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- All dimensions & levels to be checked by contractor prior to commencement of any work on site. Any dimensional or level error should be reported to the architect before work commences.
- All structural works to be in strict accordance to engineers details and specifications. Structural thicknesses not to be measured off architectural drawings.
- Drawings to be read in conjunction with NBS specification.
- Drawings to be read in conjunction with relevant truss/steel structural manufacturers details and drawings.

KEY:

INTERNAL WALLS:

Wall type 1 (60min FR and 55 RWdb):
See 25-15-25/135 Stud partition wall. Refer to stud wall details.

Wall type 2 (30min FR and 55 RWdb):
See 25-15-25/135 Stud partition wall. Refer to stud wall details.

Wall type 3 (60min FR):
See 25-15-25/135 Stud partition wall. Refer to stud wall details.

Wall type 4 (30min FR):
See 25-15-25/135 Stud partition wall. Refer to stud wall details.

Wall type 5-Bracing (60min FR and 55 RWdb):
See 25-15-25/135 Stud partition wall. Refer to stud wall details.

To wall type 1:
Replace the outter layer of Gyproc Fireline plasterboard with 1No. layer of 12.5mm Gyproc Soundbloc MR to wet room side of the wall.

To wall type 2:
Provide 1No. layer of 12.5mm Gyproc Moisture resistant board in addition to the wall linings to wet room side of the wall.

To wall type 3:
At wet room sides of wall replace the Gyproc FIRELINE plasterboard with 1 x 15mm Gyproc FIRELINE MR plasterboard.

To wall type 4:
1No. layer of 12.5mm Gyproc Moisture resistant board to replace the wall lining to wet room side.

All columns to be enclosed with plasterboard lining (non fire rated)
Refer to column enclosure details.

Shaft wall
See 25-15-25/102 60min FR shaft wall. Refer to lift and stud wall details.

EXTERNAL WALLS:

CERAMIC RAINSCREEN CLADDING
45-25-45/302 Ceramic Cladding Panels
Wall build up to achieve u-value of 0.18W/m²K.

COMPOSITE ALUMINIUM (BRONZE FINISH) CLADDING
45-25-45/303 Kingspan Evolution Recess Cladding PIR (120mm)
Wall build up to achieve u-value of 0.18W/m²K.

NOTE: To internal partition walls care will be required by the contractor to ensure that any pipe/conduit crossovers occur in the ceiling void, not in the wall.

Wall linings to external perimeter walls:

Provide secondary steel to structural engineers details and specifications with British Gypsum 70 mm Gypframe 70 I 70 'I' stud infills at 400mm centres. Height of metal framed wall lining system to be confimed on site and suitability of stud sizes and centres to be checked with British Gypsum before construction and orders are placed.
Setting out of secondary steel vs Gyframe to be agreed before construction and orders are placed.

The below build ups are to be applied to the secondary steel/gyframe:

To walls indicated with apply the below:
60min FR build up:
1 x 15 mm Gyproc FireLine.
Provide 50mm Isover Steel Frame Infill Batts (SF2) between the secondary steel/gyframe.

To all other walls apply:
1 x 12.5 mm Gyproc WallBoard.

Provide taped seamless finish.
Board joints must be reinforced with Gyproc Paper jointing tape for the quoted fire resistance periods to be achieved.
Gyproc Gypfiller and Gypfinisher jointing material to be applied. Drywall primer to surface of boards to be applied before applying a painted finish.

Refer to slab opening drawings for RWDP positions and other openings through the roof/floor slab. Refer to Kingspan Gutter Capacity & Design Calculations for rain water gutter sizing to each location on roof plan.

ACO — Denotes new 20-85-45/301 ACO Channel to be constructed by contractor to door threshold and base of wall. Drain to near by storm drain. ACO channel to be provided to all ground to wall junctions when FFL is less than 150mm above finished ground level.

