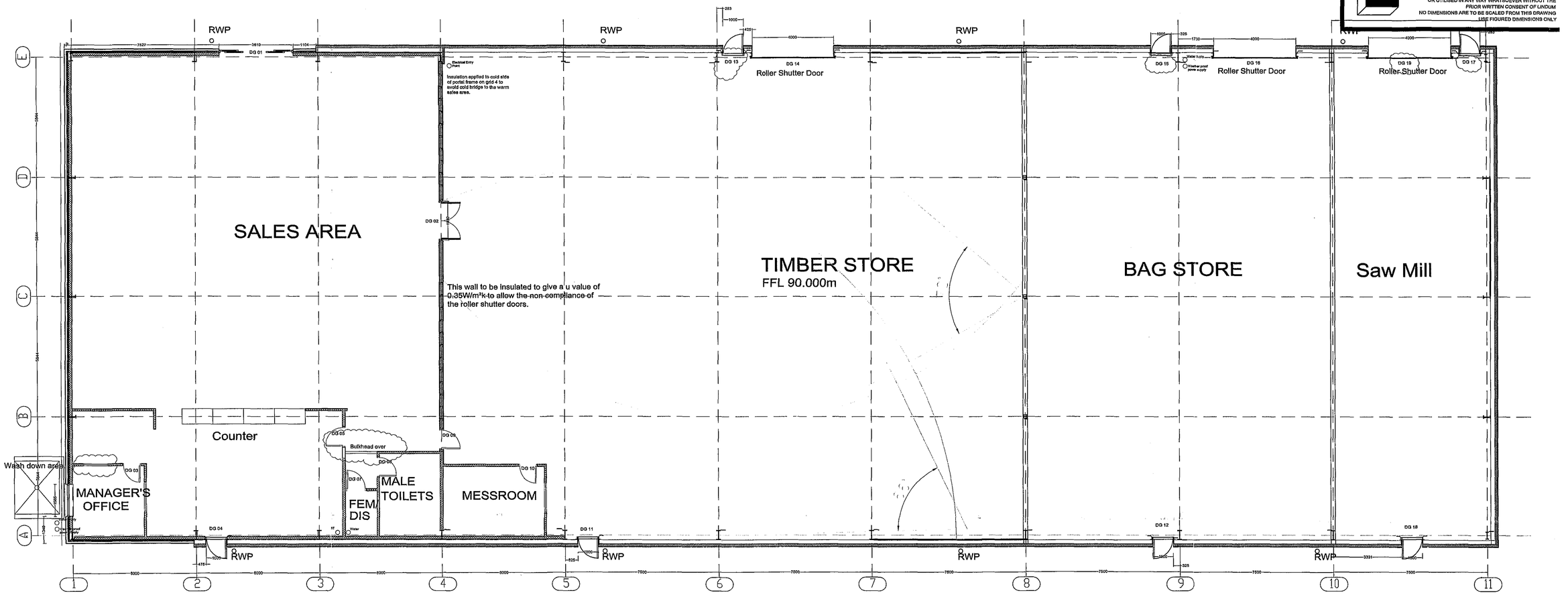
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Site Strip, Site to be stripped to a depth defined by the structural engineer. Building area to be examined for any further compressible material. Foundations to be excavated to the depth indicated on the engineers drawings, any steel reinforcement placed on stools and the correct grade of concrete poured in one effective pour.
Walls below DPC, to be type A concrete blocks to floor level on the inner leaf and to a height 225mmm below the floor level on the outer leaf, the height to floor level made up with frost resistant facing bricks. Lean mix concrete in cavity from level of footing to 150mm below DPC level and raked to the outer leaf. Thickened slab to warehouse area.
Floor Construction to consist of hardcore, well compacted, sand blinding as required.
Underfloor insulation, is not required as an area of 1695m² and a perimeter distance of 188m gives a P/A value of 0.11, which by table C1 of Reg L2 gives a U value of 0.24 W/m²K with insulation having a resistance of 0.0m²K/W. This indicates that underfloor insulation is not required, 300 micron DPM, lapped as shown on the detail to the DPC by 300mm.
Concrete slab with reinforcment to engineers design, slab to be finished with a power float finish ready to receive appropriate floor finishes.
Superstructure, Inner walls will be constructed to a height of 2250 mm. Cavity walls to be constructed in 140 mm concrete blockwork, 85mm dritherm cavity insulation and 102mm facing brick outer skin to the height indicated.
Lintols will be concrete to internal partitions and insulated steel to the external walls. All cavity walls to be provided with vertical twist type wall ties (or ties of equal performance) at 750mm horizontal spacing and 450mm vertical spacing, staggered. The horizontal and vertical spacing of the ties may be varied provided that the no of wall ties per m² remains constant. Openings should be provided with ties within 225mm of the jamb, spaced 300mm vertically. All external wall closures to include a DPC and be thermally broken. Cavity wall U value to be better than 0.35W/m².k
Cladding & support to be designed by the engineer / structural frame designer /cladding contractor, and to be either composite cladding panels with a fire resistant insulating filler or individual cladding and liner panels with rockwool filler to give a fire resistance to the boundary walls and in either situation give a U value of min 0.35W/m²/k. All external wall closures to include a DPC and be thermally broken. Walls on notional fire boundaries are to have modified cladding giving 60mins integrity and 15mins insulation from the effectas of fire.
Roof cladding to be from the same methods of constructions, all designed to give a minimum U value of 0.25W/m²k (roof with integral insulation).

