

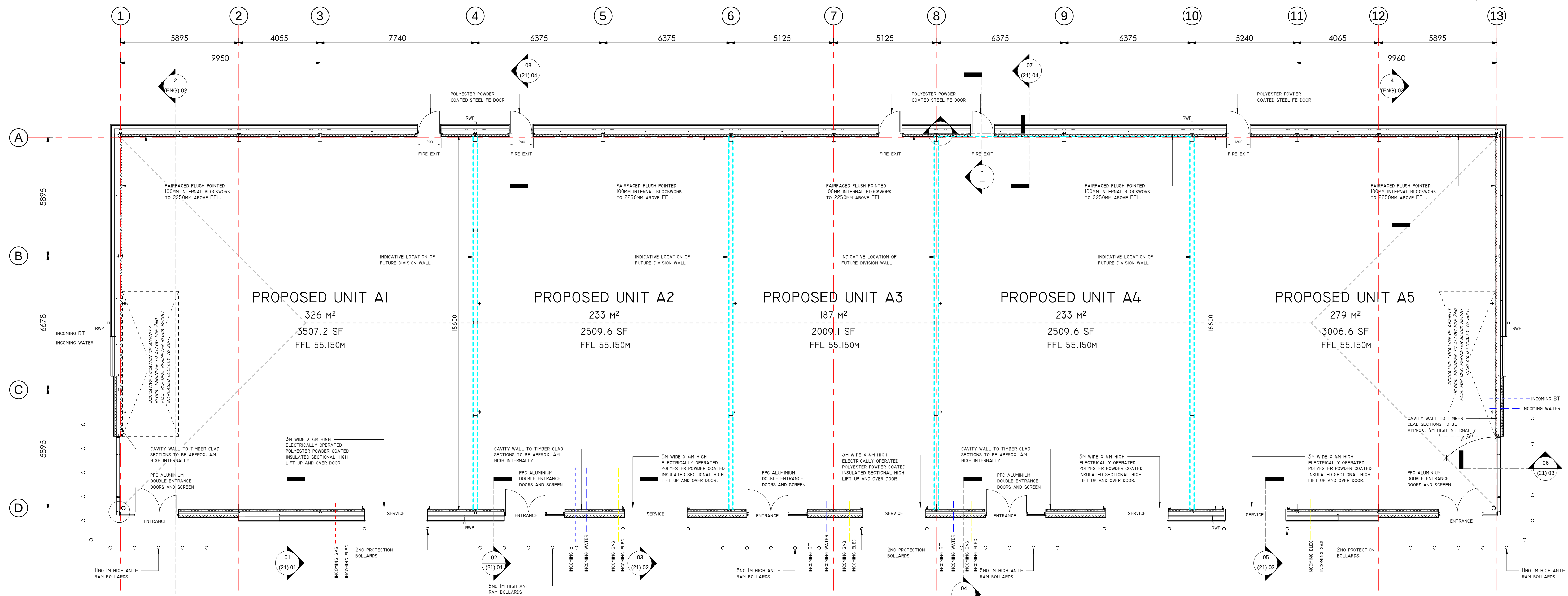
DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS AND SETTING OUT ON SITE. NOTIFY ANY DISCREPANCIES TO THE ARCHITECT.

FOR HEALTH & SAFETY INFORMATION, REFER TO HEALTH & SAFETY RISK ASSESSMENTS.

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

FOR STRUCTURAL DETAILS REFER TO THE CONSULTING STRUCTURAL & CIVIL ENGINEERING DETAILED DESIGN DRAWINGS & SPECIFICATIONS.

FOR M+E INFORMATION, REFER TO M+E ENGINEERS AND SUB CONTRACTOR'S DESIGN DRAWINGS & SPECIFICATIONS.



BLOCK A - GA PLAN
1 : 100

FOUNDATIONS:
REINFORCED CONCRETE FOUNDATIONS TO EXTERNAL WALLS AND REINFORCED CONCRETE PAD FOUNDATIONS FOR ALL STEELWORK. SIZE/TYPE/DEPTH DEPENDANT ON GROUND CONDITIONS AND ALL TO CONSULTING ENGINEERS SPECIFICATION, DETAIL AND DESIGN.

STRUCTURAL STEELWORK:
STRUCTURAL STEELWORK TO CONSULTING ENGINEERS SPECIFICATION, DETAIL AND DESIGN. STRUCTURAL STEELWORK TO RECEIVE 2 NO COATS OF BITUMASTIC PAINT FINISH WHERE ENCASED IN BLOCKWORK.

