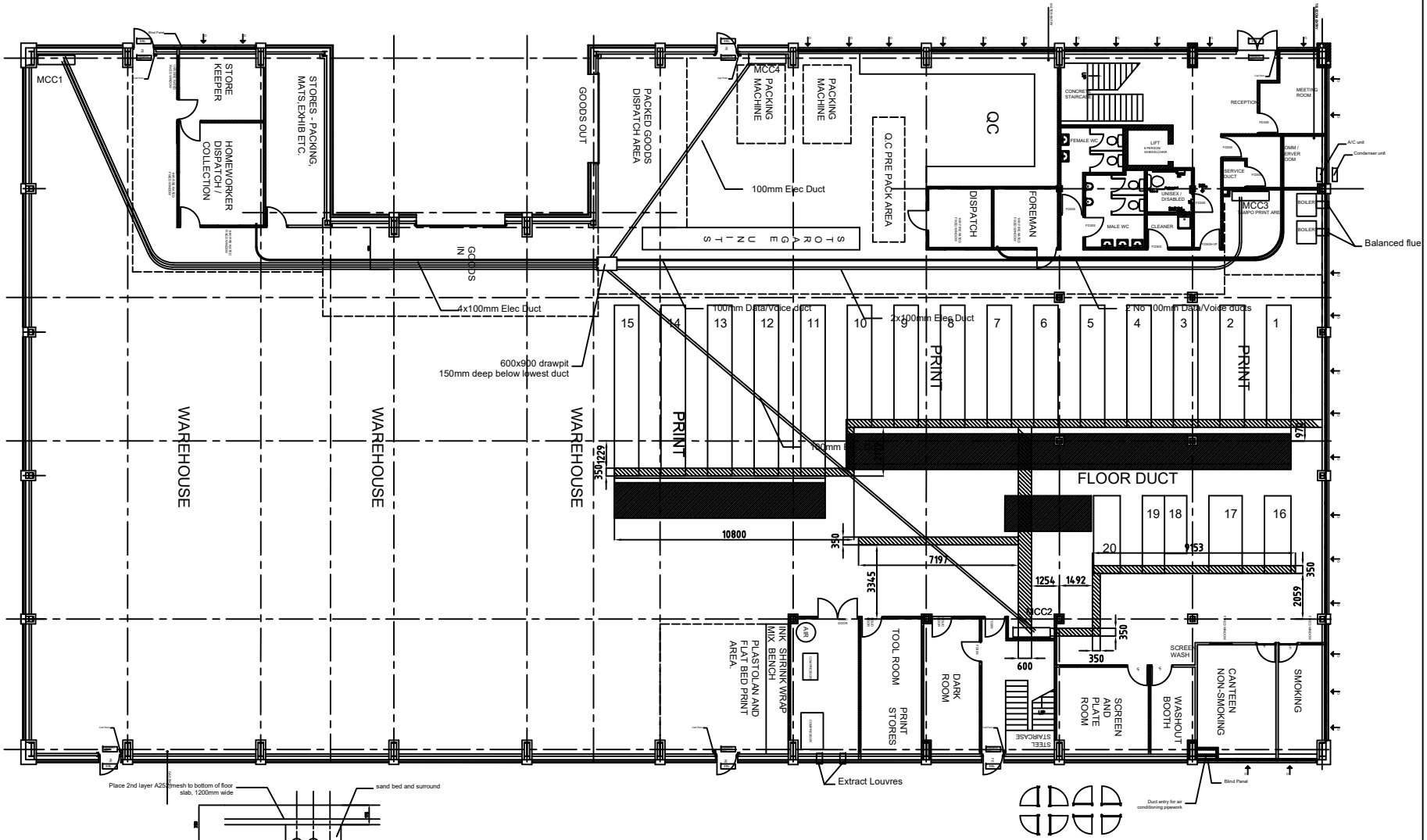
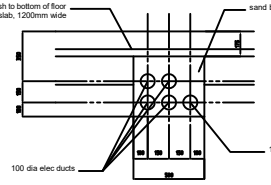




Typical Duct Bank Section

PROPOSED GROUND FLOOR PLAN

Samples of all facing materials are to be submitted to, and approved by the Local Authority Planning Department.

