purpose.
 The contractor shall be responsible for the interpretation of the drawings and the quality of work on site.
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General:
 All dimensions shown are measured to the face of brickwork, blockwork, concrete walls and columns and face of metal studwork.
 Refer to key sections for vertical setting out.
 Refer to window and door schedule for sizes.
 Refer to (7-) series for W.C, bath / shower rooms & kitchen layouts.
 Communal bin stores to be provided with wash down facilities and yard gully.
 Fire Safety:
 Smoke ventilation provided to communal areas and stairwells to be in accordance with Approved Document B 2006 Edition.

Windows marked with OV to have a minimum of 1m² openable vent area, calculation to be in accordance with Approved Document B 2006 Edition or BS EN 12101 Part 2: 2003.
 Windows marked with AV to have a minimum of 1.5m² openable vent area, calculation to be in accordance with Approved Document B 2006 Edition or BS EN 12101 Part 2: 2003.
 Smoke and heat detection for flats and houses to comply to BS5839-6:2004 for flats and BS 5446-2:2003 for houses. Refer to M&E consultants drawings for details and locations.
 All soil vent pipes (svp), and service risers passing vertically through dwellings to be fire stopped at compartment floor levels.
 All horizontal ducts which penetrate compartment walls / fire partitions to be fire stopped or fully fire sealed.
 Emergency/escape route lighting to comply with BS 5266-1:2006. Refer to M&E consultants drawings for details.
 Signage to communal areas to comply to BS 5499-1:2002

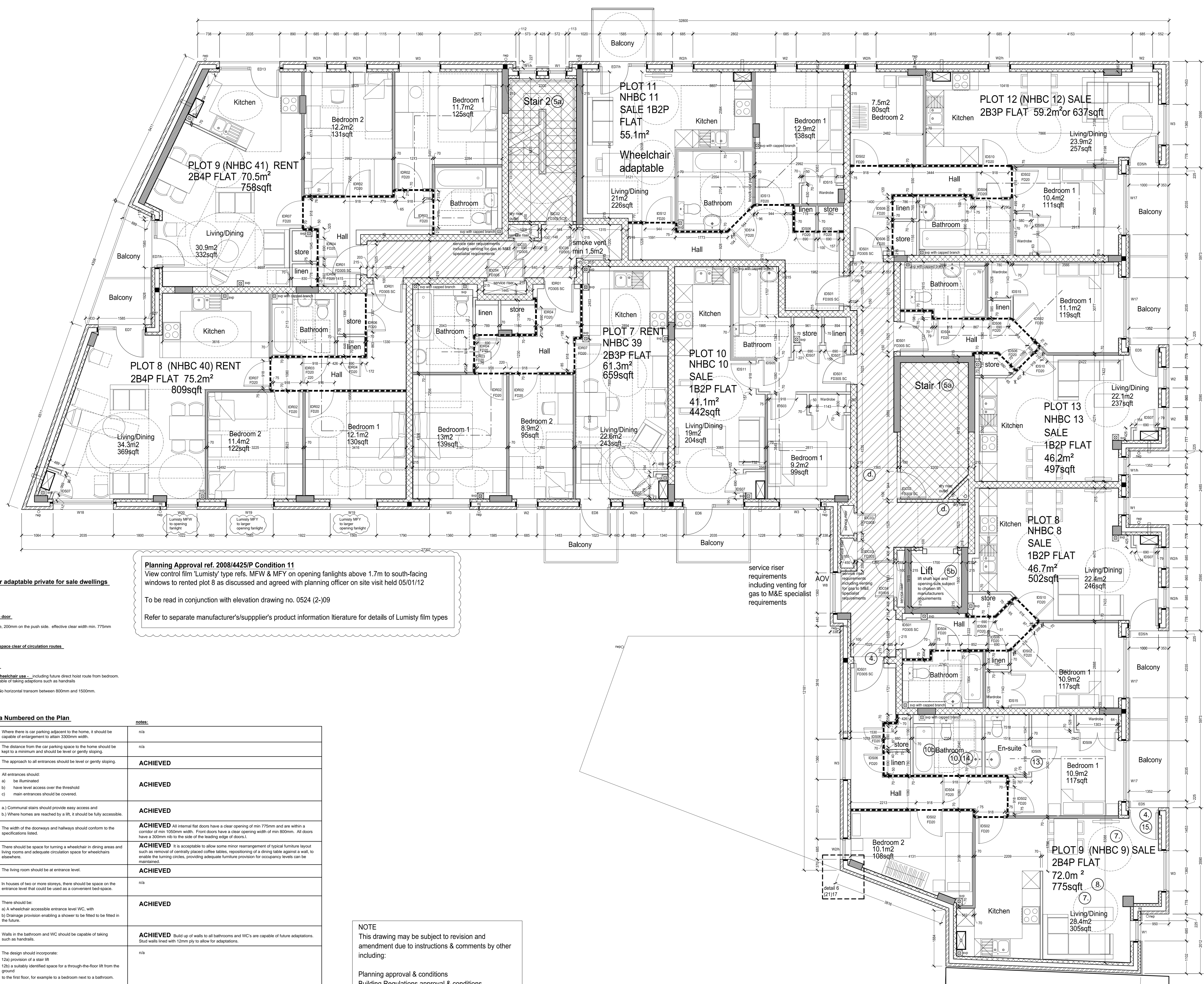
Sound:
 Min mass of party wall / floors including finishes to comply with Approved Document E.
 Construction of internal walls to comply with Approved Document E.
 Pipes and ducts that penetrate a party floor separating dwellings to be constructed in accordance with Approved Document E.
 Additional acoustic insulation may be required to party walls / floors where day/night conflict occurs e.g. living rooms next to bedrooms and where rooms do not stack e.g. bedroom over living spaces (or vice versa) or where dwellings are next to lift shafts or plant rooms. Additional acoustic insulation to be provided as recommended by Acoustic Consultant.
 Structural:
 Plans to be read in accordance with structural engineers drawings.
 External movement joint positions subject to Structural Engineers requirements.
 Services:
 Plans to be read in accordance with M&E specialist drawings.
 All gas supply, meter and gas riser work, ventilation in risers and other ventilation requirements to M&E specialist / current gas regulations requirements / service company requirements.
 Size, location and ventilation requirements of electric intake rooms, risers, meter cupboards and plant rooms etc. subject to M&E specialist / service company requirements.
 All soil stacks to terminate in durgu valves in roof space wherever possible. M&E consultant to advise on which soil stacks that need to vent outside air.
 Utility companies to be consulted by main contractor to check that detail of services entry points are acceptable.
 Carbon monoxide detectors are recommended to be installed in rooms with a combustion appliance, subject to M&E specialist requirements. Consideration should be given to the recommendations outlined in BRE good building guide GBG30.

