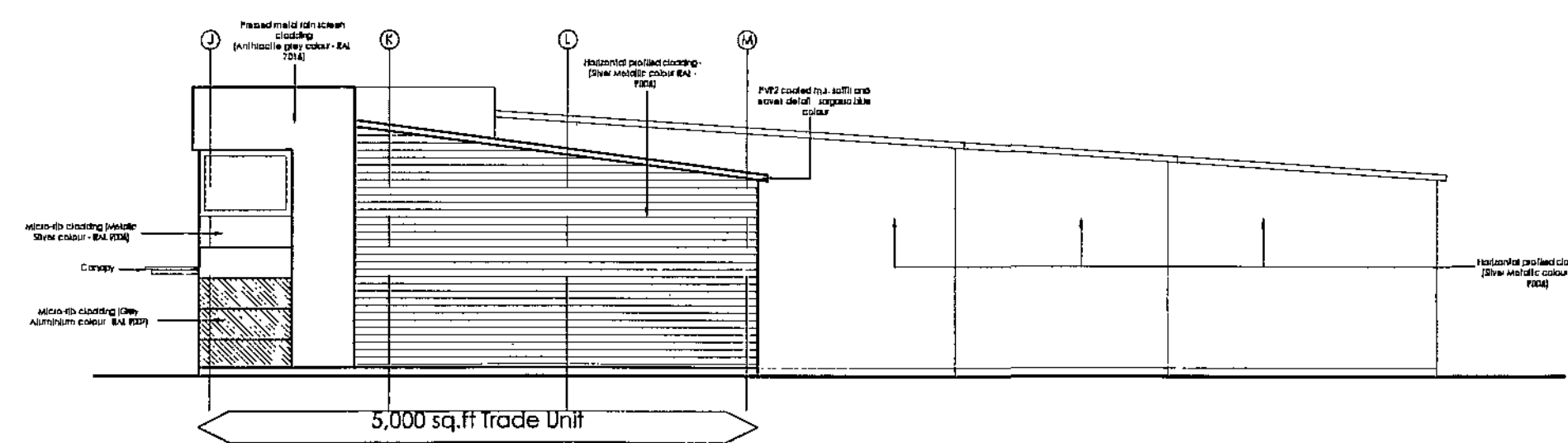
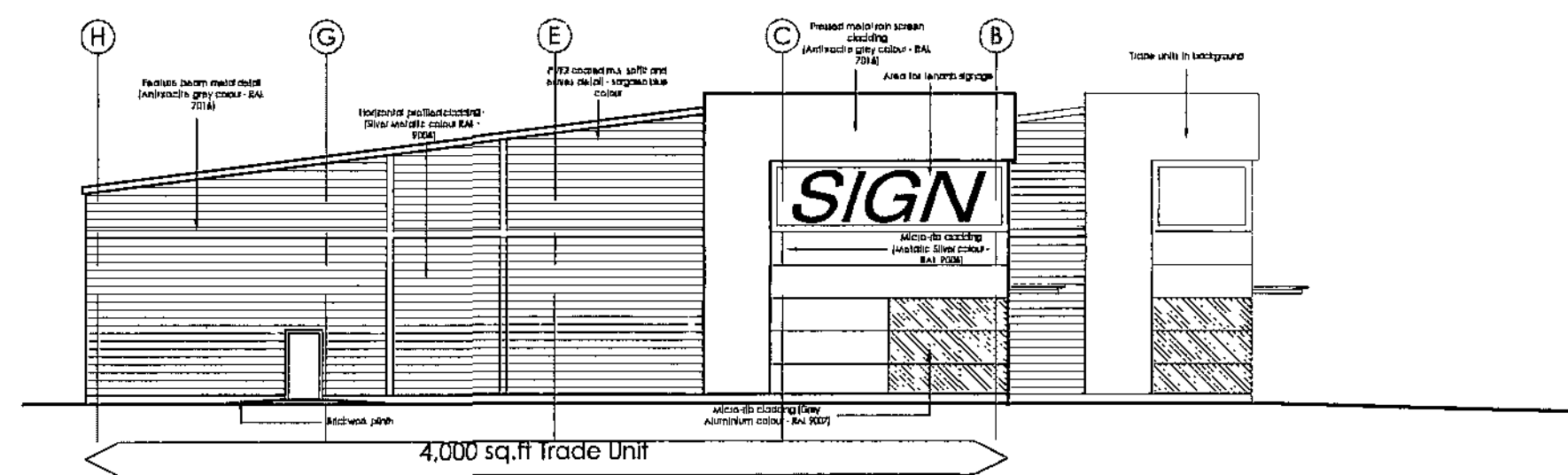
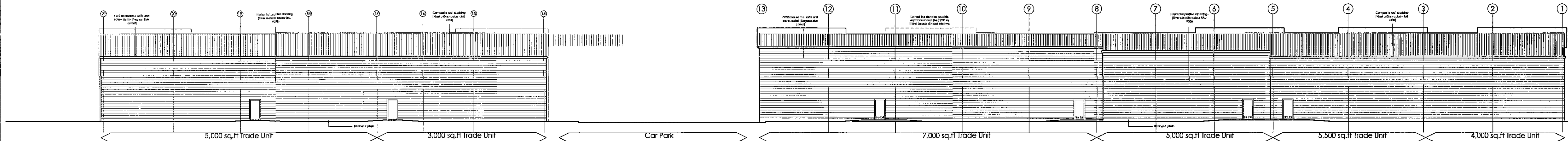
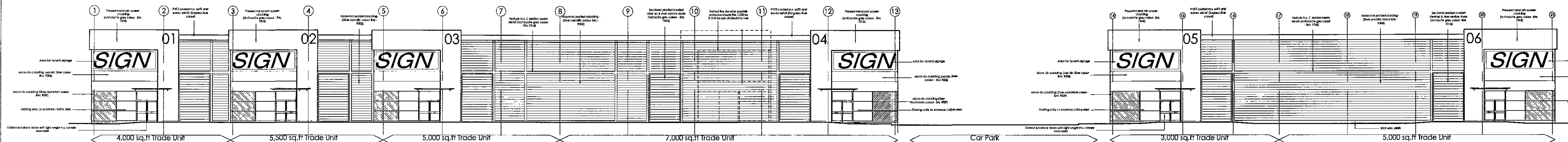