EXTERNAL WALLS:
LOW LEVEL COMPRISING OF:
100MM ENGINEERING BRICKWORK OUTER LEAF TO DPC WITH WEAK MIX CONCRETE FILL TO GROUND LEVEL.

ABOVE GROUND LEVEL COMPRISING OF:
100MM FACING ENGINEERING BRICKWORK OUTER LEAF WITH CAVITY AND KINGSPAN THERMAWALL. TWO PARTIAL FILL CAVITY WALL INSULATION OR SIMILAR AND 100MM DENSE FAIRFACED CONCRETE BLOCKWORK INNER LEAF WITH LIGHT BUCKET HANDLE POINTING TO 2250MM FROM FFL. ALL TO ACHIEVE A MINIMUM 'U' VALUE OF 0.20W/M²K. ALL BLOCKWORK TO BE 7.6V/M².

CAVITY WALL CONSTRUCTION:
SAFETY PATTERN STAINLESS STEEL WALL TIES AT MAX 750MM CENTRE HORIZONTALLY AND MAX 450MM CENTRES VERTICALLY. TIES TO BE SPACE AT 225MM VERTICALLY CENTRES AROUND OPENING AND NO FURTHER THAN 225MM AWAY FROM UN-BONDED JAMBS. WALL TIES TO STRUCTURAL ENGINEERS SPECIFICATION AND DETAIL. UNIVERSAL INSULATION BOARD RETAINING CLIP TO BE PROVIDED TO RESTRAIN INSULATION AS NECESSARY.

MOVEMENT JOINTS TO ENGINEERS SPECIFICATION, DETAIL AND DESIGN. PROPRIETARY JOINT FILLERS AND MASTIC SEALANT TO MOVEMENT JOINTS. IN DESIGNATED FIRE COMPARTMENT WALLS, ALL MOVEMENT JOINTS ARE TO BE SEALED WITH INTUMESCENT SEALANT.

ALL CAVITY WALLS TO BE CLOSED AT HEADS AND AROUND OPENINGS. FIRE RESISTANT CAVITY BARRIERS TO BE INCLUDED AT COMPARTMENT WALL LOCATIONS.

WEEP HOLES TO BE PROVIDED ABOVE ALL OPENINGS AND AT BASE OF CAVITY AT 900MM CENTRES, TO CURRENT BS REQUIREMENTS.

DPC'S:
DPC'S TO EXTERNAL WALLS TO BE 150MM MIN ABOVE EXTERNAL GROUND LEVEL. ALLOW FOR HORIZONTAL AND VERTICAL DPC AND CAVITY TRAYS OF 500-MICRON POLYETHYLENE TO BS743 OR REINFORCED INSULATED BITUMEN FELT TO BS747.

INSULATED DPC'S/THERMABATE CAVITY CLOSERS TO HEADS, SILLS AND JAMBS OF ALL OPENINGS AS APPROPRIATE.
DPC TRAYS ABOVE ALL OPENINGS IN EXTERNAL WALLS.

GROUND FLOOR SLAB:
REINFORCED CONCRETE GROUND FLOOR SLAB TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION, ON RIGID BOARD INSULATION TO ACHIEVE MINIMUM 'U' VALUE OF 0.20W/M²K (OR AS REQUIRED BY SBEM CALCULATIONS), ON MIN. 2000G GAS MEMBRANE (DPM) (DETERMINED BY ENG.) WITH JOINTS LAPPED AND TAPED ON A SAND BLINDING. ALL ON MIN 150MM THICK CONSOLIDATED HARDCORE FILL TO ENGINEERS SPECIFICATION. DPM TO LAP WITH DPC'S TO WALLS.

EXTERNAL CLADDING:
MAIN CLADDING
KINGSPAN 1000HR PANELS LAID HORIZONTALLY WITH 80MM LPC GRADE B INSULATION SPECTRUM COATED COLOUR ONYX RAL 7016. ALL SILLS AND FLASHINGS TO MATCH. ALL FIXED IN ACCORDANCE WITH MANUFACTURERS DETAILS. ALL CORNERS TO BE PRE-FORMED, TO ACHIEVE A MINIMUM 'U' VALUE OF 0.30 W/M²K.

