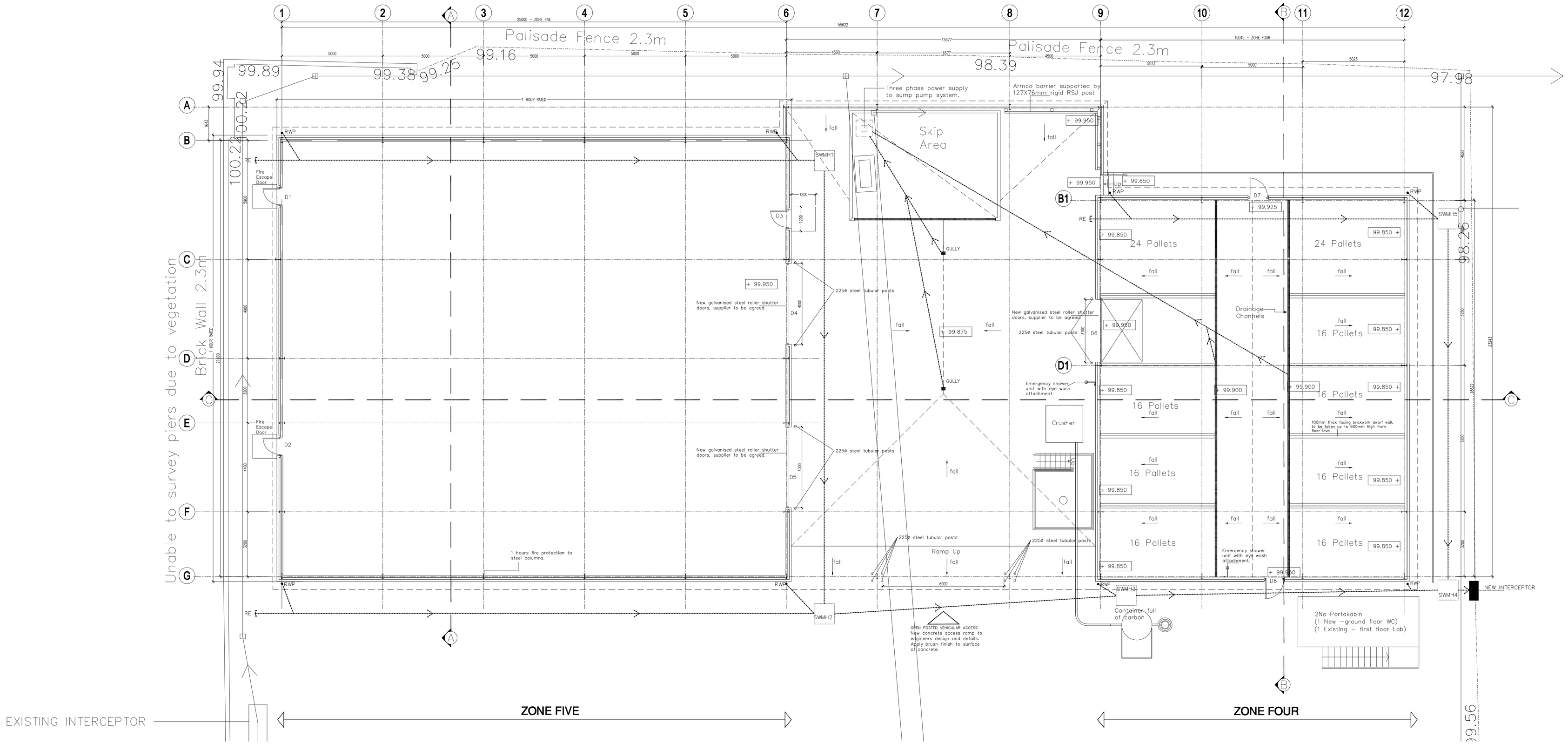

FLOOR PLANS LAYOUT

NOTES

All works to be in accordance with current Building Regulations &
to the satisfaction of the respective Building Control Inspector.
All gas and electrical installation to satisfy the current relevant standards and regulations

* ROOF CONSTRUCTION ZONE FIVE *

Roof cladding to be insulated plastisol coated cladding panels, fixed back to new roof purlins which in turn are fixed to new portal frame construction.
Panels system to be Ward roof – low pitch or curved, panel DR1000.
Colour reference – Goosewing Grey.