Roof - Roof Pitch 10 degrees. Coated profiled metal sheeting, colourcoat HP200, colour Goosewing Grey onto 80mm mineral wool insulation onto coated metal liner panel incorporating all necessary vapour barriers, fixings and flashings.
U-value 0.45 W/m^2K.

RoofLights - 10% double skin GRP site assembled, with reinforcement to comply with the requirements of the HSE, The rooflights to achieve a class AA designation in accordance with Building Regulations. No rooflights to be within 1.5 m of division walls or boundary walls. No rooflights over office area.

Walls - Coated profiled metal sheeting, colourcoat HP200, colour Albatross onto 80mm mineral wool insulation onto coated metal liner panel incorporating all necessary vapour barriers, fixings and flashings. U-value 0.45 W/m^2K
South and East elevations designed as fire wall in accordance with Wards details. All flashings,trims and features to be colour Sargasso.

Cavity brickwork panel walls to front and part side elevation consisting of 102mm facing brickwork, 80mm cavity with rockwool bats to achieve U-Value of 0.45 W/m^2K. and 100mm medium density blockwork, Internal walls to be 100mm medium blockwork unless noted otherwise. Division walls to be 140mm thk medium density blockwork.
Fireline boarding to head of portal rafters and columns to division walls and stair enclosure to achieve min 1 hour fire rating.
Provide all necessary horizontal and vertical DPC'S. Provide stainless steel wall ties at 2.9/sqm doubled at all openings

Water-fittings.

Downpipe -

Windows-glazing, broken.

Fire Doors-

Entrance Doors - fittings.

Shutter Doors-finishes

DRAINAGE

Emergency stop

All new internal drainage to be laid at min 1/40 fall. All new soil drainage to be PVCu to BS4660. New drainage to be run at low level and connect to soil pipe externally.

Min pipe/trap and seals to sanitaryware as follows:

	Pipe/trap	Seal
Sinks	38/40mm	75mm
W.C.s	110/75mm	50mm

Prefabricated galvanised steel profiled section, including all brackets, weir overflows,fixtures

150mm square section metal, powdercoated colour

Powdercoated aluminium double glazed solar reflective outer glazing panel to be laminated glass.

Provide trickle ventilators above all opening lights

To be steel faced, insulated, powdercoated red, with panic bolts, fixtures and fittings.
Provide Level platform 1mx1m to external

Powdercoated aluminium double glazed, solar reflective glazing, outer glazing panel to be laminated glass, thermally broken, including all locks, fixtures and

Provide level access threshold.

Sectional, insulated steel, powdercoated sectional ov

electrically operated with manual override

VENTILATION
All enclosed rooms to have mechanical ventilation with external flow and return. In accordance with BS5925
WC's to have extract fans capable of 8 AC/hr with 15min overrun controlled by light switch.
Kitchen area to have extract fans capable of 6 AC/hr with 15min overrun.

SIGNAGE
Provide emergency signage in accordance with BS5499 and Health and Safety Regulations.

POWER
Provide 3 phase electrical supply to a rating of 280KVA.
Provide mains distribution board and connection. Provide power to offices, kitchen, stairs, ventilation spaces and toilets for lighting, water heater and ventilation, provide mains power for lighting to warehouse and power to shutter door.
Provide 13 amp distibution to office area by means of perimeter skirting trunking and floor boxes.

HEATING
Provide atmospheric gas fired boiler installation to serve the office and toilet accommodation. The system to be designed to provide an internal temperature of 21 deg C with an external temperature of -3 deg C, including piping,radiators etc. and for supplying hot water to wash basins by means of individual heaters or alternatively off main heating system. All pipework to be insulated as necessary.
Provide gas fired radiant heater to the warehouse and high level printing areas.

