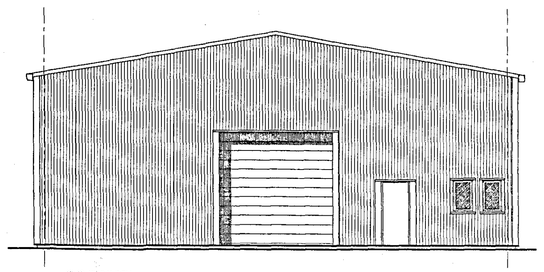
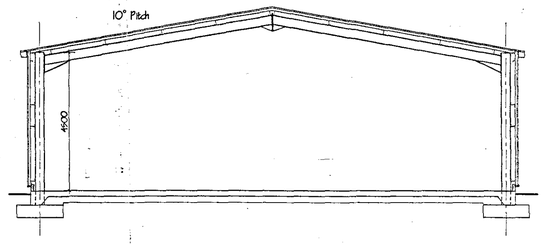


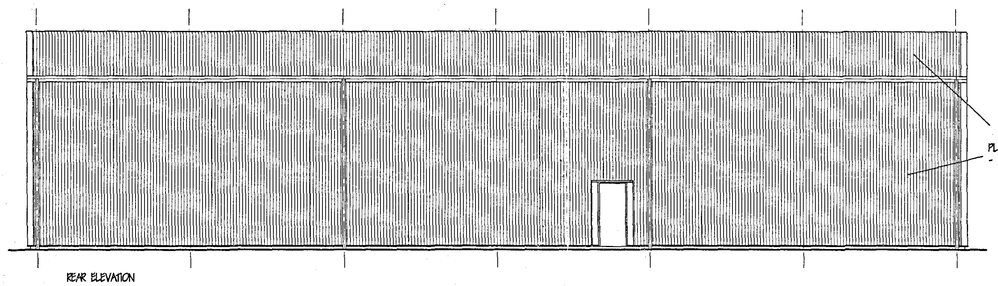
FRONT ELEVATION



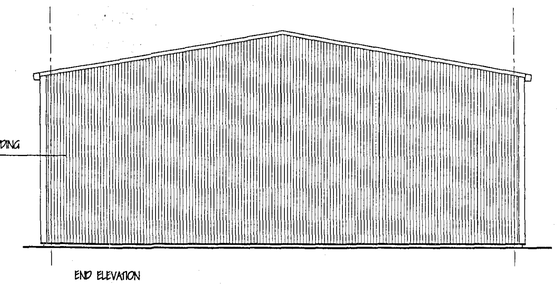
END ELEVATION



TYPICAL SECTION



REAR ELEVATION



END ELEVATION

FOUNDATION SCHEDULE :-

A - 1200mm x 1200mm x 600mm Deep
Mass concrete pad fundations.

B - 1500mm x 1200mm x 600mm Deep
Mass concrete pad fundations.

C - 900mm x 900mm x 600mm Deep
Mass concrete pad fundations.