Safety notes:
 All work and materials to be in accordance with current statutory legislation and to comply with all relevant codes of practice and British Standards.
 During construction guarding is to be erected around service risers and edges where there is a risk of falling.
 Light fittings / smoke detectors / roof access hatches are to be placed away from stairs to enable easy access for maintenance.
 Inspection chambers / service hatches in floors to be located away from circulation areas where possible.
 Where access is required to the roof, a mansafe system is to be designed by specialist 'All' arrest system' supplier.
 During construction guarding is to be erected around any openings within the roof or fragile roofs / roof lights.
 Roof lights to be in accordance with BS EN Standards to prevent falling through during maintenance.
 Weight of materials to satisfy current safe manual lifting requirements e.g blocks, PC Floors, PC components, lintels, balcony assemblies & large glazed screens / windows & doors.
 Safe erection of precast concrete flooring and associated components are to be in accordance with the 'Precast Flooring Federation' code of practice.

KEY:
 rwp Rainwater Pipe
 svp Soil Vent Pipe - 200x200 hole
 ss Stub Stack - 200x200 hole
 yg Yard gully
 FFL Finished Floor Level - Refer to (9-01)
 bf Boiler Flue
 Future host route
 Vertical cavity fire stop position
 Boiler position
 British Gypsum Gyptone Quattro 41 or similar to communal corridor ceilings to Class C of BS EN ISO 11654:1997
 British Gypsum Ataco Line 6 or similar to communal stairwell ceilings and soffits to Class D of BS EN ISO 11654:1997
 Fire protected hallways
 Acoustic lining to bedrooms
 Fire door codes
 Fire door codes

