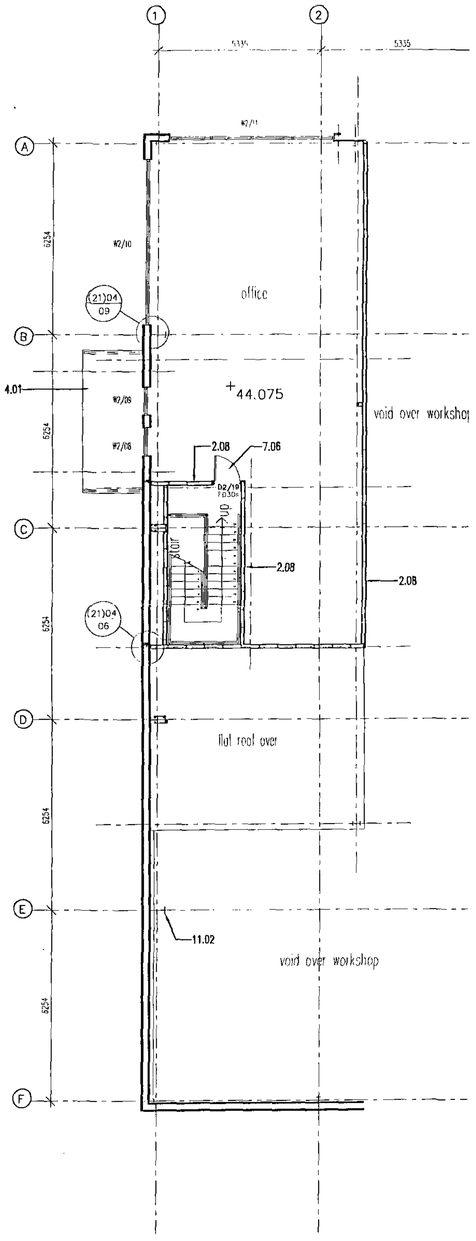
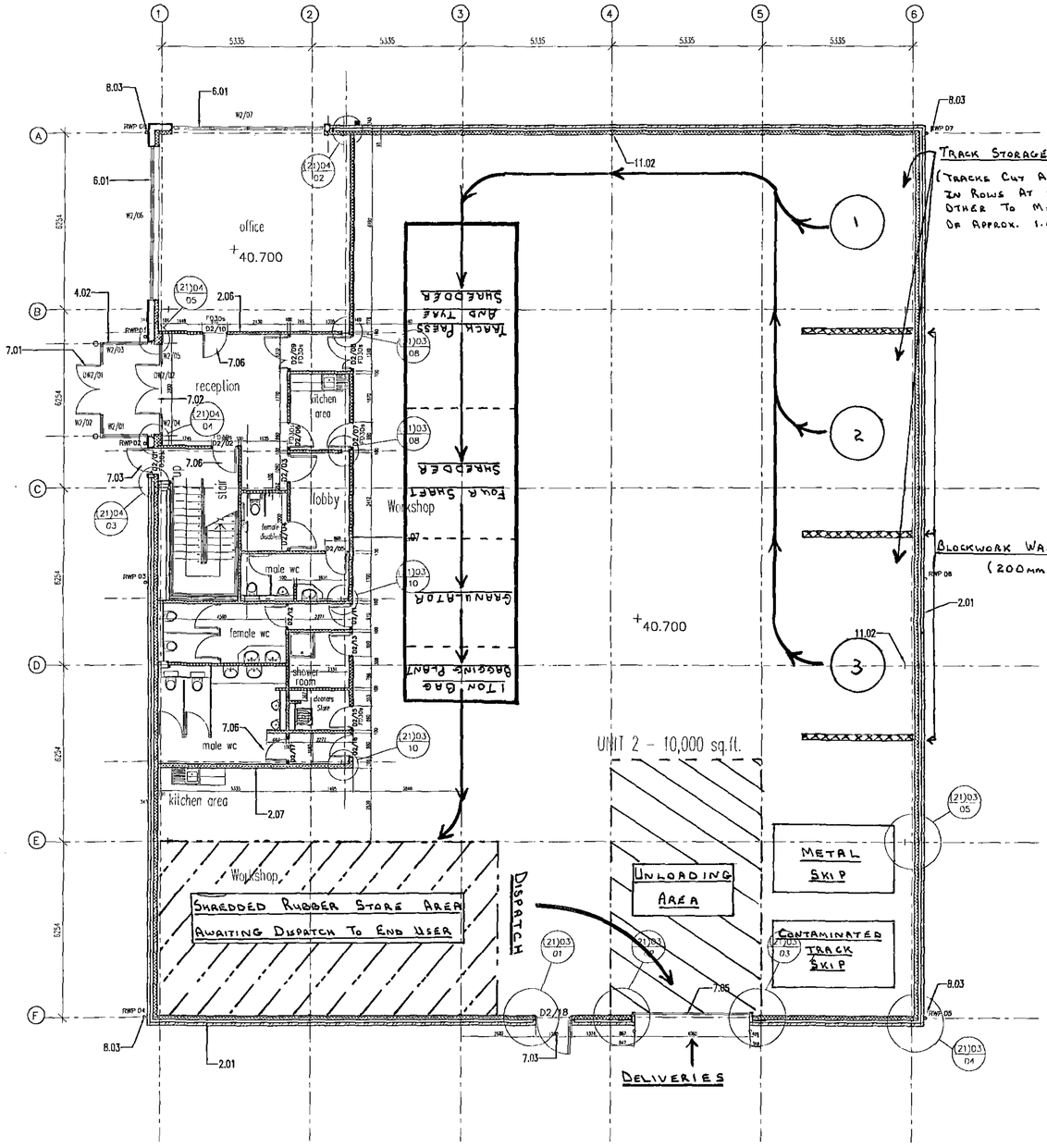