PB PUSH BAR IRONMONGERY WITH N7 PUSH BAR TO OPEN NOTICE

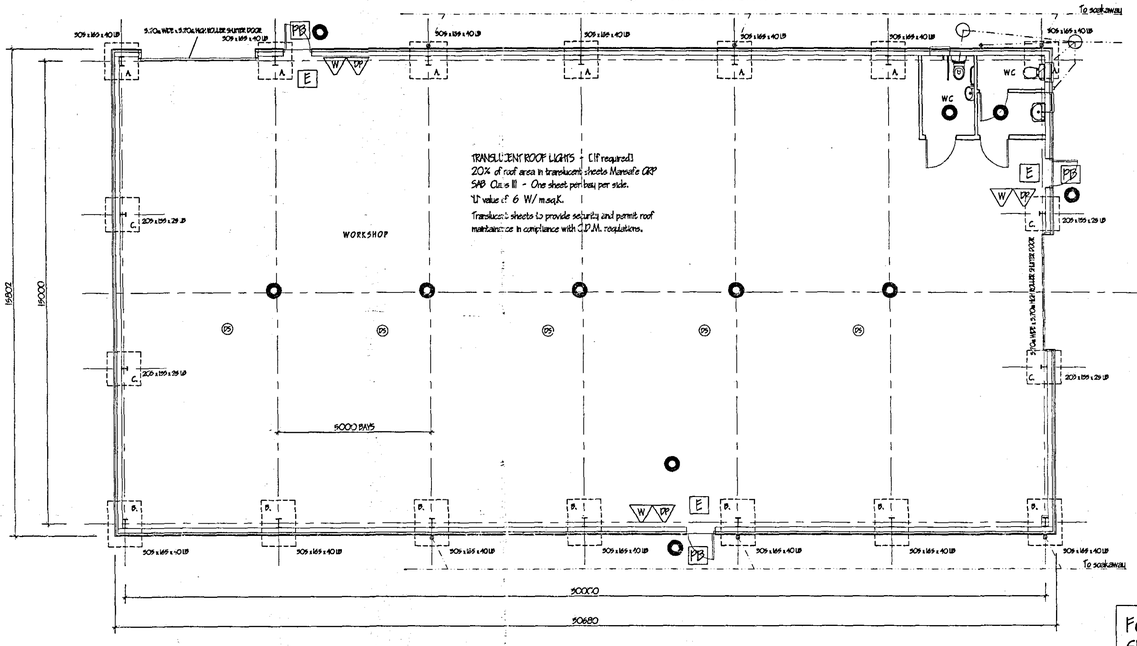
DP ABC POWDER EXTINGUISHER (6Kg) TO B.S. EN3

W WATER FILLED EXTINGUISHER (9litre) TO B.S. EN3

EMERGENCY LIGHTING POINT

E EMERGENCY EXIT SIGN TO B.S. 5499 pt.1. 100mm HIGH LETTERING

PS SMOKE DETECTOR



FLOOR PLAN

TESTING & CERTIFICATION

Air permeability and pressure testing approved procedure to be as stated in the Air Tightness Testing and Measurement Association (ATTMA) 2006 publication "Measuring Air Permeability of Building Envelopes". A certificate to be supplied by a person recognised by the British Institute of Non-destructive Testing.

CONSTRUCTION HAZARDS.

The following operations are identified as involving hazards in construction.

a) Working close to under ground or over head power cables.
b) Demolition and modification to adjacent existing buildings containing asbestos materials.
c) Excavation adjacent to existing foundations and effluent tanks below ground.
d) Steel erection close to boundary or existing building.
e) Working with scaffolding.
f) Working at height.
g) Roofing operations.
h) Drainage operations.
i) 'Working' on insulation or large laminated insulated panels in areas with restricted access.
j) Disposal of soil/ wastes.
m) Welding to existing steel work.

HAZARDOUS MATERIALS

The following materials could be deemed a hazard.

a) Cement and cement based products.
b) Solvent based paints.
c) Foul and factory waste sewerage located in existing drainage system.
d) Dust generated during construction (including asbestos)
e) Sealant and adhesives.
f) Insulation material .
g) Heavy structural steelworks and timbers.
h) Reinforcing bars.

The above list is not a definite list as the Principal contractor or any subcontractor may specify materials which could be deemed a hazard over and above those listed

ELECTRICAL INSTALLATIONS.

All electrical work to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

GENERAL

Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

ENERGY METERS

Contractor to provide and fit suitable Energy Metering to enable the owner/ occupier to monitor energy consumption. Also to provide sufficient instructions, including an overall metering strategy, that shows how to attribute energy consumption to end uses and how meter readings can be used to compare operating performance with published benchmarks. All in accordance with Building Regulation approved document L2 section 5.

LOG BOOK

Contractor to provide the owner/ occupier off the building with a log book detailing the installed services, plant and controls, their method of operation and possible future maintenance to enable energy consumption to be monitored and controlled. All in accordance with Building Regulation approved document L2 section 5.

HOT WATER AND SPACE HEATING.

Heating Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

Hot water to sinks and basins to be provided by self contained thermostatically controlled instantaneous water heaters.
Units to be provided with "Activair" or similar wall mounted electric fan heaters complete with adjustable, remote temperature control sensors.
Offices to be provided with wall mounted electric convector heaters with thermostatic controls.
Heating controls to limit heating to hours of normal occupation with manual override.

LIGHTING.