* ROOF CONSTRUCTION – ZONE FOUR *

To be single skin plastisol coated roof cladding panels, to be fixed back to new roof purlins which in turn are fixed to new structural portal frame construction.
Colour reference; Goosewing Grey.
Supplier; Wards or similar as approved.

* WALL CONSTRUCTION – ZONE FIVE *

External wall construction to be 102.5mm thick brickwork outer layer, to local authority approval, 100mm cavity with 60mm celotex insulation fill insulation or equal approved.
brickwork to be taken up to 600mm high from FFL, internal perimeter wall construction to be 100mm thick blockwork taken up to 2100mm high, allow for providing a closure between the blockwork and cladding system, either plastisol coated flashing or timber board closer.
Wall ties to be stainless steel & provided at 750mm crs horizontally and 450mm as vertically.

CLADDING –
New cladding system tO be Wards firline cladding. To be fixed back to new sheeting rails supported off of new portal frame. Vertically laid.
Complete with all necessary head and jambs flashings. Colour reference Goosewing Grey.
Cladding panels are Ward Wall – Profile Rib DR1000W, one hour integrity firewall, core 80mm with an overall panel thickness of 115mm, vertically laid only.
The standard panel with firesafe insulation may be used to provide LPC approved wall systems capable of satisfying Boundary Firewall applications

* WALL CONSTRUCTION – ZONE FOUR *

External wall construction to be dwarf wall 2x102.5mm thick brickwork, to local authority approval, brickwork to be taken up to 600mm high from FFL,
Wall ties to be stainless steel & provided at 750mm crs horizontally and 450mm as vertically.

CLADDING –
New cladding system to 3no. sides to be Wards single skin cladding, to be fixed back to new sheeting rails supported off of new portal frame.
Single skin cladding to be vertically laid complete with all necessary head and jambs flashings. Colour reference Goosewing Grey.
New cladding system to 1no. front elevation to be a ventair cladding system, vertically laid and to line through flush externally with wards fireline cladding.
Colour reference; Goosewing Grey, complete with all necessary head and jambs flashings.

DPC to be provided at nlt 150mm above FGL and around all openings in external wall.
Tray DPC's to be prefabricated and located over all relevant lintels, abutments and meter boxes where applicable.

* STEELWORK *

All new steelwork to be conditional and is subject to nominated structural engineers calculations and specification design.

* FIRE PROTECTION *

All new structural steelwork to receive 1hrs fire protection by means of intumescent paint coating, applied to manufacturers specification and guidelines, or British Gypsum fireline board to give same protection, to Manufacturers specification and guidelines.

* OPENING SUPPORT *

Structural openings to be supported by "I.G.Lintels" designed in accordance with span unless specific use of steelwork detailed by engineer. If only 100mm bearing possible provide pad stone of of concrete commons at 450mm width x 2 No courses deep unless otherwise detailed. All lintels to be protected by 2 No layers 12.5mm plasterboard and skim for 1/2 hr FR.

* FOUNDATIONS & FLOOR. *

Foundations to be designed to constrada steelwork, to have bolt down fixings and built to structural enginers design.
Floor – Excavate to reduced levels removing all top soil.
Lay and consolidate selected hardcore sub-base to a minimum depth of 150mm to receive concrete floor slab minimum thickness 150mm on heavy duty d.p.m.– for slab design see engineers design and details.
(dpm to be 1200 gauge)

All services pipework passing through the compartment wall to comply fully with the requirements of table 15 of Approved Document B and to be fire stopped as necessary using an appropriate fire collar/barrier.

* THERMAL VALUES *

unless otherwise proven by calculation of overall heat loss the following minimum thermal values should be obtained
Roof = 0.25 W/m2k
External wall = 0.35 W/m2k
Ground Floor = 0.25 W/m2k
All windows to have sealed unit type double glazing with assumed 'U–value' of 2.2 W/m2k

* SMOKE DETECTION *

Automatic smoke detectors to be provided, be self contained and wired to a separate fused circuit. A detector should be placed on each floor in the locations shown on plan.
On being triggered both detectors must sound the alarm. Detectors are to be ceiling mounted and should be no closer than 300mm to a wall, light fitting or over a radiator.