MJ — Denotes movement joint to brick plinth below curtain walling and wall cladding systems. Provide 10mm vertical movement joints at 6m intervals (no less than 3m from any corner), sealed with proprietary sealant. Positions to be agreed on site with structural engineer and architect before construction.

CB — Vertical cavity barrier required. Type varies, refer to details.

FOUL AND STORM DRAINAGE TO BE READ IN CONJUNCTION WITH CIVIL ENGINEER AND M&E ENGINEER DRAINAGE PLANS AND KINGSPAN STORM DRAINAGE CALCULATIONS. ANY DISCREPANCIES BETWEEN THE LAYOUTS TO BE REPORTED TO THE DESIGN TEAM BEFORE CONSTRUCTION.

PLYWOOD GROUNDS TO STUD WALLS
Plywood grounds supports to be included to stud walls as required to support any M&E equipment. See M&E drawing package.

FIRE:
Drawings to be read in conjunction with Detailed Fire Strategy report and fire strategy plans.

A minimum boundary distance of 8m is achieved, the building therefore satisfies the requirement for an unprotected facade.

Suitable Fire Alarm System to BS 5839 Part 1: 2002 to be installed.
Escape lighting to be installed in accordance with BS 5266 Part 1 2005;
Lighting to escape stairs to be on separate circuit.
Ensure all escape signage is provided to BS 5499-1:2000.
Refer to M&E engineer drawings and specifications.

FIREPROOFING STEEL
Primary steel up to roof level to be certified 60min intumescent fire protected.
Fire resistance to BS 476-21: 60 minutes.
See 35-85-40/301 Intumescent coatings for fire protection of steel.

FIREPROOFING TO PIPE/DUCT THROUGH WALL AND FLOOR SECTION
Provide 45-45-70/312 Intumescent fire collar to all pipe/service duct penetrations through compartment floors and walls. See detail AA(2)09.

RAISED ACCESS FLOOR FIRE BARRIERS
Where noted provide raised access floor fire barrier to bottom of door.
Manufacturer:
AIM Limited, Unit H3, Sussex Manor Business Park, Gatwick Road Crawley, West Sussex, RH10 9NH (EQUAL AND APPROVED)
Product reference:
AIM Raised Access Floor Fire Barrier (EQUAL AND APPROVED)
To achieve 60min fire resistance.
AIM Raised Access Floor Fire Barrier is made from high density Rockwool stone wool slab, faced with Class O foil. It is available cut to size or in slabs suitable for cutting on site.

PASSENGER LIFTS:
Passenger lift to be installed in strict accordance with M&E engineers details and specifications.
-Provide 1500x1500mm unobstructed manoeuvring space in front of the lift entrance.
-Lift to have a door or doors, which provide a clear opening width of at least 800mm.
- The minimum capicity of the lift cars shall be for 12 persons.
- The car of a passenger lift should have a width of not less than 1100 mm and a depth of not less than 500 mm, measured internally.
-Lift must have landing and car controls which are not less than 900mm and not more than 1200mm above the landing and the car floor, at a distance of at least 400mm from the front wall.
-Lift must be accompanied by suitable tactile indication on the landing and adjacent to the lift call button to identify the storey in question.
-Lift must have suitable tactile indication on or adjacent to lift buttons within the car to confirm the floor selected.
-Lift must incorporate a signalling system which gives visual notification that the lift is answering a landing call and a 'dwell time' of five seconds before its doors begin to close after they are fully open: the system may be overridden by a door re-activating device which relies on appropriate electronic methods, but not a door edge pressure system, provided that the minimum time for a lift door to remain fully open is 3 seconds.
-When the lift serves more than three storeys, it must incorporate visual and audible indication of the floor reached.
- The Lift shall be vandal resistant and conform to the requirements of BS:5655 and 'Section R' of the Building Regulations, Passenger Lift paragraphs 4.34 - 4.38.