To Office areas provide "Siemens" or similar approved fluorescent lighting fitted at ceiling level, to provide an initial efficacy averaged over the whole office area, of not less than 90 luminaire-lumens / circuit-watts to be controlled by manual switch not more that 8.0m from luminaire or by means of movement sensors.
To workshops / storage area's provide "Powerlux" or similar approved High Bay Metal halide lamps to provide an initial efficacy averaged over the whole areas, of not less than 90 luminaires-lumens / circuit-watt to be controlled by manual switch not more that 8.0m from luminaire or by means of movement.
The following lighting levels are recommended:

Production areas/ Offices level	300Lux at work surface
Storage areas	150Lux at vertical plane
Toilets	150Lux at floor level
Corridors	120Lux at floor level.

Provide emergency light fittings in positions shown on plan all to B.S. 5266 pt1.

VENTILATION.

All openable windows to have opening lights to give the equivalent of 1/ 20th the floor area.
Provide background ventilation min. 4000mm.sq. permanent free air ventilation per room.
Provide mechanical ventilation by Wall/ Ceiling mounted mechanical extractor fans as follows.
Kitchens 10 - 15 Air changes per hour.
W.C. 6 - 10 Air changes per hour with 15 minute overrun.
Offices 4 - 6 Air changes per hour.
Storage 3 - 6 Air changes per hour.
Buildings where Air conditioning is to be installed a detailed design is to be carried out by a specialist contractor and appropriate design certification provided.

FIRE DOORS.

All doors to be min. 838mm wide,have 30 minute fire resistance and be fitted with self closers. All frames/ doors to have intumescent strip and smoke seals fitted.All office doors to be fitted with vision panel, of 4mm plate glass to Class C of B.S. 6206. Self closer to EN 1154. Max 20N closing force at leading edge. All door furniture and fittings in accordance with B.S.8300:2001

EMERGENCY EXIT DOORS.

All doors to be min 838mm wide and fitted with panic latch. Doors to be openable to 180 degrees.
Provide "Push Bar to Open" sign on door. Emergency Exit sign as per B.S. 5499 pt1 Externally provide 1.0m x 1.0m concrete landing level with internal f.f.l.

INTERNAL DOORS.

All internal doors to be minimum 838mm wide. Disabled toilet facility to be fitted with 1.0m wide door set. . Door furniture colour to contrast with surface of door. Door frame colour to contrast with adjacent wall. All doors with latch should be fitted with lever handle. All door furniture and fittings in accordance with B.S.8300:2001

LARGE INDUSTRIAL DOORS

Supply and Fit "SARA" or similar roller shutter door with maximum overall 'U' value of 0.7 W/ sq.m K

TRANSLUCENT SHEETING.

10% of roof area in triple skin site assembled translucent sheets. Inner Sheet GRP SAA Class 1 Outer Sheet Marseille GRP SAB Class III. Translucent sheets to provide security and permit roof maintainance in compliance with C.D.M. regulations.

GROUND FLOOR SLAB.

Floor slab to comprise of 200mm min. clean and well consolidated hardcore not exceeding 40mm max. size, with 50mm blinding, 1200g polythene D.P.M. lapped min. 300mm in all directions and taken up edge of floor slab (40mm "Celotex GA4040" 500g polythene D.P.M. 175mm reinforced concrete RC35 mix. with 1 layer A252 reinforcing fabric min. cover 35mm from top. Construction joints of 900mm long 16mm dia. tie bars at 600mm c/ c. at max 4.5m bay widths.
Power Float Finish.
Design Loading for General industrial occupancy, all in accordance with Structural Engineers Calculation.

OFFICE ROOF

20mm plywood decking on 47 x 175 SC5 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978, at 400 centres with 50 x 5 m.s. lateral restraints and wall plate straps at max. 1.5 m c/ c (Lay 150mm Rockwool insulation board between joists: 12.5mm Gyproc plasterboard and skim ceiling

SANITARY ACCONODATION

Provide a minimum of one wheelchair accessible toilet facility within each location. Cubicle and fittings to be in accordance with Building Regulation Approved Document M section 5.

FOUNDATIONS.