STRUCTURAL STEELWORK:

Structural steelwork to consulting engineers specification, detail and design; structural steelwork to receive 2 no coats of bituminous paint finish where enclosed in blackwork.

FOUNDATIONS:

To consulting engineers specification, detail and design.

DPC's:

DPC's to external walls to be 150mm minimum above external ground level.

Insulated DPC's to heads, sills and jambs of all openings. DPC trays above all openings in external wall.

DPC in external wall to lap with DPM of the finished ground floor slab.

GROUND FLOOR SLAB:

Reinforced concrete ground floor slab to structural engineers design and specification, on suitable DPM on sand blinding. Design to provide min 0.25 W/M² deg.C 'U' value insulation.

EXTERNAL WALLS:

LOW LEVEL:
Low level cavity wall comprising of:
100mm Engineering brickwork outer leaf, 150mm cavity.
50mm Kingspan Thermawall TWS0 insulation, (or similar)
140mm concrete block inner leaf to min' 3600mm from FFL.
U value of external wall to achieve minimum 0.30 W/mq K.
All Blockwork to be 7.0 N/mm.

WALL TIES:

Wall ties to structural engineers specification, detail and design.

MOVEMENT JOINTS:

Movement joints to engineers specification, detail and design. Proprietary joint fillers and mastic sealant to movement joints.

WEEP HOLES:

Weep holes to facing brickwork above all opening and at DPC level at 900mm centres, to current BS requirements.

Cavity Fill:

Weak concrete fill to cavities to ground level.

FLASHINGS:

HPS200/PV2 coated 0.7mm thick purpose made pressed metal drip flashings, Colour - TBC.

EXTERNAL CLADDING:

MAIN CLADDING:
Twin Therm cladding system, colour Silver, by CA Group (or similar approved) PVF2 coated horizontal 0.7mm galvanneal, profiled steel wall cladding, with inner putlin lining of 0.4mm thick self finished (brilliant white) pre-galvanneal steel incorporating a sandwich of glass fibre insulation with sealed and taped joints to achieve a minimum U value of 0.35.

ENTRANCE CLADDING:
Kingspan Micorite panels ref KS1000MR/LPC, colour Silver/Grey, Plain Finish, fixed in accordance with manufacturers details. Vertical joints to be Kingspan Pressed Metal Steel Option 'A', complete with recessed 'snap on cover' flashing. Colour to match cladding. (Silver). Thickness of panels are to be minimum of 70mm, to achieve a minimum U value of 0.35.

