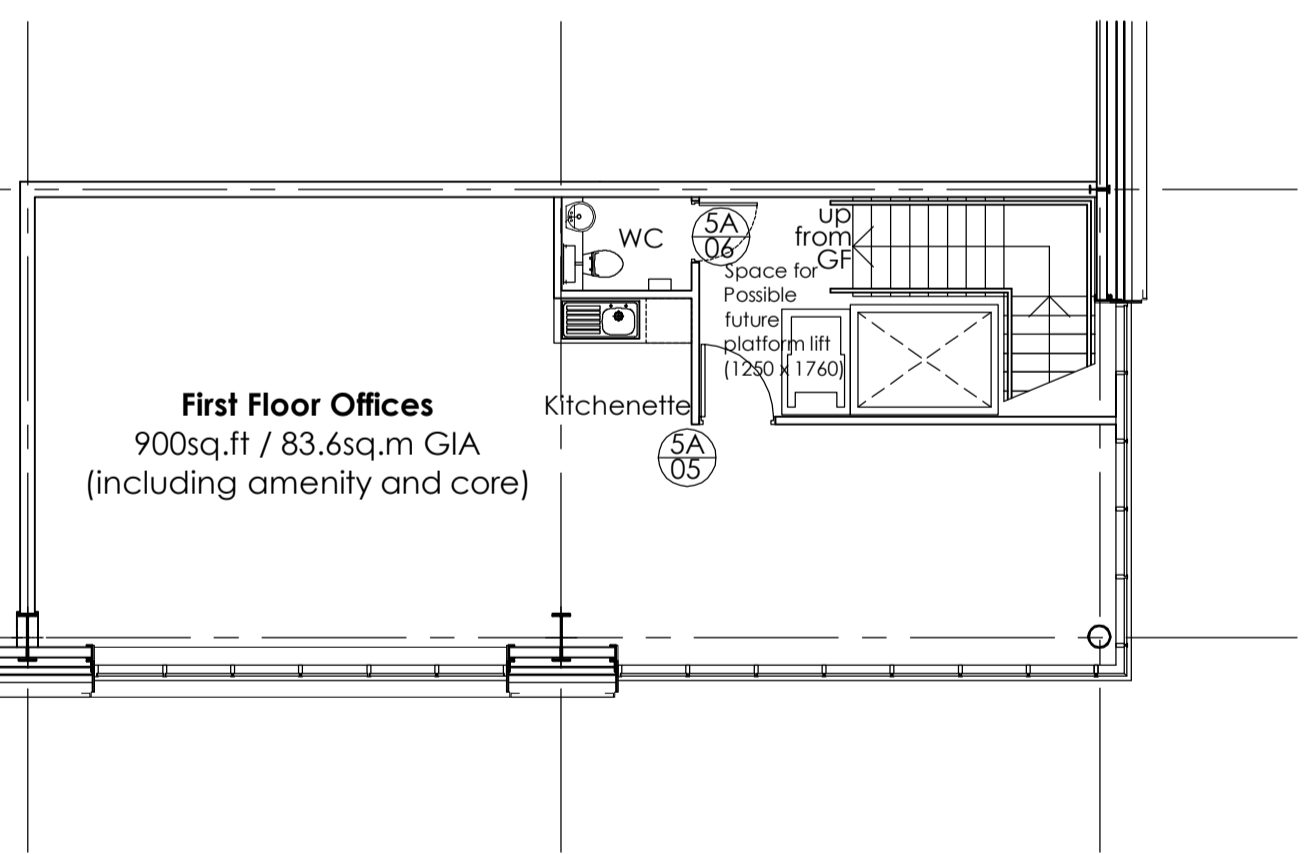


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SPECIFICATION NOTES
This specification is to be read in conjunction with the Architect and Structural Engineers drawings, planning consent and discharge approval.
The Specification also to be read in conjunction with the Site Investigation prepared by the Environmental Consultant. Comply with the requirements and recommendations of the Environmental Consultant and the Structural Engineers proper interpretation of such requirements.