HORIZONTALLY LAID EUROCLAD HALF ROUND PROFILE 50,1000 HR PRE-GALV. PROFILED STEEL WALL CLADDING WITH AN INNER PURLIN LINING OF 0.4MM THICK SELF FINISHED (BRILLIANT WHITE) PRE-GALVANISED STEEL INCORPORATING A SANDWICH OF ROCKWOOL INSULATION QUILT WITH SEALED AND TAPED JOINTS TO ACHIEVE 0.30 'U' VALUE. COLOUR - RAL - 9006 METALIC SILVER. ALL SILLS AND FLASHINGS TO MATCH.

DURA CLAD TONGUE & GROOVED FLUSH TIMBER BOARDING, COLOUR CEDAR. DURA COMPOSITES 150/21 FLUSH WOOD COMPOSITE CLADDING. FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL CORNERS TO HAVE DURA COMPOSITES REVEAL TRIM

FEATURE BEAM TO EAVES FASCIA / CANOPY:
INTEGRATED PREFORMED POLYESTER POWDER COATED 'FEATURE BEAM' BY METALINE COLOUR RAL 7016

FLASHINGS:
HPS200/PVF2 COATED 0.7MM THICK PURPOSE MADE PRESSED METAL DRIP FLASHINGS.

DOORS & SCREENS:
CURTAIN WALLING AND ENTRANCE DOORS TO BE PROPRIETARY SYSTEM, THERMALLY BROKEN, DOUBLE GLAZED TO MEET REQUIRED ACOUSTIC AND THERMAL REQUIREMENT. THE SYSTEM IS TO BE DESIGNED TO RESIST WATER AND AIR INFILTRATION AND TO WITHSTAND ALL LOADS IMPOSED UPON IT BY WIND, GRAVITY, THERMAL EXPANSION AND BUILDING MOVEMENT ALL IN COMPLIANCE WITH THE CENTRE FOR WINDOWS AND CLADDING TECHNOLOGY STANDARDS.

CURTAIN WALLING SYSTEMS TO BE THERMALLY BROKEN WITH STRUCTURAL MEMBERS CALCULATED TO SUIT THE SPANS BASED ON THE MAXIMUM WIND LOAD. ALL GLAZING TO BE FULLY IN ACCORDANCE WITH BUILDING REGS PART 'N'. PROVIDE SUITABLE MANIFESTATION TO ALL GLAZING WHERE REQUIRED BY BUILDING REGS.

ALL WINDOWS AND SCREENS/DOORS SHOULD HAVE FLEXIBLE PACKING MATERIALS AROUND ITS PERIMETER AND SHOULD BE POINTED EXTERNALLY AND INTERNALLY WITH ONE PART POLYSULPHIDE SEALANT.

TO BE COMPLETE WITH IRONMONGERY AND ACCESSIBLE THRESHOLD TO DOORS.
ENTRANCE DOORS INSTALLED IN ACCORDANCE WITH PART 'M' OF THE BUILDING REGS. MECHANICAL FIXINGS FOR WINDOWS AND ENTRANCE DOOR FRAMES TO BE STAINLESS STEEL TO BS EN ISO 3506-1 AND 2, GRADE A2 GENERALLY (GRADE A4 IN SEVERELY CORROSIVE ENVIRONMENTS) OR HOT DIP GALVANISED MILD STEEL TO BS4190 OR ALUMINIUM TO BS1474 FOR BRACKETS, RIVETS AND SHEAR PINS. APPROPRIATE SEPARATION MEANS TO BE EMPLOYED BETWEEN FIXINGS AND ALUMINIUM FRAMING SECTIONS WHERE A REACTION MAY OCCUR.

WINDOW CLEANING:
WHERE GLAZING IS NOT ACCESSIBLE INTERNALLY, GLAZING TO BE CLEANED FROM THE OUTSIDE USING 'WATER' FED SOLE FROM GROUND LEVEL.

OVERHEAD SERVICE DOOR:
ELECTRICALLY OPERATED SECTIONAL OVERHEAD DOOR INSULATED WITH A 'U' VALUE OF 1.5W/M²K. EXTERNAL FINISHED TO BE POLYESTER POWDER COATED FOR COLOUR REFER TO ELEVATIONS.
INNER SKIN POLYESTER COATED GALVANISED STEEL IN STUCCO EMBOSSED FINISH-WHITE.