ROOF CONSTRUCTION:

Roofs to be constructed from Kingspan KS1000RW (or similar approved) composite roof panel. Laid at 4° pitch. Overall construction to achieve a minimum U value of 0.25. Colour Alaska Grey RAL 7000.

All exposed fixings to be self coloured to match surface colour.
All cladding to be LPCB Approved.
Fascia to be constructed from PVF2 polyester powder coated sheets.
Colour Ref: TBC.
Eaves soffit to be constructed from PVF2 polyester powder coated sheets. Colour Ref: Sargasso Blue.
Overall roof construction to achieve minimum U value of 0.25 W/mq K.
To include 10% double/triple skin roof lights.

DOORS AND SCREEN:

Polyester powder coated proprietary aluminium double glazed windows and doors complete with frames, screens, transoms and thresholds. All glazing to be in accordance with building regulations part N.
Polyester powder coated M.S. complete fire exit door set with frames, transoms, and weather bars.

OVERHEAD SERVICE DOOR:

Sectional overhead door insulated with a U-value of 0.7 W/mq K, 5 x 4075mm clear opening. External finished in HPS200 plastisol. Colour Ref: TBC.
Inner skin polyester coated galvanneal steel in stucco embossed finish, Colour Ref: White BS 0055.

FIRE EXIT DOORS:

The doors and frames shall be of steel construction to meet the requirements of LPS 1175 and shall be supplied to site pre-finished in sargasso blue, and complete with all necessary weatherbars, door stops. Door thresholds shall be designed to prevent the ingress of water and with a maximum upstand of 15mm. Door frames shall be a minimum of 1.6mm zinc plated mild steel, fixed in accordance with manufacturer's specification. Doors shall be a minimum of 1.2m zinc plated mild steel and shall be solid core with fully welded construction. Doors to include draught seals to all edges including meeting styles.

LINTELS:

Proprietary pre-cast reinforced concrete lintels to internal / external fire door openings.

RAIN WATER SYSTEM:

Traditional gravity drainage system, with polyester powder coated aluminium external downpipes. Where within building, all pipework is to be lagged with insulation with white face, as per manufacturers instructions. Provide Weir overflow outlets are to be provided as determined by the specialist cladding sub-contractor.

GUTTERS:

Double sided Picalist Highline type Eaves Gutter thickness to comply with BS 1091:1963 (1980) with concealed joints lapped sealed and bolted joints, with washers and sealing washers on both sides of the gutter. Gutters are to be suitably supported.
The specialist system designer / installer must take account of gutter size, outlets and pipe work both above and below ground when designing the installation. Outlets to have box or sump receivers and siphons to receive a Coradon Terrain soil grade PVC rainwater pipe.

All internal exposed pipe work, including that at high level, is to be white in colour and decorated with pva based emulsion. Pipe drops are also to be carefully located to avoid impact damage and in locations approved by the Project manager. Under no circumstances should the design include manholes within the unit. A sufficient number of weir overflows to be provided, should incorporated into the design to ensure that no excess water surge runs back into the building. All must include suitable leaf guards. A traditional gravity drainage solution will be used for low level canopies.

LIGHTING PROTECTION:

The building shall include a complete lightning system supplied, installed, tested and commissioned in accordance with BS 6651.

DRAINAGE:

Soil & vent pipes to terminate 1000mm above any ventilation opening.
WC's with 100mm dia. pvc soil pipes & traps connected into soil & vent pipes. Wash basins with 32mm pvc soil pipes & traps connected into soil & vent pipes. Disabled / Female wc to be laid out in accordance with building regulations 2004, part m appendix.

VENTILATION:

Mechanical ventilation to all wc's, to give a minimum of 3 air changes per hour, to sub-contractors spec, details & design.

FIRE PRECAUTIONS:

Compartment walls to be taken up to underside of roof and fire stopped, level landings externally to all escape doors. Unobstructed pathway to be provided from rear escape doors to place of safety. emergency lighting to British standard 5266 to sub-contractors specification, details & design. Exit signs to BS 5499 part 1 to all escape doors.

FIRE BOUNDARY CONDITION:

All steel standstions post on fire boundary condition to be enclosed at low level with blackwork 3500mm high and painted with intumescent paint above up to roof to give 1 hour fire resistance. The base fixings to be in accordance with structural engineers design. Cladding to be specified and fixed in with table 18 page 94 Part B BUILDING REGULATIONS 2000 edition.

