

ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS AND TO APPROVAL OF APPOINTED BUILDING INSPECTOR & FIRE AUTHORITY

MEANS OF ESCAPE & WARNING

The building is to be subdivided into 2 commercial units.
Refer Approved document B Volume 2 : Buildings other than dwellings 2019, for assessment of the commercial unit .
Minimum height to all escape routes to be no less than 2m.
All final exits to be free of fastenings to enable persons to discharge to a place of ultimate safety.

STRUCTURE

Please see Structural Engineers drawings and details for the following :

* Structural appraisal of the building taking into account proposed structural alterations & additional/alterred loadings.

NOTE : All exposed structural steel up to roof level to be fire protected to 1 hour F.R.

ROOF (Existing)

Built up Roof System finished in colour silver (to be confirmed),
Outer sheet interlocking profile sheet. Module to be confirmed.
Curved to full length of the roof.
Metal support frame.
Rockwool core. (To be confirmed).
Inner liner sheet in colour silver (to be confirmed).
If required by the Building Inspector the tenant to build up the roof to achieve a minimum 'U' value of 0.18W/msq. degC

ROOF (Proposed)

Built up Roof System finished in colour silver (system to be confirmed).
Outer sheet interlocking profile sheet.
Metal support frame.
Rockwool core.
Inner liner sheet in colour silver.

FASCIAS AND SOFFIT:

Existing fascias in flat powder coat aluminium
New fascias to pods in composite flat panel cladding finished in RAL 9006 silver fixed to sheeting rails
Any soffit panels in flat aluminium pwder coat RAL 9006 silver.

SUBDIVISION WALL

Division walls (Party Wall):
Gyproc Quiet IWL Walling system:
250mm thick comprising 2 layers of 15mm Sound Bloc board fixed to the outside faces of 2 no. Gyproframe 70 stud-work frames – studs at 600 mm centres
100mm Isover Insulation APR1200 in cavity to achieve sound reduction of 70 db and 90 mins fire protection.
All in accordance with British Gypsum fixings, standards, details, and specification.
Refer Engineer for any additional steelwork support required.

NEW WALLS : BRICKWORK/BLOCKWORK

Refer drawings for cavity dimension.

All walls to have insulated DPC's to heads and jambs of all doors & windows include for cavity trays.

102mm brickwork outer leaf to match existing. Mortar & joint to match existing.
100mm blockwork inner leaf.
Cavity fill below ground level.
Cavity closer to top of wall.
Overall wall insulation to 0.25W/m sq.degC.
Dense concrete block/common brick below ground level.

INTERNAL FIRE SPREAD STRUCTURE

Any pipework & penetrations in excess of 40mm which penetrate through fire separating elements are to be provided with proprietary fire collars.

All other penetrations to be fire stopped accordingly to provide minimum 60 minutes fire resistance.

Please note the following to be the subject of a separate application by the Tenant within the fit out contract :

Fire alarm and smoke detection systems and electrical installation.

WALL CLADDING (Existing).

Where indicated the existing superstructure external walls above floor level comprise flat panel composite cladding panels 900mm module with mitred corners fixed to cold rolled steel. colour RAL 9006 silver : to be confirmed. Omega section and insert in RAL 9006 silver.

If required by the Building Inspector the tenant to build up the walls to achieve a minimum 'U' value of 0.25W/msq. degC

ALUMINIUM DOORS IN ALUMINIUM SCREENS

1150mm wide aluminium framed door with side panels (colour RAL 9006 silver satin finish : to be confirmed) with double glazing toughened/laminated glass. Door to have maximum force to open of 30kn.
External doors – a U value no greater than 1.80W/m.sq.degC.

SHOPFRONT WINDOWS

Shopfront windows to be double glazed laminated/toughened glass.
Thermally broken powder coat aluminium colour RAL 9006 silver : to be confirmed.
Frames to have minimum 'U' value of 1.6 W/msq. degC.
To be Kawneer or other approved system.
Ensure any glazed doors or screens have manifestation at two levels at 850mm to 1000mm above FFL & 11400mm to 1600mm above FFL.

DRIVE THROUGH WINDOW

Drive through window to be constructed from thermally broken aluminium frame with powder coat finish (colour RAL 9006 silver satin finish : to be confirmed) fitted with laminated/toughened double glazing.

SLAB (Existing).

Existing RC ground floor slab on insulation (to be confirmed) on DPM on sand blinding on well compacted hardcore. All to be confirmed on site by the Structural Engineer.

SLAB (Proposed).

Proposed Ground Floor slab infill on 1200 gauge polythene DPM on 50mm rolled sand blinding and 150mm min. well compacted hardcore
All subject to site conditions and Structural Engineers specification & details. Level tolerance of +/- 3mm over 3m.

Refer Engineers drawings for details/specification of ground floor slab and foundations

External Ground Level Varies

RAINWATER

Connection to existing system.

SEPERATE DRAINAGE SYSTEMS

Ensure seperate systems of foul & surface water drainage.

FDOU WATER DRAINAGE

Contractor to confirm details of the installed below ground foul water drainage system including capacity calculations, pipe sizes, falls, surounds, manholes & pumped systems etc.
Contractor to provide CCTV survey.

Ensure non domestic Energy Performance Certificates (EPC's) are provided on completion.

Rev	Description	Date
	This drawing is Copyright.	
	The Contractor is to bring to the notice of the Architect any discrepancies contained in this drawing prior to work commencement.	
	Do not scale from this drawing.	
	The Contractor and his Sub-contractors are to verify all dimensions on site before making shop drawings or commencing manufacture.	
	CLIENT	
	PEEL LAND PROPERTY & INVESTMENTS PLC	
	TITLE	SCHEME
	PROPOSED SPECIFICATION	BARNSELEY RETAIL PARK
	SCALES	DATE
	NTS	NOVEMBER 2021
	JOB No.	DRAWING No.
	AGH/996	AGH/996/06
	alan g haines associates	
	ARCHITECTS	
	2 Ouselthwaite Court	
	Great Lane	
	Worsborough	
	Barnsley	
	S70 6NP	
	Tel: (01226) 297664	
	Fax: (01226) 285551	