FIRST FLOOR



GROUND FLOOR

BUILDING REGULATION SPECIFICATION NOTES

All Steelwork design and calculations, with all foundations, retaining wall and below ground drainage designs are to be prepared and submitted for Building approval by Jordan Pritchard Gorman Structural Engineers and issued under separate cover Their information should be read in conjunction with Race Cottam Associates Drawings.

1. FOUNDATION AND GROUND FLOOR SLAB DESIGN

1.01). All Strip foundation depths are to be determined by site Inspection prior to commencement by Jordan Pritchard Gorman, Structural Engineers Confirmation is to be provided to both the Building Control Officer and Architect.
1.02). The ground floor slab is to be constructed as per Jordan Pritchard Gorman drawings with integrated 1200 gauge Damp proof membrane dressed into cavity wall construction Refer to Race Cottam Associates drawings for waterproofing detailing

2. WALL CONSTRUCTION - MASONRY

2.01). The external envelope is to be constructed in 102.5mm 'Carlton Brick 65mm Buff Designfire' facing brickwork soalced from the local brick manufacturers.
100mm cavity with 50mm Rockwool or equal approved partial fill cavity insulation fixed into place with proprietary clips. Inner leaf to be 140mm 7kN/m2 Blockwork to achieve a 'U' Value of 0.45w/m2K.
2.02). 1200 gauge Damp proof membrane to be dressed vertically within the cavity and connected to DPC cavity tray (with stop ends at all reveal locations) set to a min. 150mm above external ground level, Provide perp joints at 900mm ctrs with proprietary weephole ventilators above DPC Cavity tray.
2.03). Provide Stainless steel wall ties at 450mm ctrs Horizontally and 500mm Ctrs vertically, with ties staggered at 225mm ctrs both horizontally and vertically where openings occur.
2.04). Movement joints are to be set at
2.05). Expansion Joints are to be set at
2.06). All internal Walls to the core areas are to be constructed in 100mm th 7kN/m2 Blockwork.
2.07). Perimeter Walls separating the core areas from the workshops are to be constructed in 140mm th, 7kN/m2 Blockwork. Blockwork in the production area is to be built 2.4m high.
2.08). Walls from first floor upwards are to be formed from Knauf 'C' or 'I' section metal stud partition system. Over all width 122mm comprising 50mm stud spaced @ 600mm centers or @max 400mm centers where the maximum height exceeds 5.2m Studs to be complete with deflection head details & 15mm fireshield board or equal approved either side with taped joints to achieve a 1 hour fire resistance. - Details to be confirmed to Building Control prior to commencement.
2.09). All reveals to openings are to be closed both horizontally & vertically with 'RMC' Thermostate 90 insulated cavity closers or similar approved
2.10). Movement joints to external brickwork to be Compriband or similar approved with DOW Corning one part elastomeric sealant for brickwork movement joints or similar approved at max. 12m ctrs. Locations to be agreed with contractor.
2.11). Movement joints to all internal Blockwork to be Fire resistant filler DOW Corning fire resistant sealant onto a joint filler backing to achieve 1 hour fire resistance. Locations to be agreed with contractor.