VISUAL CONTRAST
Ensure the accessible entrance is readily apparent, eg. through suitable visual contrast by having a difference of 30 points or more in light reflectance value
(LRV) to be achieved in all or any of the following as applicable:
1) lamp vs landings;
2) raised kerb to edge of ramp vs ramp;
3) nosing to steps vs steps;
4) handrail to steps vs background against which it is seen;
5) door opening furniture vs door leaf (external and internal doors);
6) top and side edges of glazed entrance door vs glazed screen;
7) door surround vs adjacent wall surface;
8) internal door capable of being held open or not self closing door, leading edge of door vs other surfaces of door leaf;
9) call buttons to lift vs surrounding face plate and face plate vs surface on which it is mounted;
10) lift door vs adjacent landing and internal car and wall surfaces;
11)door furniture to fixed storage systems vs face of door;
12) switch or control face plate vs background against which it is seen;
13) sanitary fittings, grab rails and support rails vs background against which they are seen;
14) switch control face plate shall be distinguishable, through suitable visual contrast vs background against which it is seen.
Ensure all outlets, switches and controls comply with TBR Paras 5.31-5.38

DISABLED TOILETS:
Disabled toilets in the building to include all the necessary components required and be in strict accordance with the standards set out in Building Regulations Part R.
All sanitary fittings, grab bars, support rails within the disabled toilets should be distinguishable, through suitable visual contrast from the background against which they are seen.

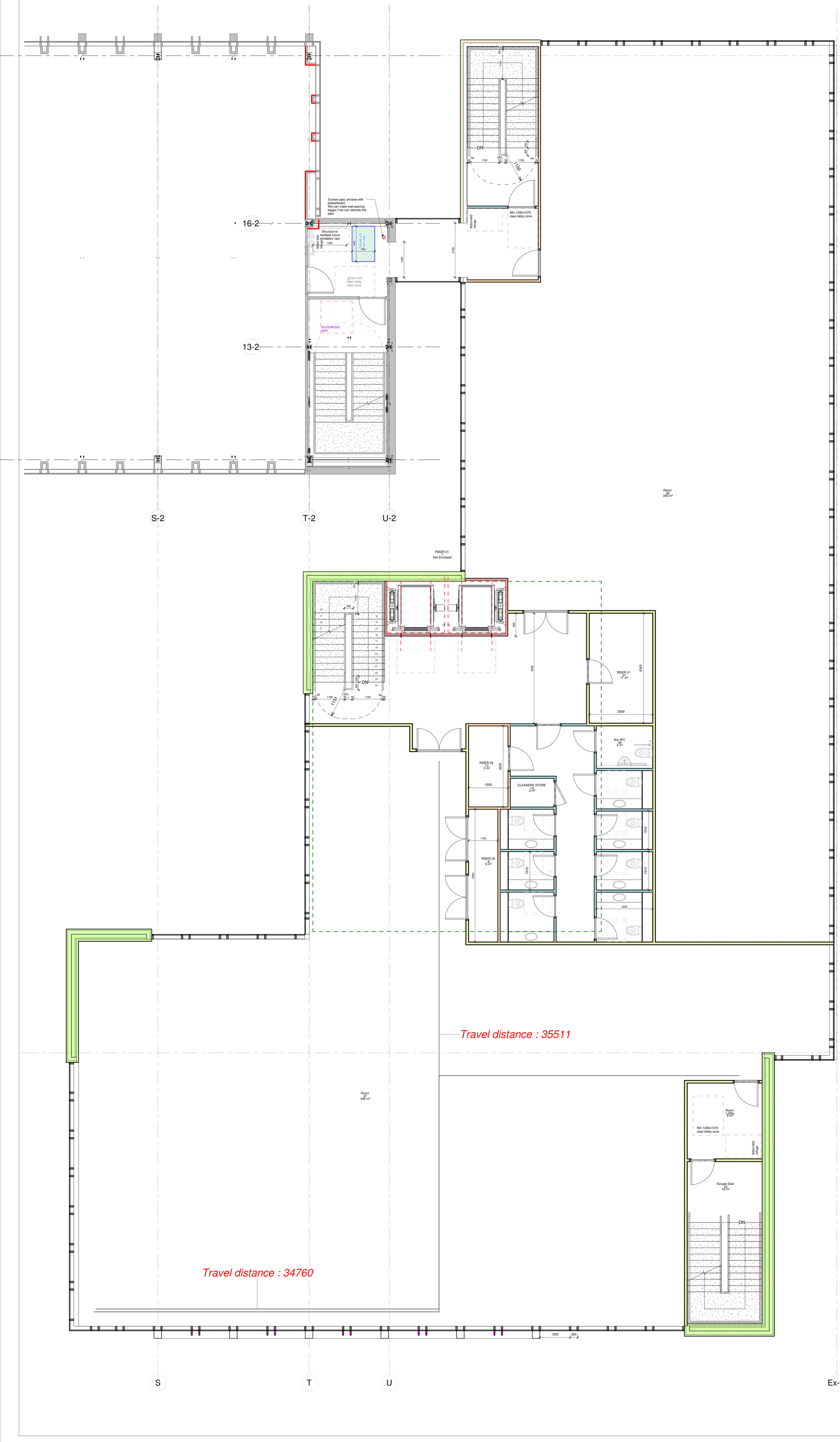
PRINCIPLE ENTRANCE:
An accessible entrance should be clearly indicated (e.g. by signs incorporating the International Symbol of Access), from:
(a) the point of entrance at the boundary;
(b) suitable car parking which is provided within the boundary;
(c) the principal entrance, where the principal entrance is not an accessible entrance; and
(d) a staff entrance, where that staff entrance is not an accessible entrance.