Windows to be powder coated aluminium, Glazing to large screens be 6mm clear toughened to the outer face and 6.0mm low E soft coat toughened inner face with a combined U value of 0.22 W/m²K or better, note glazing in critical locations must be laminated or toughened. Windows to be 4.0 & 4.0mm non toughened as above. Openable windows *will be sized to give a ventilation area equal to 5% of the floor area and be fitted with trickle vents to give passive* ventilation. Openable lights will have stainless steel friction stays and locking handles, with opening restrictors fitted when adjacent to any footpath. Doors opening outwards will be guarded by rails or deterent paving to safeguard pedestrians. All glazing in critical locations will be provided with laminated or toughened glass to comply with the requirements of Part N1 of the building regulations and have two rows of manifestation, one at 900mm and one at 1500mm, if they are not fully framed doors or window lights. Manifestation can be 50mm strips or 150mm logo's
Gutters will be standard profile half round pvc with downpipes to suit.

Toilets & Lobby. Block walls to be built off the floor slab direct, without a DPC installed. Openings to be formed with concrete Spanlite type lintols and the walls to have a paint type finish. The ceiling structure to be formed in 175 x 50 joists at 450mm centres, covered with 18mm chipboard decking to prevent the possibility of falling through from above and 12.5mm plasterboard ceiling. All ceiling finishes to give Class 0 surface spread of flame.
Plumbing, 32mm waste pipe to basins, 40mm waste to sink's both with 75mm deep seal traps, WC to have min 75 waste with 75mm trap seal. Layout as shown on the plan.
Below Ground Drainage. 100mm PVC underground system with max fall of 1:40 and min fall of 1:80, laid to Manufacturers specification with min 150mm granular bed and surround.
Drains passing through the external walls of the building will have the drain built into the wall with rocker pipes each side. See engineers drawings for the full specification including the existing live drain on this site.
The head of the drain to be vented by a 100mm dia PVC pipe terminating a min of 1000mm above any openable window vents within 3000mm of the pipe and fitted with a purpose designed cage which does not restrict the flow of air. Additional drain ventilation may be provided in the form of air admittance valves with BBA Certification, to avoid the pulling of the trap water seal.
Below ground drainage system to the engineers details.
Mechanical ventilation to be provided to toilet areas to give an extraction rate of 6 litres per second / per WC, opperated by the light switch and having a 15 min run on. Tea room to be provided with mechanical ventilation at the rate of 8 litres /sec for 11 persons, therfore a ventilation rate of 88 litres / sec. All doors to rooms with mechanical ventilation to have a 10mm air gap at floor level.
Access toilets to be fitted out as shown in the approved document M, Section 5, Diag 18 of the Building Regulations.
A level access will be provided to the front entrance to the building where possible, the ground rising at a rate of no more than 1:20. Where a ramp is necessary the design will be in accordance with the requirements laid down in Part M of the Building Regulations.
If an automatic fire alarm system is to be installed, the design will be by a competent engineer- who will issue the relavent certificates upon completion. His design will also locate the fixing positions of the fire alarm sounders and the Fire Escape lighting and signage. All installed systems will comply with the relavent requirements of BS.5266 Pt 1-1988,BS.5839, and BS.5499 and for the fire alarm system- BS.5830.
Automatic doors to fail open upon power failure or activation of the fire alarm system.
All final exit doors to be provided with a panic type latch not requiring a key or other device to open the door from the escape side.

SHDC
PLANNING & DEVELOPMENT
- 2 MAY 2006
Ref. 0599/06

E : 27/04/06 : Washdown added, minor revisions to aid constructio
D : 18/04/06 : 1200 internal window added to managers office.
C : 13/04/06 : Additional shutter door, internal revisions.
B : 03/03/06 : DG 08 removed, toilet lobby, for B.Regs compliance
A : 14/02/06 : Structurally Corrected, notes added
/ : 12/01/06 : Construction Issue

5 DESIGN
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Client: JEWSON LTD

Project: Proposed New Unit
Wardentree Park
Spalding

Drawing Title: REVISED BUILDING PLAN

Date: March 2006
Scale: 1/100
Drawn By: Ian Tumas
Client Ref:
Drawing Number: 25-0129 / 200
Revision: E

DETERMINED
PLAN

Jewson Ltd, Wardentree Park, Spalding