3. WALL CONSTRUCTION - CLADDING

3.01). Wall Cladding system to be constructed using Mirastik composite system 45mm th. To the entrance areas. Remainder of building to be clad using a profiled cladding built-up system fixed both horizontally & vertically as illustrated on the elevations. All cladding is to be installed to manufacturers recommendations complete with all necessary flashings and fixings. Refer to Ashlords cladding drawings and calculations for Sheeting rails sizes and relevant fixing specifications. Cladding Construction to achieve a 'U' Value of 0.45w/m2K

4. ENTRANCE PORCH

4.01). Roof/canopy to be formed from built-up cladding, same as main roof construction. Refer to Ashlords cladding drawings and calculations for fixing specifications. Roof cladding construction to achieve a 'U' Value of 0.45w/m2 K.
4.02). Entrance walls to be formed from curtain walling system Glazing to be as specified in section 6.01.

5. ROOF CONSTRUCTION

5.01). Roof cladding system to be constructed using a built-up system. Refer to Ashlords cladding drawings and calculations for Purlin sizes and relevant fixing specifications. Roof cladding construction to achieve a 'U' Value of 0.45w/m2 K.
5.02) Roof to have integrated approved Double skin translucent roof lights fixed in accordance with manufacturers recommendations. Roof lights are to cover an equivalent translucence area of 10% of the overall roof area on each unit. Roof lights are to be non - fragile and traffic safe and 1 hour fire rated where necessary.

6. WINDOW SPECIFICATION

6.01) All windows to be Aluminium double-glazed with 6.4mm clear laminated glazing externally, with a 12mm air filled cavity and 6mm clear toughened glass externally with grey body tint. All windows to be fitted with trickle vents and are to achieve a 'U' Value of 3.3 W/m2K
6.02) Internal entrance doors & screens to be formed from 6.4mm laminated glazing

7. DOOR SPECIFICATIONS

7.01). All external entrance doors & screens to be Aluminium double-glazed with 6.4mm clear laminated glazing internally, with a 12mm air filled cavity and 6mm clear toughened glass externally with grey body tint.
7.02). Internal lobby doors & screens to be formed from 6.4mm laminated glazing

7.03). External fire escape / personnel doors are to be external quality flush plywood in softwood door frames with paint grade finish - Colour to be agreed. Fire escape doors are to be fitted with panic bolts and signed " Push Bar to Open" Internal and "Fire Door - Do not Obstruct" Externally.
7.04). Refer to Race Cottam Associates floor plan drawings for Internal fire rated door locations. Note: - All internal fire doors shall be 30min Fire resistant and be fitted with smoke seals and self closers.
7.05). Roller shutter doors to be electrically operated Insulated sectional overhead doors complete with controlled decent and battery backup facility. Doors to Achieve 0.7W/m2K. Doors to be provided with 2No. Interlocked shoot bolts per door.
7.06). Internal doors generally to be solid core plywood flush doors faced with sapele veneer with softwood frames and architraves. Finish to be; 2No. undercoats and 1No. finish coat of gloss paint to softwood and three coats of clear polyurethane varnish to the hardwood. Ironmongery to be Normbau Nylon finish as per Em-b Architectural hardwares specification.