Provide isolated pad foundations to structural frame in accordance with Structural Engineers calculations. Under walls as shown provide strip concrete foundations as follows: Under 286 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt1 1991. Form isolated pad foundations to steelwork in accordance with Structural Engineers details. All foundations taken down to bear on load bearing strata's min. depth of 450mm below ground level to underside of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 strip foundations.

FIRE WALL CLADDING (South Elevation)

Form external vertical cladding of 0.5mm thick Plastisol coated trapezoidal profile galvanised steel. 60mm x 23 kg/ m3 mineral fibre insulation sandwiched between outer and inner cladding. Internal vertical cladding of 0.7mm polyester coated profiled steel. Fit 50 x 12mm mineral fibre fire barrier between inner face of rail and cladding: Cladding system fixed to "Ward Building Components Ltd." or similar galvanised steel purlins spaced to Structural Engineer recommendations. All fixed in accordance with manufacturers instructions. In addition to the above encase all boundary columns in "Cape Boards Ltd." 20mm Vermiculux to provide 1 hour fire resistance.

FOUL DRAINAGE

Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives/ hardstandings surround in 150mm concrete with flexi joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with ridged sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC bobcon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Basins to have 75 deep seal traps. Condensation drainage from boiler flues to discharge via min. 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap.

CONNECT TO EXISTING SEPTIC TANK SYSTEM.

SURFACE WATER DRAINAGE.

Pre-formed plastisol coated steel "streamline" rainwater gutters to 100mm square plastisol coated steel rainwater pipes 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to brick rubble soakaways. All footpaths to slope away from building.

HOT WATER AND SPACE HEATING.

Heating Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

Hot water to sinks and basins to be provided by self contained thermostatically controlled instantaneous water heaters.
Units to be provided with "Activair" or similar wall mounted electric fan heaters complete with adjustable, remote temperature control sensors.
Offices to be provided with wall mounted electric convector heaters with thermostatic controls.
Heating controls to limit heating to hours of normal occupation with manual override.

SANITARY ACCONODATION

Provide a minimum of one wheelchair accessible toilet facility within each location. Cubicle and fittings to be in accordance with Building Regulation Approved Document M section 5.

PITCHED ROOF

Form pitched roof covering of "Corus Trisomet" or similar Composite Panel with 80mm core thickness, to provide 'U' value of 0.25 W/ m.sq.K. Class O Surface spread of Flame to B.S. 476 Pt 7. Cladding system fixed to "Ward Building Components Ltd." or similar galvanised steel purlins spaced to Structural Engineers recommendations. All fixed in accordance with manufacturers instructions

VERTICAL CLADDING

Form pitched cladding of "Corus Trisomet" or similar Composite Panel with 50mm core thickness, to provide 'U' value of 0.35 W/ m.sq.K. Class O Surface spread of Flame to B.S. 476 Pt 7. Cladding system fixed to "Ward Building Components Ltd." or similar galvanised steel purlins spaced to Structural Engineers recommendations. All fixed in accordance with manufacturers instructions

STEELWORK.

Form all steelwork to Structural Engineers recommendations. All Roof, Side and Gable purlins/ rails to be "Ward Building Components Ltd" or similar fixed in accordance with manufacturers instructions out side steelwork.

FOR STRUCTURAL STEELWORK & FOUNDATION DESIGN SEE CALCULATIONS & REPORT BY SRC LTD. Reference:- 27206, Dated 15-08-2006.

C.	AS-BUILT LAYOUT.	MARCH '07.
B.	BUILDING REGULATIONS AMENDMENTS.	SEPT '06.
A.	BUILDING REGULATIONS APPLICATION.	AUGST '06.
ref.	revision	date

G. R. MERCHANT B.Eng M.I.C.E.
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Project
PROPOSED WORKSHOP,
MAIN ROAD,
HOLBEACH DROVE,
SPALDING, LINC'S. PE12 0SE.

Client
ROCK CONSTRUCTION LTD.

Drawing
FLOOR PLAN, ELEVATIONS & SECTION.

Job Ref.	Drawing No.
1317-06.	02C.
Date	Drawn
MARCH '06.	GRM.

Scales
1:100.

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SHDC
PLANNING & DEVELOPMENT
23 APR 2007
Ref. 0533/07

DETERMINED PLAN