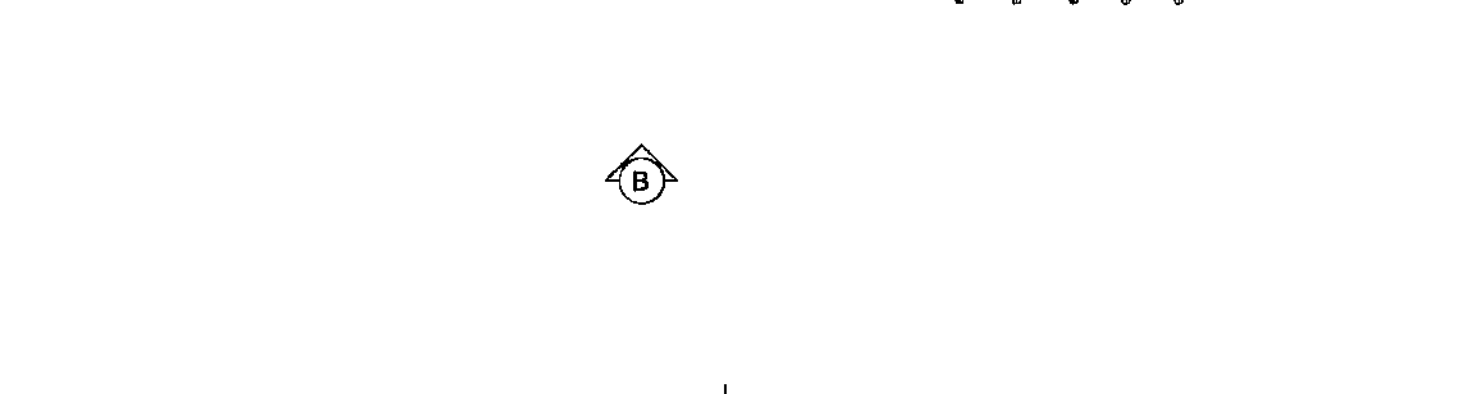
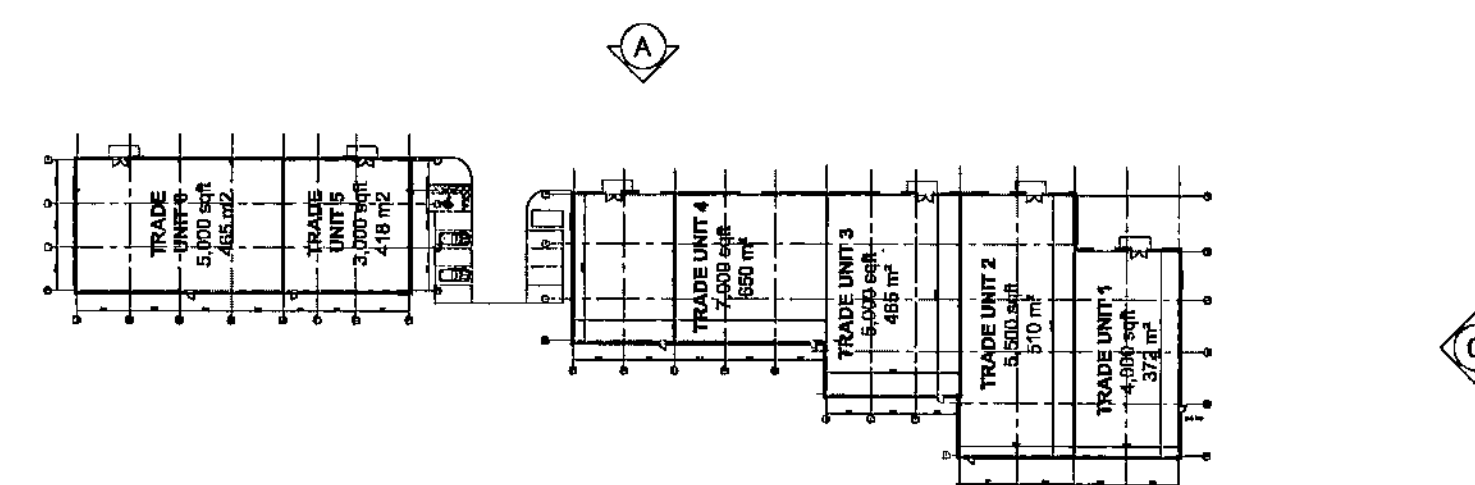
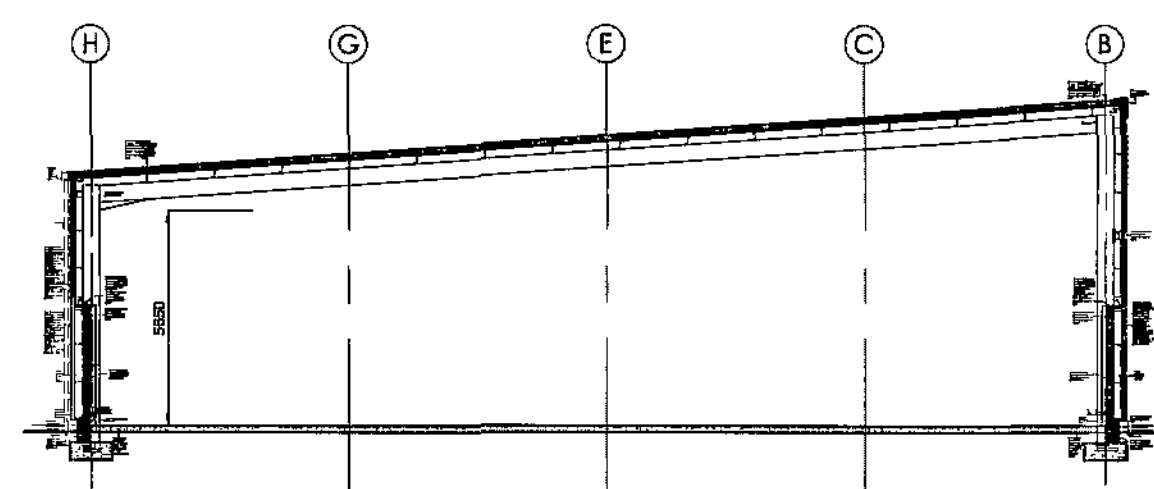
ALL FIRE EXIT DOOR POSITIONS ARE SUBJECT TO CONFIRMATION FROM BUILDING REGULATION. FOR ALL ABOVE AND BELOW GROUND DRAINAGE REFER TO STRUCTURAL ENGINEERS DETAILS.