8. DRAINAGE - INTERNAL

8.01). All Washand basins and Kitchen sinks are to be provided with 75mm deep sealed traps connected into 110mm SVP via. 42 or 32mm dia. U-PVC Waste pipe (dependant on the capacity taken by the run)
8.02). All W.c's are to be provided with 100mm deep sealed 'P' traps connected into 110mm SVP via. 100mm dia. U-PVC Waste pipe
8.03). Provide rain number required plastikol coated aluminium rainwater pipes or equal approved (Refer to Ashlords Cladding drawings for positions and sizing) to be connected into surface water system. Position of manhole to be determined on Jordan Pritchard Gorman's drainage drawings.

9. DRAINAGE - BELOW GROUND.

9.01). All external drainage below ground is to be designed by Jordan Pritchard Gorman Structural Engineers - Their information should be read in conjunction with Race Cottam Associates drawings.

10. VENTILATION

10.01). The following ventilation rates should be provided via mechanical air extract appliances: -
W.c's - 15 Litres per Sec per W.c
Shower room - 15 Litres per Sec/per person.
Cleaners store - 15 Litres per Sec/per person.
Kitchen - 15 Litres per Sec/per person.
10.02). The following ventilation rates should be provided via Rapid background Ventilation: -
Offices @ 50m2 = 20000mm2 with rapid Ventilation 1/20 of floor area (Ptx office)
Offices @ 100m2 = 40000mm2 with rapid Ventilation 1/20 of floor area (Pcx office)
10.03). All toilet extract fans should be operated via. light switch and fitted with a 15 minute overrun timer.

11. FIRE PROTECTION

11.02). Steelwork is to be fire rated in accordance with Jordan Pritchard Gorman structural engineers recommendations.
11.03). Rockwool Fire Barrier or similar approved to be provided in position as shown on GA Floor Plan Drawings to achieve ½ hour fire resistance at max 20m in any direction Barriers de-noted with a 'O' symbol.
11.04). Layout of Fire Fighting equipment to be provided by End User upon completion and the fire certificate is to be obtained by application by the end user.

12. ELECTRICAL FITTINGS

12.01). All Socket outlets and phone points are to be positioned at skirting level.
12.02). All Light switches are to be positioned at 1200mm above FFL

13. EMERGENCY SMOKE DETECTION.

13.01) Emergency Lighting design to comply with BS 5266 Part 1. Full details are to be provided by Specialist Electrical Sub-contractor
13.02) Automatic detection and fire alarm system to comply with BS 5839 Part 1. Full details are to be provided by Specialist Electrical Sub-contractor
13.03). All exit signage is to comply with BS5499. Part 1.

Ltd. - DO NOT SCALE FROM THIS DRAWING !

THIS DRAWING IS COMPUTER GENERATED
COPIES AVAILABLE IN AutoCAD .dwg OR .dxf FORMAT

AS BUILT DRAWING

DRAWING STATUS			
DRAWN BY :	CJS	CHECKED BY :	DH
SCALE :	1:100		16.11.01

DESIGN STATUS
STAGE 1
STAGE 2
STAGE 3 [X]

DRAWING STATUS				
REF	SCOPE	DATE	DRAWN	APPROVED
A	REVISED AS ADT's COMMENTS FOR STAGE 2 ISSUE	12.12.01	CJS	DH
B	GENERAL UPDATE / SPECS ADDED	14.01.02	LW	DH
C	DOORS & WINDOW No's ADDED	14 01 02	LW	DH
D	Drainage removed Detail ref's added Dwg numbers (RP) Doors B, D&10 Widened	22.02.02	CJS	DH
E	Door D7/14 omitted from Shower room	08.03.02	CJS	CJS
F	Upgraded to As Built	05.07.02	CJS	CJS
G	INTERNAL LAYOUT AMENDED	08.04.11	MM	MM