An accessible entrance should:
(a) be readily apparent (e.g. distinguishable, through suitable visual contrast from that of the adjacent elements of the building); and
(b) have an access area –
(i) that is level. However, where the access area contains a crossfall, it should be not steeper than 1 in 40;
(ii) with a surface that is firm;
(iii) with an unobstructed size of not less than 1500 mm by 1500 mm in front of the accessible entrance; and
(iv) that is at, or about, the level of the floor of the entrance.

Walls and ceilings surface classifcaitons to comply with the below:
a) rooms not exceeding 30 sqm - CLASS 3 (National Class)
b) all other rooms - CLASS 1 (National Class)
c) circulation areas - CLASS 0 (National Class)

A floor immediately inside any accessible entrance should:
(a) have a surface which is firm and even;
(b) where there are changes in flooring surface, be at, or about, the level of any adjacent flooring surface; and
(c) have a surface that will reduce the risk of tracking moisture into the building (e.g. from shoes or wheelchair wheels). However, this provision is not required where the external access area is designed and constructed to limit the tracking of moisture into the building.

PRESSURE TESTING:
An air pressure test shall be carried out on the buildling. The measured air permeability of the building should not exceed 5m3 /(h x m2) @ 50 pascals air pressure. The building emissions rate on completion (calculated using the measured air permeability) shall be equal to or less than the target emissions rate (TER).
Where the building fails an initial pressure test by failing to comply with the above, remedial measures shall be taken to better the air permeability so that on re-testing it shall achieve the air permeability.



Rev.	Amendment	By	Chkd.	Date
01	First Issue	AR	TR	N/A

WORKING DRAWINGS

BUILDING 2
GRADE A OFFICES, EBRINGTON
CLIENT: HERON PROPERTY LTD

DRG TITLE
LEVEL 1 - 2 FLOOR PLAN

DRG No. EBR-GMA-01-ZZ-DR-A-1101-D1-01

JOB No.	Scale	Date	Drawn	Checked
2017320	1 : 50 @ A0	SEP 2021	AR	CC

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