PENETRATION THROUGH ROOF/FLASHINGS:

The following is to be included for accommodating any mechanical heating system. The roofing contractor is to fit roof cowls, pitch correction bands and flue terminals during a visit within the tenants fitting out period. The return visit by the roofing contractor is to be included. Supply and fix structural framing, kerb upstands and soaker sheets to form Supply and fix structural framing, kerb upstands and soaker sheets to form 150mm high.

AIR TESTING:

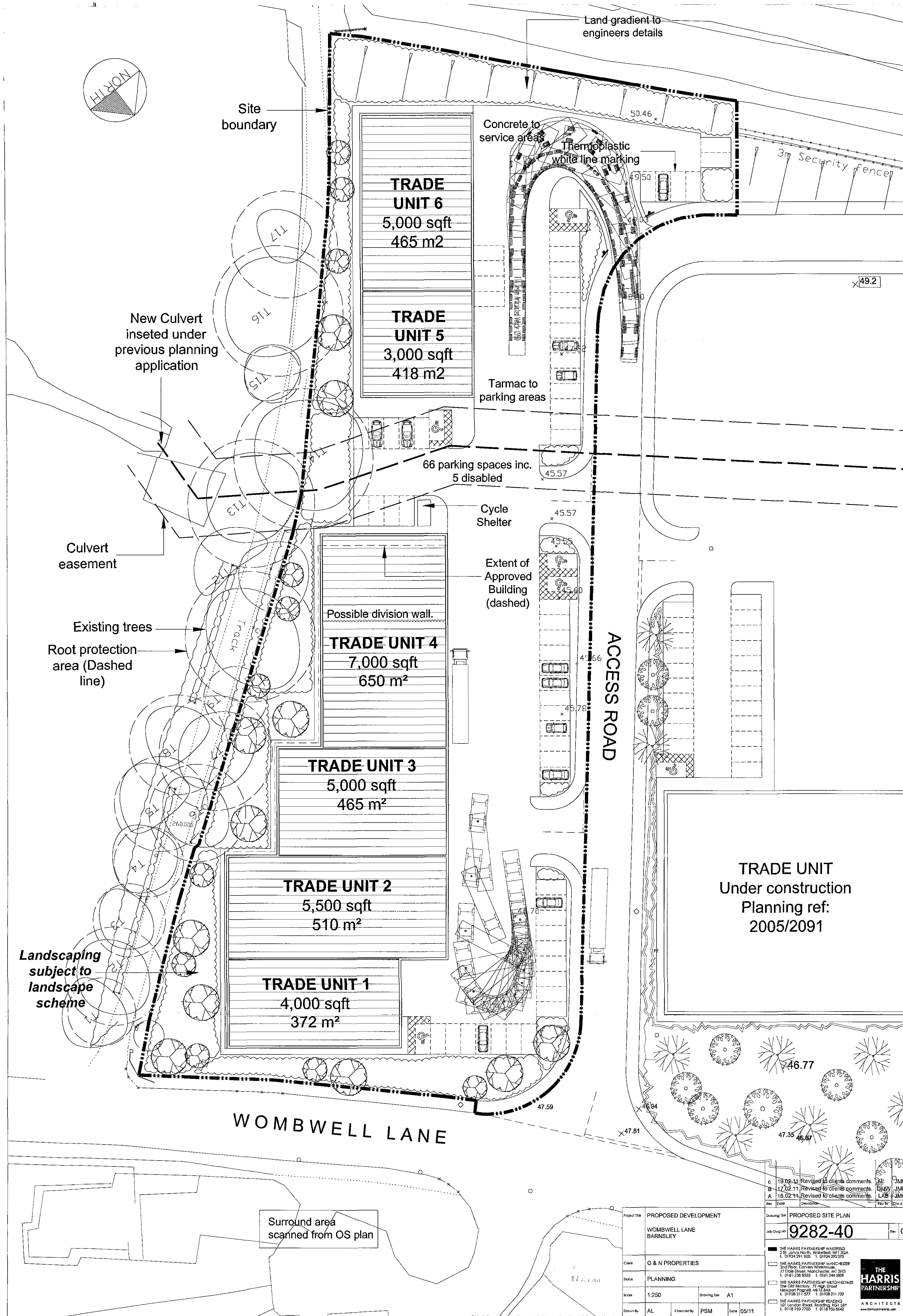
An air-tightness test is to be carried out by the contractor prior to P.C. this test is to be carried out by specialist sub-contractor and must conform to all current legislative requirements and Building Regulations. The air test should, comply with BS EN 13829 : 2001 and be to a minimum requirement of 10m³/h/m² @ 50 Pa to comply with ADL2. Any defects, etc highlighted by the test are to be rectified by the contractor prior to Practical Completion. To aid the rectification of any defects when attending site to carry out the air-tightness test specialist sub-contractor are to bring with them all equipment to carry out a smoke test, this test if required can then be carried out on the same day as the air-tightness test and so cause minimum disruption to progress on site.



Project Title		PROPOSED TRADE UNITS		WOMBWELL LANE BARNESLEY	
Client		G & N PROPERTIES		Drawing Title	