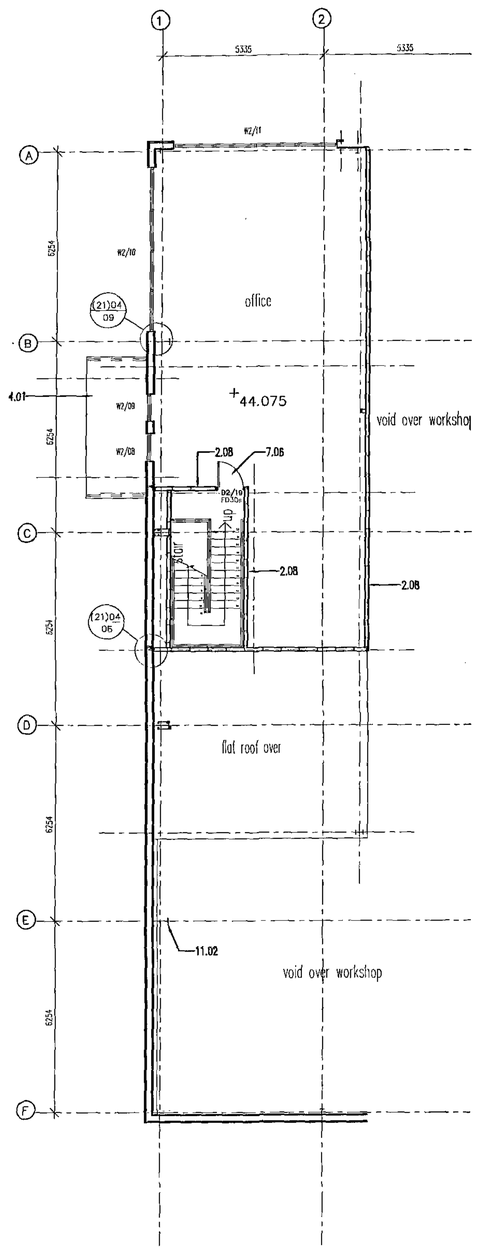
CLIENT
Allenbuild
TURNER

PROJECT TITLE
PROPOSED NEW INDUSTRIAL UNITS
GRIMETHORPE, BARNSLEY
JOB NO: 3084/1

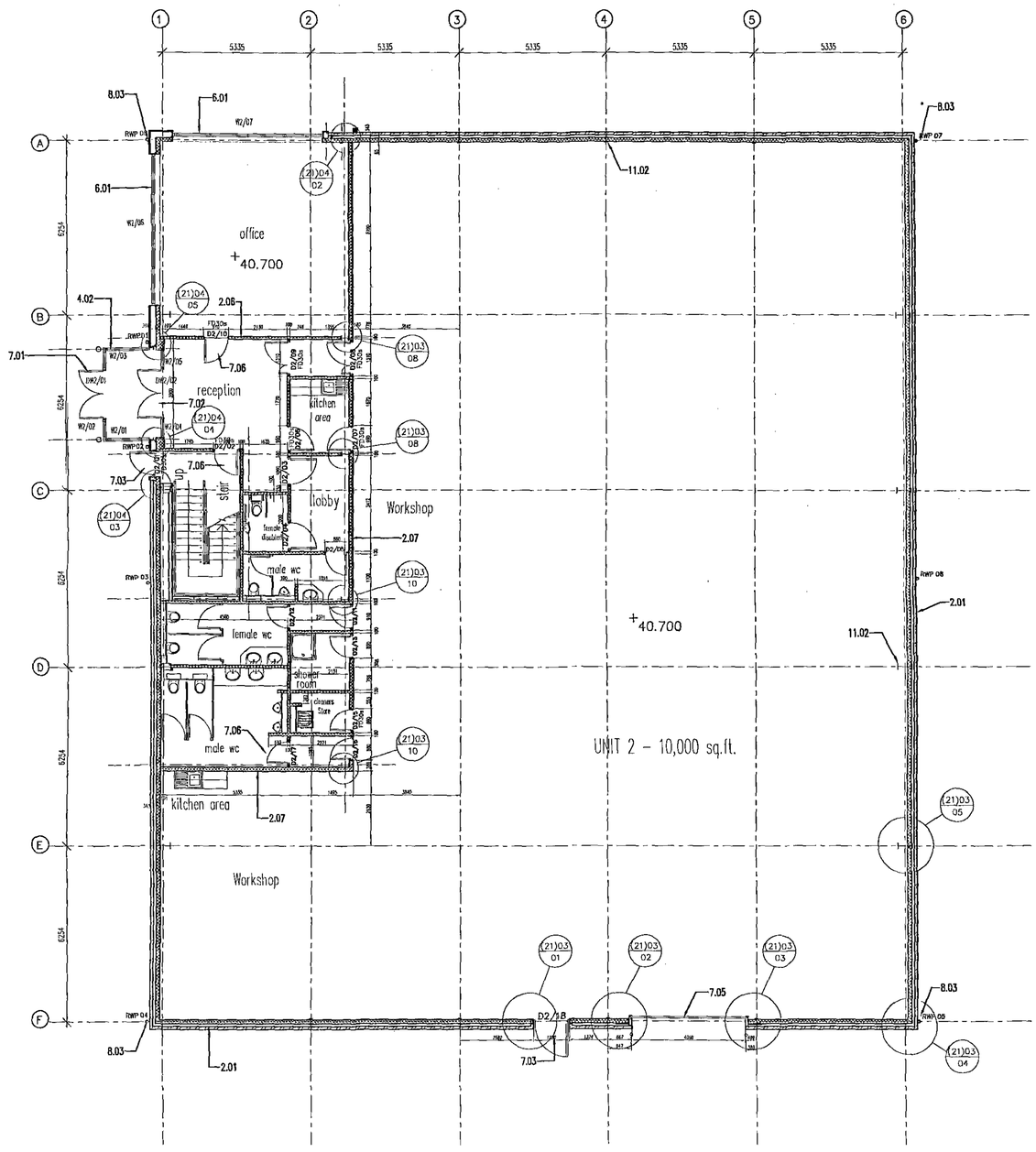
DRAWING TITLE
ECO TRACK (BARNSLEY) LIMITED
GA FLOOR PLANS
UNIT 2