BASE SPECIFICATION GENERAL
The works are to be in full accordance with all current and relevant current codes of Practice Building Regulations and British Standards and requirements of Statutory, Local and other Authorities including amongst others:
A. The Local Planning Authority
B. Local Byelaws
C. Environmental Health Officer
D. Enforcement Agency
E. Highways Authority
F. Building Control/Officer
G. Local Planning Authority (Local Board)
H. Health & Safety CDAM Regulations
I. Manufacture's Instructions
J. Disability Discrimination Act (DDA)
K. Institute of Electrical Engineers (IEE) Regulations
L. LPC Design Guide for the Fire Protection of Buildings 2000
M. Any other body which has jurisdiction with regard to the works or whose systems are connected to the works.

SUBSTRUCTURE
Allow for breaking up and disposal of any hard standings including gutting up kerb foundations where required, disconnection of any services present, removal of topsoil and vegetation, surplus soil and materials not required, re-gravelling, re-grading and making up levels.
Any material deemed to be contaminated should be removed to a licensed disposal facility if required. Any contaminated material known to be present and not treated to be removed shall be properly recorded for inclusion in the Health & Safety file. Live services are to be verified with statutory authorities and made safe as necessary.

FOUNDATIONS
Carry out all or any ground stabilisation works which may be required by the Engineer's design.
All foundations will be in accordance with the details prepared by the Structural Engineer and approved by the Local Authority to suit the ground conditions prevailing on the site, imposed loading and any relevant statutory requirements, with due margin for safety. All foundation design and ground works are carried out in accordance with BS 8004.
Reinforced concrete foundations to external walls and piled foundations for all steelwork as indicated on the structural engineers drawings. Steel/peephole dependent on ground conditions and all to consulting engineers specification, detail and design.

STRUCTURAL STEELWORK
The main building structure is to comprise a steel portal frame, designed to BS 5950 to Contractor Design in accordance with the structural engineer design and relevant specification. The frame loading to be detailed in accordance with BS 6399 and to be agreed with Structural Engineer. All steelwork to be hot finished and primed prior to delivery to site. The primer paint specification is to be given from BS 649, giving due consideration to local conditions. All exposed uncoated steelwork must receive an approved primer system from BS 649 giving due consideration to local conditions, light grey, prior to erection, touched at other details. All steelwork enclosed within masonry or brickwork shall be touched with 2 coats of bituminous paint. Dead, snow and wind loading are to be determined from BS 6399 Part 1 and Part 3, including all current amendments (not taking due consideration of local snow build-up and hurricane conditions) and all relevant Building Research Establishment Papers.
Any projection of the structural columns into the unit beyond the internal face of the perimeter walls will be as detailed on the Architect's drawing.
All steelwork to be designed fabricated and erected to the approval of the Structural Engineer and in conjunction of the Building Control Officer.
Structural steelwork to receive 2 no coats of bituminous paint finish where enclosed in brickwork. All floor supporting steel work to receive the protection to achieve a min of 1 hour fire resistance.
Where bracing is to be constructed around sheathing rail, the rails are to be protected with 3 no coats bituminous paint to extend 300mm to each side of the masonry.

EXTERNAL WALLS
Blackwork to be max 20kg per block, all blackwork to be 7.0Mpa crushing strength, unless otherwise specifically noted on the Structural Engineers drawings.
Low level comprising of:
100mm charcoal Engineering blackwork outer leaf to DPC with weak mix concrete fill and insulation to ground level. Kingston thermalpad partial fill cavity wall insulation or similar with 20mm clear. All to achieve a min U-value as required by SBEM calculations.

SAFETY WALL CONSTRUCTION
Cavity pattern stainless steel wall of max 750mm centre horizontally and max 450mm centres vertically, fix to be space of 225mm vertically centres around opening and no further than 20mm away from unbraced panels. Wall fix to structural engineer specification and detail.
Unbraced insulation board retaining clip to be provided in relation to safety as necessary.
All cavity walls to be closed at heads and around openings with Thermoseal cork strips as appropriate.
Lower or similar sleeved cavity frames at 20mm centres and junctions of compartment walls, floor, stairs, vertically, & horizontal of compartment walls at top of open cavity.
Movement joints to engineer specification, detail and design. Proprietary joint files and mastic sealant to movement joints. In designated fire compartment walls of masonry or brickwork to be sealed with mastic sealant.
Weep holes to be provided above all openings and at base of cavity of 100mm centres, to current BS requirements.