FIRE EXIT DOORS:
THE DOORS AND FRAMES SHALL BE OF STEEL CONSTRUCTION AND SHALL BE SUPPLIED TO SITE PRE-FINISHED, AND COMPLETE WITH ALL NECESSARY WEATHERBARS, DOOR STAYS, DOOR THRESHOLDS SHALL BE DESIGNED TO PREVENT THE INGRESS OF WATER AND WITH A MAXIMUM UPSTAND OF 130MM. DOOR FRAMES SHALL BE A MINIMUM OF 1.6MM ZINC PLATED MILD STEEL, FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. DOORS SHALL BE A MINIMUM OF 1.2MM ZINC PLATED MILD STEEL AND SHALL BE SOLID CORED WITH FULLY WELDED CONSTRUCTION.
DOORS TO INCLUDE DRAUGHT SEALS TO ALL EDGES INCLUDING MEETING STYLES. DOOR TO ACHIEVE MIN. 'U' VALUE OF 2.2W/M²K.

LINTELS:
PROPRIETARY PRE-CAST REINFORCED CONCRETE LINTELS TO INTERNAL / EXTERNAL FIRE DOOR OPENINGS.

RAIN WATER SYSTEM:
TRADITIONAL GRAVITY DRAINAGE SYSTEM, WITH POLYESTER POWDER COATED ALUMINIUM EXTERNAL DOWNPIPES. PROVIDE WEIR OVERFLOW OUTLETS ARE TO BE PROVIDED AS DETERMINED BY THE SPECIALIST CLADDING SUB-CONTRACTOR.

GUTTERS:
TRIMLINE GUTTERS TO BE PREFORMED GALVANISED MILD STEEL HPS200 COATED AND PRE-LINED WITH PLASGUARD OR EQUAL. THICKNESS TO COMPLY WITH BS 1091:1963 (1980) WITH JOGGLE JOINTS LAPPED 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.

UNDER NO CIRCUMSTANCES SHOULD THE UNDERGROUND DRAINAGE DESIGN INCLUDE MANHOLES WITHIN THE UNIT. ALL GUTTER OUTLETS MUST INCLUDE SUITABLE LEAF GUARDS. A TRADITIONAL GRAVITY DRAINAGE SOLUTION WILL BE USED FOR LOW LEVEL CANOPIES. REFER TO SPECIALIST SUB CONTRACTOR FOR LOCATIONS OF OUTLETS AND OVERFLOWS.

LIGHTNING PROTECTION:
THE BUILDING SHALL INCLUDE A COMPLETE LIGHTNING SYSTEM SUPPLIED, INSTALLED, TESTED AND COMMISSIONED IN ACCORDANCE WITH BS 6651 AND THE BUILDING SPECIFICATION.

DRAINAGE:
SOIL & VENT PIPES TO TERMINATE 1000MM ABOVE ANY VENTILATION OPENING. WC'S WITH 100MM DIA. PVC SOIL PIPES & TRAPS CONNECTED INTO SOIL & VENT PIPES. WASH BASINS WITH 32MM DIA. PVC SOIL PIPES & TRAPS CONNECTED INTO SOIL & VENT PIPES. DISABLED / FEMALE WC TO BE LAID OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2004, PART 'M' APPENDIX.

VENTILATION:
MECHANICAL VENTILATION TO ALL WC'S, TO GIVE A MINIMUM OF 3 AIR CHANGES PER HOUR TO SUB-CONTRACTORS SPEC. DETAILS & DESIGN.

FIRE PRECAUTIONS:
COMPARTMENT WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF AND FIRE STOPPED, LEVEL LANDINGS EXTERNALLY TO ALL ESCAPE DOORS. UNOBSTRUCTED PATHWAY TO BE PROVIDED FROM REAR ESCAPE DOORS TO PLACE OF SAFETY.

FIRE BOUNDARY CONDITION:
ALL STEEL STANCHIONS POST ON FIRE BOUNDARY CONDITIONS TO BE PAINTED WITH INTUMESCENT PAINT UP TO ROOF TO GIVE 1 HOUR FIRE RESISTANCE. THE BASE FIXINGS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN. CLADDING TO BE SPECIFIED AND FIXED IN ACCORDANCE WITH PART B BUILDING REGULATIONS.