RACE COTTAM ASSOCIATES
3 VINCENT HOUSE
SOLLY STREET, SHEFFIELD S1 4DD
tel 0114 273 7050 fax 0114 273 7881
e-mail rcsmail@racecottam.demon.co.uk

DRAWING NO: (2-) 02 REV G



FIRST FLOOR



GROUND FLOOR

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BUILDING REGULATION SPECIFICATION NOTES

All Steelwork design and calculations, with all foundations, retaining wall and below ground drainage designs are to be prepared and submitted for Building approval by Jordan Pritchard Gorman Structural Engineers and issued under separate cover. Their information should be read in conjunction with Race Cottam Associates Drawings.

1. FOUNDATION AND GROUND FLOOR SLAB DESIGN
1.01). All Strip foundation depths are to be determined by site inspection prior to commencement by Jordan Pritchard Gorman, Structural Engineers Confirmation is to be provided to both the Building Control Officer and Architect.
1.02). The ground floor slab is to be constructed as per Jordan Pritchard Gorman drawings with *integrated 1200 gauge Damp proof membrane dressed into cavity wall* construction. Refer to Race Cottam Associates drawings for waterproofing detailing.

2. WALL CONSTRUCTION - MASONRY
2.01). The external envelope is to be constructed in 102.5mm 'Carlton Brick 65mm Buff Dragwire' facing brickwork sourced from the local brick manufacturers, 100mm cavity with 50mm Rockwool or equal approved partial fill cavity insulation, fixed into place with proprietary clips. Inner leaf to be 140mm 7N/Nm2 Blockwork to achieve a 'U' Value of 0.45w/m2K.
2.02). 1200 gauge Damp proof membrane to be dressed vertically within the cavity and connected to DPC cavity tray (with stop ends at all reveal locations) set to a min. 150mm above external ground level, Provide perp joints at 900mm ctrs with proprietary weephole ventilators above DPC Cavity tray.
2.03). Provide Stainless steel wall ties at 450mm ctrs Horizontally and 600mm Ctrs vertically, with ties staggered at 225mm ctrs both horizontally and vertically where openings occur.
2.04). Movement Joints are to be set at
2.05). Expansion Joints are to be set at
2.06). All internal Walls to the core areas are to be constructed in 100mm th. 7kN/m2 Blockwork.
2.07). Perimeter Walls separating the core areas from the workshops are to be constructed in 140mm th. 7kN/m2 Blockwork. Blockwork in the production area is to be built 2.4m high.
2.08). Walls from first floor upwards are to be formed from Knauf 'C' or 'I' section metal stud partition system. Over all width 122mm comprising 92mm stud spaced @ 600mm centers or @max.400mm centers where the maximum height exceeds 5.2m. Studs to be complete with deflection head details & 15mm fireshield board or equal approved either side with taped joints to achieve a 1 hour Fire resistance. - Details to be confirmed to Building Control prior to commencement.
2.09). *All reveals to openings are to be closed both horizontally & vertically with "RMC" Thermabate 90 insulated cavity closers or similar approved.*
2.10). Movement joints to external brickwork to be Compriband or similar approved with DOW Corning one part elastomeric sealant for brickwork movement joints or similar approved at max. 12m ctrs. Locations to be agreed with contractor.
2.11). Movement joints to all internal Blockwork to be Fire resistant filler. DOW Corning fire resistant sealant onto a joint filler backing to achieve 1 hour fire resistance. Locations to be agreed with contractor.