DPC'S
DPC to extend walls to be 100mm min above external ground level. Horizontal and vertical DPC and cavity trays of 500mm max polythene to BS 743 or reinforced insulator between leaf to BS 47.
DPC's to have bonded insulation to avoid cold bridging.
Insulated DPC's to terminate cavity closer to heads, tails and joints of all openings as appropriate.
DPC's to walls to lap with DPM of ground floor slab.

GROUND FLOOR SLAB
Reinforced concrete ground floor slab to structural engineer design and specification, on rigid board insulation if required to achieve minimum U-value as required by SBEM calculations, or min. 100kg DPM (determined by eng) with joints taped and topped on a sand bedding. All on min. 100mm thick consolidated hardcore fill to Engineer's specification, DPM to lap with DPC's to walls.

CLADDING
To comprise of the following:
- Kingston 4500AF profile composite panel steel outer sheet with LPC approved insulation and bright white enamel coated internal sheet.
- 0.7mm thick steel thermalpad profile outer sheet with mineral wool insulation and 0.4mm thick steel bright white leaf panel.
All fixed in accordance with manufacturer's details. Panels are to achieve a minimum U-value as required by SBEM calculations.

GUTTER FEATURE BEAM
Integrated preformed polycarbonate powder coated Teufel Beam by Metakraft.

FLASHINGS
HPS200/PVC coated 0.7mm thick copper made pressed metal drip flashings.

ROOF CONSTRUCTION
Roofs to be constructed 0.7mm thick galvanized, or Profal or HPS20 (or similar) coated steel outer sheet with mineral wool insulation and 0.4mm thick galvanized steel inner panel finished bright white powder coating.
Fascia to be constructed from PVP polycarbonate powder coated pressed metal (preferred to avoid dripping).
Overall roof construction to achieve minimum U-value as required by SBEM calculations.
The cladding installation to be carried out in accordance with the Federation of Roofing Contractors' publication, 'Profile Sheet Metal Roofing and Cladding - Guide to Good Practice' and the British Steel Corporation publication 'Thip Products Enhanced Performance Guide' and shall comply with the manufacturer's recommendations and instructions. The roofing system to be in accordance with BRE Report 362 - Thermal Insulation Avoiding the Risks.

PENETRATION THROUGH ROOF FLASHINGS
The following to be included for accommodating any mechanical heating system. The roofing contractor to fit roof cover, pitch correction blocks and true terminals during a visit within the relevant fitting out period. The return visit by the roofing contractor to be included. Supply and fix structural flashing, 150mm high upstands and soaker sheet.
Note: There will be over and above the provision for all necessary holes and flashings to accommodate the office area ventilation, warehouse and opening etc. undertaken by the developer.

RAIN WATER SYSTEM
Traditional gravity drainage system, galvanised steel external downpipes with coating to match cladding with rodding access 400mm above ground level. A sufficient number of wall overflows to be provided, to ensure that no excess water surges back into the building as determined by the specialist cladding sub-contractor.
All RWF must include suitable test gauges.
Refer to specialist sub-contractor for locations of gullies and overflows.

GUTTERS
Polycarbonate powder coated finish gutters. Thickness to comply with BS 1091:1983 (1998) with gullies glass topped sealed and concealed joints. 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.

