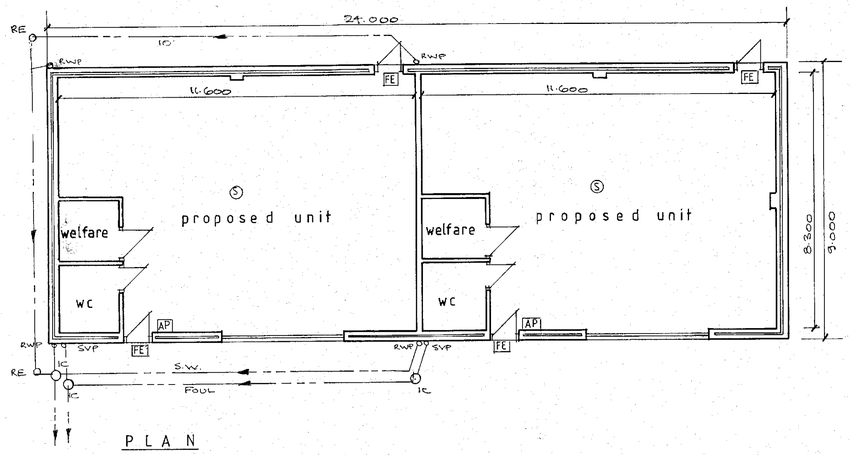
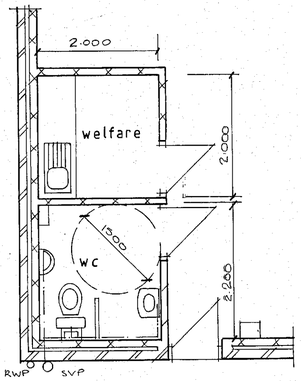
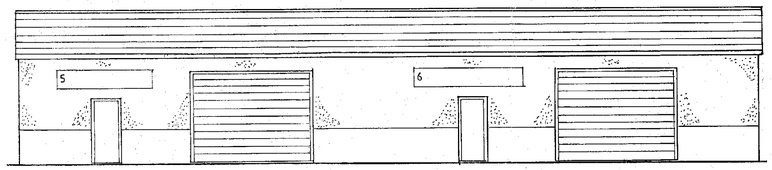