* EXPANSION JOINTS *

To be set @ maximum centres of 6000mm in blockwork and 12000mm in brickwork.

* FIRE EXIT SIGNS *

Fire exit signs to be provided in accordance with BS 5499; Part 1: 1990, final escape doors to be provided with illuminated exit signs.

* RAMPS *

Form 1200mmx1200mm level landing or max. rise 1:12 rise to each fire exit

External doors to have 50mm dia tubular steel guarding unless agreed.
1100mm high painted black and yellow 1200mm sq. level landing to fire exit.

* ELECTRICAL *

For electrical details see Eng's details.

* HEATING *

ZONE FOUR – No heating.

* HEATING *

For heating details see H & V Eng's details.

* EMERGENCY LIGHTING *

The emergency lighting system should be designed, installed and commissioned in accordance with BS

* DRAINAGE *

Gutters to be fabricated from 1.6mm thick pre–galvanised steel.
Designed to BS drainage of roofs and paved areas.

All rainwater pipes to be 150mm p.v.c. with rodding access where rodding access where drains do not connect direct to a manhole (unless otherwise specified)

Any drains passing under building to be encased in 150mm concrete, minimum falls to 100mm dia drains 1:60 and 1:80 to 150mm dia drains.
Internal Manholes should incorporate screw down sealed covers.

NOTE ALL NEW DRAINAGE TO CONNECT UPTO EXISTING DRAINAGE CHECK ON SITE FOR INVERTS OF PIPES, ALL TO APPROVAL OF BUILDING CONTROL

* STAIRS *

New steel staircase upto mezzanine floor area to be to engineers design and details.
Going to be 250mm, rise to be no more than 190mm with a maximum pitch no greater than 42 degrees.
Tubular steel hand rails to be provided to both sides of stairs, 900mm minimum height above stair pitch line and 1100mm high guarding to mezzanine perimeter area.
Stairs to have a minimum clear width of 800mm.
Contrasting nosing's to be provided on both the tread and the risers.
Handrails to be 40–50mm dia tubular steel with a minimum of a 60mm gap between the handrails and any wall surface.

* FIRE EXIT SIGNS *

Fire exit signs to be provided in accordance with BS 5499; Part 1: 1990, final escape doors to be provided with illuminated exit signs.

* STAFF FACILITIES *

All staff facilities are existing and are provided within the existing accommodation on site.

* GENERAL DOOR NOTE *

All internal and non automated entrance doors should be openable on a force of 20N, 30N for fire doors.
All doors to have ironmongery that can be opened with a closed fist (lever style) and is to contrast in colour from the door.
Door frames to contrast in colour to the walls.

External non–automated doors should not be cold to the touch.
Any automatic doors to fail–safe open upon activation of the fire alarm system or to be capable of being pushed open in the event of an emergency.

All internal doors to achieve a 800mm unobstructed opening unless otherwise shown on the ground and first floor plans.

All internal fire doors leading onto a staircase area should have intumescent strips and smoke seals provided.
Fire doors to have suitable escape ironmongery that does not need the use of a key.

REV. J Drawing update in line with comments from client (11–08–08 JM)

REV. H Drawing update in line with comments from client (14–07–08 JM)

REV G Drawing updated following meeting with client (08–05–08 ADB)

REV F Revised elevation following comments. (06–09–07 JM)

REV E Section through Sump Tank added. 05.02.2007

REV D General amendments made following clients comments, please read between revisions for changes. 03.03.06. MF.

REV C Following receipt of the topographical survey drawing the elevations have been amended to reflect the changes in levels, new railings added to retaining wall area, fire exit doors relocated as shown. 19.01.06. MF.

REV B Further notes added following comments from Building Control, see bubbled on plan for notes. 12.01.06. MF.

REV A Building reg notes added to plan and drawing updated. 30.11.05. MF.

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project:– Proposed New Industrial Units
Carlton Industrial Estate
Shawfield
Barnsley

title:– Proposed Plan & Elevations
Zone 4

scale:– 1:100 @ A1 Paper Size

job number:– E37–02 revision:– J

date:– 15.08.05

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