DOORS AND SCREENS
All glazing to be high performance polycarbonate powder coated with 50% glass, 10% selected from the standard RA color range. Custom glazing to be thermally broken Technal AG Thermal horizontal or similar and approved. Remaining glazing to be Polycarbonate Powder Coated Aluminium with. All glazing to be suitable to meet the local wind loading conditions and minimum U-value as noted in the SBEM calculations. All to be double-glazed low E coated and Argon filled, and to be fully compliant with the relevant British Building Regulations.
All glazing below 800mm in windows and 1500 in doors to be safety glass to BS 6262:1981 Class C.
The specialist system designer / installer must take account of gutter size, outlets and pipe work both above and below ground when designing the installation.
All windows and screen doors should have flexible pooling materials around its perimeter and should be pointed externally and internally with a joint sealant.
To be complete with homogeneity, tickle vents as required to windows and accessible threshold to doors.
Entrance doors are to be in accordance with the door width and the opening force in designed with Part 1 of the Building Regs. Mechanical hinges for windows and entrance door frames to be stainless steel to BS EN ISO 3054-1 and 2, Grade A2 generally (Grade A4 in severely corrosive environments) or hot dip galvanized steel to BS 6800 or aluminium to BS 4343 for frames, mesh and shear pins. Appropriate separation means to be employed between frame and aluminium framing sections where a door is to be fitted.
The external jointing in front of the entrance and service door will be designed to fit away from the building to prevent ponding. Adequate precautions are to be taken to ensure the prevention of water ingress under all doors.

WINDOW CLEANING
Where glazing is not accessible internally, glazing to be cleaned from the outside using water fed pole from ground level.

OVERHEAD SERVICE DOOR
Electrically operated sectional overhead doors with manual chain override, insulated with a minimum U-value as noted in the SBEM calculations, 4000 x 5000mm high clear opening. External finish in HPS200 stainless steel or similar powder coated galvanized steel to structural engineer design.

FIRE EXIT DOORS
The doors and frames shall be of steel construction to meet the requirements of BS 1173 and shall be supplied to site pre-finished and complete with all necessary weatherstrips, door seals, door thresholds and be designed to prevent the ingress of water and with a minimum upstand of 15mm. Door frames shall be min of 1.2mm zinc plated mild steel, fixed in accordance with the relevant British Building Regulations. Doors shall be a min of 1.2mm zinc plated mild steel and shall be safe coated with fully welded construction.
Doors to include draught seals at all edges including meeting joints.

LIMITS
Proprietary pre-cast reinforced concrete or galvanised steel insulated links to door and window openings to Engineers detail with min and level of 15mm, unless otherwise stated. Links should not cause cold bridging. Total depth to achieve minimum U-value as required by SBEM calculations include cavity trays, stop ends and weep holes @200mm c/c over links to masonry outer leaf.

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

ELECTRICAL INSTALLATION
The electrical installation in respect of the design, construction, inspection and testing of the works shall be carried out by competent persons and authorized by the certification as required by BS 7171 in the GPO and CSEB guides.

DRAINAGE
Soil and waste pipes to terminate 100mm above any ventilation opening, tops to be fitted with ball valves.
WCS to have min 20mm deep and top with 100mm dia PVC soil pipes & traps. Traps to have min 20mm deep seal trap with 32mm dia PVC soil pipes & traps. Showers to have min 20mm deep seal traps and 40mm dia PVC soil pipes & traps. Urinals to have min 20mm deep seal trap and 40mm dia PVC soil pipes. All waste pipes to connect to soil vent stacks.
Disabled WC/showers to be laid out in accordance with Building Regulations 2004, Part M4 Appendix 1.
Internal pipe runs, where appropriate to be fully boxed. Evidence of adequate level of sound attenuation where required.
Appropriate fire stopping (FIR rating) to be accommodated for all service penetrations through compartment floor/walls.
Underground drainage to engineer design, detail and specification to be agreed with Local Authority specification. Drainage identification to be provided by the Structural Engineer. Where necessary, use of UPVC below ground pipes on bedding to manufacturer's details. Drains below foundation level to be laid with weak mix concrete up to foundation level 40' below ground level.
Relevant links over sewer pipes passing through walls and floors per diagram A1, document A10. Ground floor waste to be fixed to proprietary waste adaptor with access for cleaning.

VENTILATION
Mechanical or natural ventilation to all habitable working areas to meet requirements of Building Regs.
Mechanical ventilation in all WCs to give a min of 3 air changes per hour to sub-contractor spec, details & design.