Status		PLANNING		PROPOSED ELEVATIONS	
Scaled/Drawing Size		1:200		Job No. - Dwg No.	
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Drawn By		AL		Revision	
Checked By		-		A	
CAD file reference		J:\Project\9001-10000\9282		The Drawing is Copyright and may not be reproduced without permission. Do not scale off this drawing.	
Rev		A		26-05-11	
Date		26-05-11		Revised to clients specifications	
Description		Revised to clients specifications		AL	
By		AL		ARM	
Checked by		-		The Harris Partnership	
CAD file reference		J:\Project\9001-10000\9282		www.harrispartnership.com	



ARCHITECTS



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17.02.11 Revised to client comments. JMR	
16.02.11 Revised to client comments. JMR	
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PROPOSED DEVELOPMENT	
WOMBWELL LANE BARNSELY	
Client	G & N PROPERTIES
Status	PLANNING
Scale	1:250
Drawn by	AL
Checked by	PSM
Date	05/11

PROPOSED SITE PLAN	
9282-40	
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THE HARRIS PARTNERSHIP MANCHESTER 300, FIVE CROSSING, WOMBWELL 77 Dale Street, Manchester, M1 2UG T. 0161 236 8555 F. 0161 241 0009	
THE HARRIS PARTNERSHIP WILSON KEYNES The Old Rectory, 75 High Street Newport Pagnall, Wiltshire, Wiltshire T. 01929 211 577 F. 01929 211 729	
THE HARRIS PARTNERSHIP READING 10, London Road, Reading, RG1 3BY T. 0118 550 7700 F. 0118 550 8462	
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