3. WALL CONSTRUCTION - CLADDING
3.01). Wall Cladding system to be constructed using Mitcalb composite system 45mm th. To the entrance areas. Remainder of building to be clad using a profiled cladding built-up system fixed both horizontally & vertically as illustrated on the elevations. All cladding is to be installed to manufacturers recommendations complete with all necessary flashings and fixings. Refer to Ashfords cladding drawings and calculations for Sheeting rails sizes and relevant fixing specifications. Cladding Construction to achieve a 'U' Value of 0.45w/m2K.

4. ENTRANCE PORCH
4.01). Rooflcanopy to be formed from built-up cladding, same as main roof construction. Refer to Ashfords cladding drawings and calculations for fixing specifications. Roof cladding construction to achieve a 'U' Value of 0.45w/m 2K.
4.02). Entrance walls to be formed from curtain walling system. Glazing to be as specified in section 6.01.

5. ROOF CONSTRUCTION
5.01). *Roof cladding system to be constructed using a built-up system. Refer to* Ashfords cladding drawings and calculations for Purlin sizes and relevant fixing specifications. *Roof cladding construction to achieve a 'U' Value of 0.45w/m2 K.*
5.02) Roof to have integrated approved Double skin translucent roof lights fixed in *accordance with manufacturers recommendations. Roof lights are to cover an* equivalent translucence area of 10% of the overall roof area on each unit. Roof lights *are to be non - fragile and traffic safe and 1 hour fire rated where necessary.*

6. WINDOW SPECIFICATION
6.01) All windows to be Aluminium double-glazed with 6.4mm clear laminated glazing internally, with a 12mm air filled cavity and 6mm clear toughened glass externally with grey body tint. All windows to be fitted with trickle vents and are to achieve a 'U' Value *of 3.3 W/m2K.*
6.02) Internal entrance doors & screens to be formed from 6.4mm laminated glazing.

7. DOOR SPECIFICATIONS
7.01). *All external entrance doors & screens to be Aluminium double glazed with* 6.4mm clear laminated glazing internally, with a 12mm air filled cavity and 6mm clear *toughened glass externally with grey body tint.*
7.02). Internal lobby doors & screens to be formed from 6.4mm laminated glazing.

7.03). External fire escape / personnel doors are to be external quality flush plywood in softwood door frames with paint grade finish - Colour to be agreed. Fire escape doors are to be fitted with panic bolts and signed " Push Bar to Open" internal and "Fire Door - Do not Obstruct" Externally.
7.04). Refer to Race Cottam Associates floor plan drawings for Internal fire rated door locations. Note: - All internal fire doors shall be 30min Fire resistant and be fitted with smoke seals and self closers.
7.05). Roller shutter doors to be electrically operated insulated sectional overhead doors complete with controlled descent and battery backup facility. Doors to Achieve 0.7W/m2K. Doors to be provided with 2No. interlocked shoot bolts per door.
7.06). Internal doors generally to be solid core plywood flush doors faced with sapele veneer with softwood frames and architraves. Finish to be; 2No. undercoats and 1No. finish coat of gloss paint to softwood and three coats of clear polyurethane varnish to the hardwood. Ironmongery to be Normbau Nylon finish as per Em-b Architectural hardwares specification.