FIRE PRECAUTIONS
Compartment walls to be taken up to underside of roof and the disposed unless otherwise stated.
All elements of structure to achieve the required fire resistance to meet Part 8 of the Building Regs, dependent on use, height, size and proximity to boundary.
All fire doors & frames shall be from an approved manufacturer & be fully certified under the BWF Certificate scheme and shall include self-closing mechanism to doors to shut down and contain.
Level landing externally of all escape stairs. Unobstructed pathway to be provided from rear escape doors to place of safety. Emergency lighting to be fitted standard 25W to sub-contractor specification, details & design. Exit signs to BS 5499 Part 1 to all escape doors.
The alarm system to be fitted standard 50W Part 1 to sub-contractor specification, design & detail.
Location, type and number of the lighting equipment to be fitted standard 542Z to sub-contractor specification, design & detail to all areas and to the satisfaction of Building Control and the Local Authority Fire Prevention Officer. Includes for installation of sprinkler tank & associated pump house. See requirements TRC by M&E specialist.

FIRE BOUNDARY CONDITION
All steel structures and on fire boundary condition to be treated with intumescent paint to give 1 hour fire resistance. The base design to be in accordance with structural engineers design. Cladding to be specified and fixed in with table 16 page 14 Part 8 Building Regulations 2000 edition.

STAIRCASE
Staircase to be compliant with Building Regs Part K, M and 8 and BS 5939 & BS 188. Size of each step to be 150/30, going 200mm min with a 2m nosing, nosing above plate of rise. Landing to comply with current Building Regs. Ambient stairs to have a minimum tread width of 1500mm and min clear width between handrails of 1000mm. All nosing to be made apparent by means of a permanently contrasting material 50mm wide on both the rise and the tread.
Steps to specialise Sub-Construction design, structural support for stairs to be to Engineer's design. All dimensions must be confirmed on site prior to manufacture.
Balustrade and handrail to specialist details. Both handrail and balustrade must be capable of resisting the horizontal force given in BS 6899:1984. Handrail to be a min of 900mm above plate of rise. Balustrade to be a min of 1000mm high on landing and to extend 300mm beyond the top & bottom rise. Handrail must terminate in such a way as to reduce the risk of clothing being caught.

COMPLIANCE WITH PART L2 - BUILDING REGULATIONS
SBEM WORKS:
AIR TESTING:
An air-tightness test is to be carried out by the contractor prior to F.C. Its test is to be carried out by specialist sub-contractor and must conform to all current legislative requirements and Building Regulations. The test shall comply with BS 8138:2001 and be to a minimum requirement of 0.5m³/m²/h @ 50 Pa to be achieved by the contractor. The test shall be carried out by the contractor to the test conditions, wherever possible. Any defects, etc. highlighted by the test are to be rectified by the contractor prior to Practical Completion. To aid the specification 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 make fit. The test file required can then be carried out on the same day as the air-tightness test and so cause minimum disruption to progress on site.

PLATFORM LIFT
Provision to be made for future installation of platform lift by incoming tenant. Freighted.

THIS DRAWING HAS BEEN PREPARED TO ASSIST THE CONTRACTOR IN PREPARING A DESIGN AND BUILD TENDER AND IS NOT INTENDED TO BE A FINAL DRAWING FROM WHICH ACCURATE QUANTITIES CAN BE TAKEN. ALL DETAILS SHOWN ARE SUBJECT TO DESIGN DEVELOPMENT.



Rev	Date	Star	Desc	Rev	CR'd by
A	07.06.18	Star	layout amended, Entrance doors repositioned.	RC	SJB

Project Title: Proposed Development Unit 5A
Ashroyd Business Park Junction 36 M1 B74 9SB
Client: Network Space Ltd
Status: Tender
Scale: 1:100 Drawing Size: A1
Date: May 2018 Drawn By: SJB Checked: AT
Drawing Title: Proposed GA Plan - Unit 5A
Job-Dwg No: 14698C-208 Rev: A

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