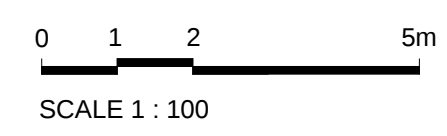
ROOF CONSTRUCTION:
ROOFS TO BE CONSTRUCTED FROM HPS200 PROFILED STEEL SHEETING 0.7MM THICK, INSULATION & BRILLIANT WHITE FACED PROFILED GALVANISED STEEL LINER TRAY, 0.40MM THICK.
ALL EXPOSED FIXINGS TO BE SELF COLOURED TO MATCH SURFACE COLOUR.
ALL CLADDING TO BE LPCB APPROVED.
OVERALL ROOF CONSTRUCTION TO ACHIEVE MINIMUM U VALUE OF 0.20 W/M²K. INCLUDE 10% 'MANSAFE' SAFETY ROOFLIGHTS IN GLASS REINFORCED POLYESTER (GRP) PER UNIT.

A VISIT WITHIN THE TENANTS FITTING OUT PERIOD. THE RETURN VISIT BY THE ROOFING CONTRACTOR IS TO BE INCLUDED. SUPPLY AND FIX STRUCTURAL FRAMING, 150MM HIGH UPSTANDS AND SOAKER SHEETS.

AIR TESTING:
AN AIR-TIGHTNESS TEST IS TO BE CARRIED OUT BY THE CONTRACTOR PRIOR TO P.C. THIS TEST IS TO BE CARRIED OUT BY SPECIALIST SUB-CONTRACTOR AND MUST CONFORM TO ALL CURRENT LEGISLATIVE REQUIREMENTS AND BUILDING REGULATIONS. THE AIR TEST SHOULD COMPLY WITH BS EN 13829 : 2000 AND BE TO A MINIMUM REQUIREMENT OF 4M³/HR/M² @ 50 PA TO COMPLY WITH ADL2. ANY DEFECTS, ETC HIGHLIGHTED BY THE TEST ARE TO BE RECTIFIED BY THE CONTRACTOR PRIOR TO PRACTICAL COMPLETION. TO AID THE RECTIFICATION 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 SMOKE TEST. THIS TEST IF REQUIRED CAN THEN BE CARRIED OUT ON THE SAME DAY AS THE AIR-TIGHTNESS TEST AND SO CAUSE MINIMUM DISRUPTION TO PROGRESS ON SITE.

ROOFLIGHTS:
ROOFLIGHTS - TRIPLE SKIN, SITE ASSEMBLED GRP TO BS 4154, MIN. CLASS B. NON-PRACTICALLY FOR THE COMPLETE ROOF ASSEMBLY AS TESTED IN ACCORDANCE WITH HSE MATERIALS STANDARD ACOR (M) 001:2000. WITH CAVITY CLOSERS ABOVE AND TO SIDE OF ROOF LIGHT UNITS- BRETT MARTIN OR SIMILAR APPROVED.

PENETRATION THROUGH ROOF/FLASHINGS:
THE FOLLOWING IS TO BE INCLUDED FOR ACCOMMODATING ANY MECHANICAL HEATING SYSTEM. THE ROOFING CONTRACTOR IS TO FIT ROOF COWLS, PITCH CORRECTION BENDS AND FLUE TERMINALS DURING.



G 30.11.17		All test relating to 140mm blockwork removed and replaced with 100mm blockwork as confirmed by engineer	SE	CS
F 07.11.17		Utility service locations updated to tie in with latest M&E drawings	SE	CS
E 01.11.17		Drawing revised for Construction	SE	CS
D 18.10.17		Drawing updated following design team meeting	SE	CS
C 26.09.17		Drawing revised for contract issue	SE	CS
B 01.11.16		Amenity blocks area increased following meeting with Client	CAE	JMR
A 22.01.16		Amenity blocks added to units A2,3,4	DB	JMR
Rev	Date	Description	Rev By	CHK'd By
Project Title PROPOSED INDUSTRIAL DEVELOPMENT				
Drawing Title BLOCK A - PROPOSED GA PLAN				
Job/Dwg No 13590 - (00) 10				
Client THE COALFIELDS REGENERATION TRUST				
Status Construction				
Scale As indicated				
Drawing Size A1				
Drawn By DB				
Checked By JMR				
Date JAN 16				
Client Address Wakefield, WF1 3GA t. 01924 291800 Canavan Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 The Old Rectory, 79 High Street, Newport Pagnell, MK16 9AB t. 01908 211377 101 London Road, Reading, RG1 3BT t. 0118 9507700 10 Gresham Court, 31 Christopher Place, London, W1U 1JJ t. 0207 4091215				
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