PLAN



WC/WELFARE DETAIL

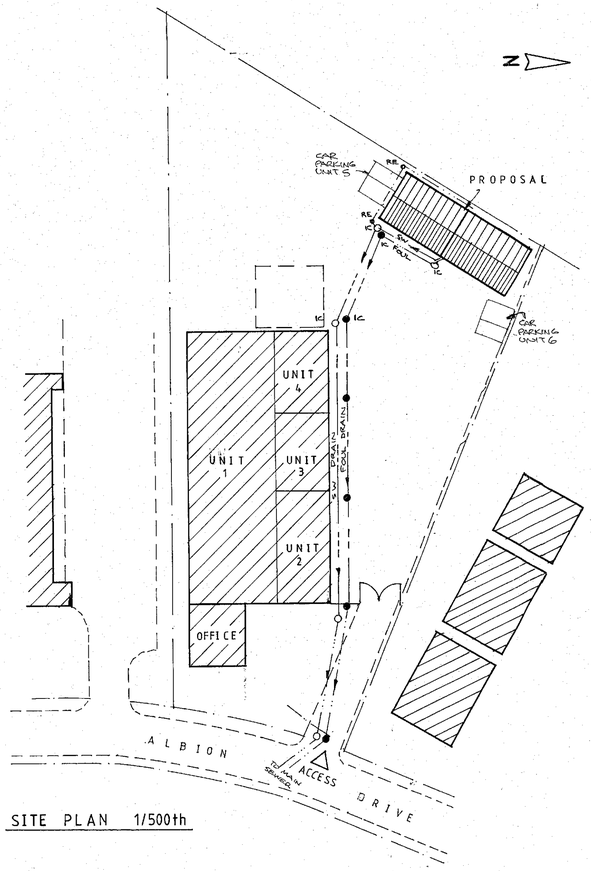


FRONT ELEVATION

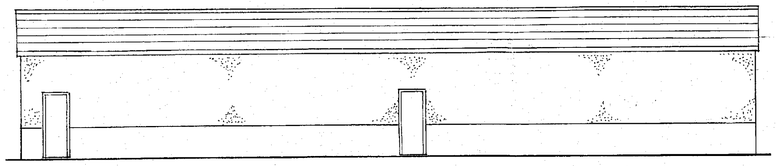
FE FIRE EXIT SIGN

Ⓢ FIRE ALARM SIREN

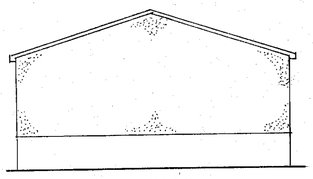
AP ALARM POINT



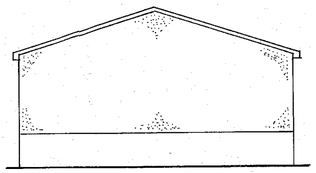
SITE PLAN 1/500th



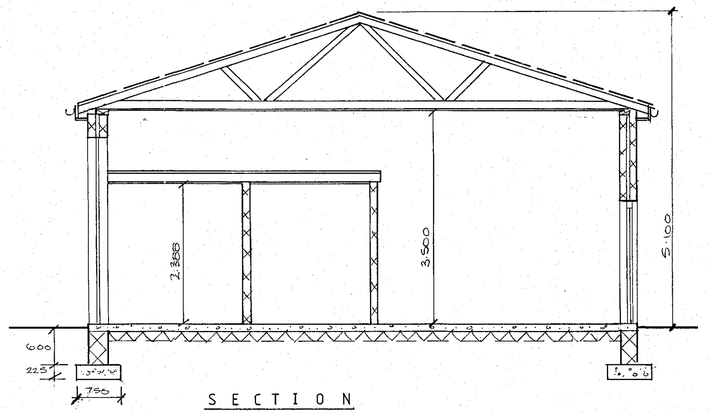
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION

EXTERNAL WORKS:

2 No parking spaces for use of each unit occupier as shown on site plan; space nearest to main entrance to building marked for disabled use 3.600 x 5.000 metres, other space 2.500 x 5.000; No parking to be allowed opposite fire exits with exclusion area marked with yellow cross hatched paint to paved surface

Non illuminated 700 wide signage boards top of personal door to be painted in corporate livery as required by unit operator

Drainage: WCs and sink units to discharge to 100 dia SVP with anti-syphon traps to all appliances; 32 waste to handbasins, 38 to sink unit and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 100 dia SVP to have balloon grating at top and slow radius rest bend to new drain connection to existing foul drainage system; 150 x 100 aluminium roof gutters to 50 square section downpipes to new surface water drainage connection to existing surface water system; all new drains in 100 diameter plain Polypipe plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; pipes bedded and surrounded in 10mm single sized limestone chippings; new 450 diameter polypropylene Inspection Chambers on 150 concrete base with cast iron cover and frames; all work to satisfaction of Local Building Inspector

CORPORATE PROOF
28 JUL 2015
Received by:
ORIGINAL COPY

ROOF: Marley Modern plain grey concrete interlocking roof tiles laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 17.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Fink" pattern with min 145 x 47 top and internal chords and min 245 x 47 ceiling chords; all timber in trusses to be Class M50 to BS 4978; trusses nailed both ends to 150 x 75 treated wallplate; wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1800 centres; 13 foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16 W/m^{2}K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site**

Cavity Walls: external leaf in 112.5 thick brickwork in bricks to match existing units to 1000 height then 100 blockwork to wall plate; blockwork rendered in 1:3 cement sand mortar and painted white; 100 cavity and internal leaf of 140 Celcon 3.6 N/mm^2 standard grade insulation block; wall below ground level to be in 3.6 N/mm^2 trench blocks; full cavity fill of Rockwool mineral fibre insulation (U value of 0.27 W/m^{2}K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; dpc to be min 150 above adjacent ground level tied into dpm; Catnic Cougar CG90/125 open back lintel to personal doors with Catnic Cougar CU90/125 to roller shutter door; all lintels to have min 150 end bearing with tray dpc over and weep holes in brickwork; 450 x 140 blockwork piers as shown on plan built off concrete foundation with pier on rear elevation carried up to roof level; Ancon WP3 105 x 60 x 5mm wind posts or similar approved to either side of roller shutter door opening for added stability, wind posts fitted in accordance with manufacturer's instructions

Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector

Unit dividing wall to be 140 Celcon 3.6 N/mm^2 standard grade loadbearing blockwork built off 150 concrete strip foundation; walls carried up to underside of existing roof covering and to be fire stopped to give minimum 60 minutes fire resistance using proprietary manufacture intumescent strips and expanding foam filler tested to BS 476 part 20/EN1366-4 (2006); all new blockwork fully bonded to adjacent blockwork

Floor: 150 compacted thickness of selected hardcore with 1200 gauge dpm under 150 structural concrete slab; dpm tied into all dpcs

Work area to unit to be "cold" area with no fixed permanent heating system

New roller doors to be proprietary manufacture electrically operated unit coloured RAL Design RAL 5024 Pastel blue

2100 high steel security personal doors painted RAL 5024 Pastel blue, minimum opening width 850 with thresholds level with external paved areas

TOILET/WELFARE AREA

Internal block walls: 100 thickness of 3.6 N/mm^2 loadbearing blockwork built off concrete flobr; Catnic CN100 lintels to openings with min 150 end bearing; internal walls fully bonded to adjacent cavity wall with lateral walls taken up to eaves level to provide buttress wall

Ceiling: 18 thick OSB boards manufactured in accordance with BS EN 300: Part 3: 1992 on 170 x 50 joists at 450 centres supported off wallplate both ends with 80 thickness of Kingspan Thermaroof TR31 zero ODP insulation board; 100 x 75 treated wallplate fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s. straps; roof restrained at 1/3 points using 30 x 5mm galvanised mild steel straps nailed across first 3 joists

WC: vented with mechanical extractor fan of min 6 litres/sec capacity with 15 minute overrun on light switch; Unisex wheelchair accessible toilets to have easily identifiable emergency assistance pull chord wired to an alarm in main unit; door min 850 clear opening width to have contrasting coloured lever type handles; WC pan to comply with BS 5503-3 with spatula type cistern flush mechanism located on open side; wall mounted and drop down grab rails to comply with Diagrams 18 and 19 of Approved Document M1/M3; clear space under sink to rim for wheelchair access to be 780 high with extended lever type tap handles suitable for use by person with clenched fist; toilet also to have standing height wash basin; 1500 clear turning circle in WC compartment

Welfare room: door min 850 clear opening width to have contrasting coloured lever type handle; sink/drainers to be suitable for use of disabled person; clear space under sink to rim for wheelchair access and to be 780 high with extended lever type tap handles suitable for use by person with clenched fist; worktop with clear space under suitable for wheelchair user at height of 850; doors to welfare rooms to have 150 x 1150 glazed aperture factory pre-glazing in Georgian wire polished plate glass

Plumbing: Hot and cold water to sink and wash hand basins with hot tap located on left hand side of basin; plumbing insulated in accordance with requirements of Building Regulations

Heating: Toilet and welfare room heated with 2.0 kW Dimplex WF3CN or similar approved wall mounted fan convector heaters with electronic thermostat control, programmable timer and frost protection setting; working area to be "cold" areas

GENERAL NOTES:

Fire precautions: Non illuminated "Fire Exit" signs fitted in locations shown; Fire alarms to be manually operated sited adjacent to exit doors; alarms comply with BS EN 54-11:2001 Type B (indirect operation)

All external doors to be fire escape doors with minimum 850 wide openings when measured in accordance with Diagram C1 of Appendix C of Approved Document B

Emergency lighting to be installed in working area, WC and welfare room; system designed and installed in accordance with BS 5266-1:2011 and to comprise of self-contained non-maintained emergency luminaires with automatic self-test module to give minimum 0.5 lux illumination; photometric performance and evidence of compliance with light levels to be supplied by the system designer; system tested as detailed in BS EN 50172:2004 and BS 5266–8.2004 with written declaration of compliance; declaration to detail conformance to IEE regulations including the main circuit of the normal lighting system feeding non-maintained fittings

Log of all system details, declaration, tests results to be maintained with commissioning forms, testing forms and instructions for testing provided by the installer; essential servicing to be specified together with list of consumable items such as replacement lamps, spares to be maintained on site for immediate use

Large push pad type light switches at same level as door furniture to be 900 above floor level in colour contrasting with room decoration; work to be in accordance with of requirements of Part M of Building Regulations

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate; internal lights to WC and welfare rooms and external safety lighting to have energy efficient fittings.

PROPOSED BLOCK of TWO INDUSTRIAL UNITS at ALBION DRIVE, THURNSCOE, ROTHERHAM

SCALES 1/100th and 1/50th