1 AF 06/01/12 location and specification of Lumisty view control film to south-facing windows to rent plot 8 shown as discussed and agreed with planning officer on site 05/01/12 af
 2 AF 04/06/11 ED09 address af
 3 AF 23/06/11 W17 positions amended af
 4 AF 13/05/11 Future floor gullies omitted. Branch caps to bathroom svps added. Riser outboard doors revised. af
 5 to 23/03/11 Room areas added. Detail refs added. Boiler cupboards added. af
 6 to 03/02/11 NHBC plot numbers added. SVPs added to plot 7. af
 7 to 27/01/11 movement joints added. SVPs added. Issued for construction. af
 8 to 02/12/10 further design development, internal dimensions and door codes added. Issued for approvals. af
 A SW 22/10/10 further design development af
 RV by site revision af
 SC status af

For construction
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- Key to features in wheelchair adaptable private for sale dwellings - Plots 3, 5, 11 and 17**
- 1500 x 1500 entrance landing
 - 1500 x 1500 turning space behind entrance door
 - Door leading edges, 300mm on the pull side, 200mm on the push side, effective clear width min. 775mm
 - Adequate circulation space
 - 1500 x 1500 wheelchair transfer (charging space clear of circulation routes)
 - 1500 x 1500 activity squares in bedroom
 - 1500 x 1500 manoeuvring space in kitchen
 - Bathrooms capable of adaptation for full wheelchair use, including future direct route from bedroom. Walls at the bathroom and WC should be capable of taking adaptations such as handrails
 - Glazing line not more than 800mm high. No horizontal transom between 800mm and 1500mm.
 - Level access to external areas

Planning Approval ref. 2008/4425/P Condition 11
 View control film 'Lumisty' type refs. MFW & MFY on opening fanlights above 1.7m to south-facing windows to rented plot 8 as discussed and agreed with planning officer on site visit held 05/01/12
 To be read in conjunction with elevation drawing no. 0524 (2-09)
 Refer to separate manufacturer's/supplier's product information literature for details of Lumisty film types

Key to Lifetime Home Criteria Numbered on the Plan	notes	
1 Car Parking Width	Where there is car parking adjacent to the home, it should be capable of entanglement to attain 3300mm width.	n/a
2 Access From Car Parking	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	n/a
3 Approach Gradients	The approach to all entrances should be level or gently sloping.	ACHIEVED
4 Entrances	All entrances should: a) be illuminated b) have level access over the threshold c) main entrances should be covered.	ACHIEVED
5 Communal Stairs & Lifts	a) Communal stairs should provide easy access and b) Where homes are reached by a lift, it should be fully accessible.	ACHIEVED
6 Doorways & Hallways	The width of the doorways and hallways should conform to the specifications listed.	ACHIEVED All internal flat doors have a clear opening of min 775mm and are within a corridor of min 1050mm width. Front doors have a clear opening width of min 800mm. All doors have a 300mm riser to the side of the leading edge of doors.
7 Wheelchair Accessibility	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs.	ACHIEVED It is acceptable to allow some minor rearrangement of typical furniture layout such as removal of ornately placed coffee tables, repositioning of a dining table against a wall, to enable the turning circles, providing adequate furniture provision for occupancy levels can be maintained.
8 Living Room	The living room should be at entrance level.	ACHIEVED
9 Entrance Level Bedspace	In houses of two or more stores, there should be space on the entrance level that could be used as a convenient bed space.	n/a
10 Entrance Level WC & Shower Drainage	There should be: a) a wheelchair accessible entrance level WC, with b) Drainage provision enabling a shower to be fitted to be fitted in the future.	ACHIEVED
11 Bathroom & WC Walls	Walls in the bathroom and WC should be capable of taking such as handrails.	ACHIEVED Build up of walls to all bathrooms and WCs are capable of future adaptations. Stud walls lined with 12mm ply to allow for adaptations.
12 Stair Lift / Through-Floor Lift	The design should incorporate: 12a) provision of a stair lift 12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	n/a
13 Tracking Host Route	The design should provide a reasonable route for a potential host, from the main bedroom to the bathroom.	ACHIEVED
14 Bathroom Layout	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	ACHIEVED
15 Window Specification	Living room window glazing should begin at 800mm or lower and windows should be easy to operate.	ACHIEVED
16 Controls, Fixtures & Fittings, height	Switches, sockets, ventilation and service controls should be at a suitable by all (i.e. between 450mm and 1200mm from the floor).	ACHIEVED

NOTE
 This drawing may be subject to revision and amendment due to instructions & comments by other including:
 Planning approval & conditions
 Building Regulations approval & conditions
 Client comments
 Employers Agent comments
 CPDA / Secured by Design comments
 M&E contractor design co ordination
 Engineering design
 Specialist subcontractor / supplier co ordination & comments