8. DRAINAGE - INTERNAL
8.01). All Washand basins and Kitchen sinks are to be provided with 75mm deep sealed traps connected into 110mm SVP via. 42 or 32mm dia. U-PVC Waste pipe (dependant on the capacity taken by the run).
8.02). All W.c's are to be provided with 100mm deep sealed 'P' traps connected into 110mm SVP via. 100mm dia. U-PVC Waste pipe.
8.03). Provide min number required plastisol coated aluminium rainwater pipes or equal approved (Refer to Ashfords Cladding drawings for positions and sizing) to be connected into surface water system. Position of manhole to be determined on Jordan Pritchard Gorman's drainage drawings.

9. DRAINAGE - BELOW GROUND.
9.01). All external drainage below ground is to be designed by Jordan Pritchard Gorman Structural Engineers - Their information should be read in conjunction with Race Cottam Associates drawings.

10. VENTILATION
10.01). The following ventilation rates should be provided via mechanical air extract appliances: -
W.c's - 15 Litres per Sec per W.c.
Shower room - 16 Litres per Sec/per person.
Cleaners store - 16 Litres per Sec/per person.
Kitchen - 16 Litres per Sec/per person.
10.02). The following ventilation rates should be provided via Rapid/ background Ventilation: -
Offices @ 50m2 - 2000mm2 with rapid Ventilation 1/20 of floor area (Per office)
Offices @ 100m2 - 4000mm2 with rapid Ventilation 1/20 of floor area (Per office)
10.03). All toilet extract fans should be operated via. light switch and fitted with a 15 *minute overrun timer.*

11. FIRE PROTECTION
11.02). Steelwork is to be fire rated in accordance with Jordan Pritchard Gorman *structural engineers recommendations.*
11.03). Rockwool Fire Barrier or similar approved to be provided in position as shown on GA Floor Plan Drawings to achieve ½ hour Fire resistance at max 20m in any direction. Barriers de-noted with a 'O' symbol.
11.04). *Layout of Fire Fighting equipment to be provided by End User upon completion* and the fire certificate is to be obtained by application by the end user.

12. ELECTRICAL FITTINGS
12.01). *All Socket outlets and phone points are to be positioned at skirting level.*
12.02). All Light switches are to be positioned at 1200mm above FFL.

13. EMERGENCY SMOKE DETECTION.
13.01) *Emergency Lighting design to comply with BS 5266 Part 1. Full details are to* be provided by Specialist Electrical Sub-contractor.
13.02) *Automatic detection and fire alarm system to comply with BS 5839 Part 1.* Full details are to be provided by Specialist Electrical Sub-contractor.
13.03). All exit signage is to comply with BS5499: Part 1.

AS BUILT DRAWING

DRAWING STATUS			
DRAWN BY :	CJS	CHECKED BY :	DH
SCALE :	1:100		16.11.01

DESIGN STATUS
STAGE 1
STAGE 2
STAGE 3

DRAWING STATUS				
REF	SCOPE	DATE	DRAWN	APPROVED
A	REVISED AS ABI's COMMENTS FOR STAGE 2 ISSUE	12.12.01	CJS	DH.
B	GENERAL UPDATE / SIZES ADDED	14.01.02	LW	DH.
C	DOORS & WINDOW No.'s ADDED	14.01.02	LW	DH.
D	Existing removed/detail ref's added,Dwg supersedes [illegible] Doors 8, 8&18 Widened.	22.02.02	CJS	DH.
E	Door 02/14 Omitted from Shower room	08.03.02	CJS	CJS
F	Upgraded to As Built	05.07.02	CJS	CJS

CLIENT
Allenbuild
TURNER

PROJECT TITLE
PROPOSED NEW INDUSTRIAL UNITS
GRIMETHORPE, BARNSLEY
JOB NO: 3084/1

DRAWING TITLE
GA FLOOR PLANS (EXISTING)
UNIT 2

RACE COTTAM ASSOCIATES
3 VINCENT HOUSE
SOLLY STREET, SHEFFIELD S1 4BB
Tel. 0114 273 7059 Fax. 0114 273 7681
e-mail : racemail@racecottam.demon.co.uk

DRAWING NO: (2-) 02 REV F