CHILLED WATER
Provide comfort cooling to first floor offices.

COMMS
Provide water connection to toilets, kitchen area and heating system.

FIRE ALARM
Provide break glass linked fire alarm system including smoke alarms to all areas in accordance with BS5839 pts 1 and 6 and to L.A requirements.

CEILING FINISHES
Provide 600x600 Rockfon non-hygroscopic decker tile (or similar) with tegular edge in prefinished lay-in grid system throughout office, circulation, stairs, kitchen and toilet areas.

WALL FINISHES
Provide plastered wall with 2 coats of emulsion paint to office, kitchen and toilet areas.
Provide facing brickwork walls to main entrance area, corridors, staircase area. For finishes refer to finishes schedule.

LIGHTING
Provide Lighting to all areas. Lighting to be in accordance with CIBSE guidelines
Provide Cat 2 Lighting to office areas.
Provide emergency Lighting to fire escape route in accordance with BS5266 Pt1.

Provide external Lighting above loading doors and entance door.

INTERNAL DOORS
Provide FD30s fire doors veneered finish complete with self closers. Ironmongery to be good quality with polished anodised aluminium finish. Allow for mortice locks to office accomodation. Allow for kick plates, mortice latches, hinges etc. Provide vision panels to all doors on fire escape routes.

EXTERNAL WINDOW
Provide 1 hr fire rated windows (not exceeding 1m^2) to the first floor offices overlooking warehouse area.

ENTRANCE MAT
Provide matwell to entrance door including Gradus access 4000 (or similar)mat.

TOILETS
Provide Document M disabled toilet suite to ground floor, male and female toilets to ground and first floor. Provide mirrors and toilet roll holders. Refer to finishes schedule.

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2. DO NOT SCALE – Use Figured Dimensions Only.
3. The CONTRACTOR is to check and verify all Figured Dimensions, Site & Drainage Levels prior to commencement of work and notify Derrick, Wade & Waters of any discrepancies.
4. The Contractor is to check the drawing against all other relevant drawings, specifications and/or bills of quantities as issued.
5. IF IN DOUBT – ASK!

REVISION	BY	DATE	NO
Floor Duct Shown	CJ	Sep 01	L
Compressor room moved, toolroom and print store combined, door to darkroom moved, comms duct adjusted, duct entry added for air conditioning to canteen	CJ	Aug 01	K
Opening lights shown, compressors moved, compressor enclosure shown. Stair moved, louvres and flues indicated	CJ	Jul 01	J
Duct bank section added	CJ	Jun 01	H
Underfloor and surface ducts shown	CJ	May 01	G
Call points, emergency lights and notes added	CJ	MAR 01	F
STAIRCASE WALL CHANGED, STAIR MOVED	CJ	MAR 01	E
COLUMNS ADJUSTED, WINDOWS SHOWN	CJ	Feb 01	D
Service Duct Moved	CJ	Feb 01	C
UPDATED TO SUIT INITIAL BC COMMENTS	CJ	JAN 01	B
UPDATED CLIENT REQUIREMENT	CJ	JAN 01	A

CONTRACT

SENATOR PENS
STADIUM WAY
HARLOW

TITLE

PROPOSED INTERNAL LAYOUT
GROUND FLOOR

DERRICK WADE WATERS
CHARTERED SURVEYORS
AGENCY • VALUATION ESTATE MANAGEMENT
DESIGN• BUILDING SURVEYING ENGINEERING PROJECT M
HARLOW 01279 792611
KINGSMEAD, EPPING RD, ROYDON, HARLOW, ESSEX CM19 5HU

DRAWN BY: CJJ
CHECKED BY:

SCALE	DATE	DRAWING NUMBER	REV
1/100	NOV 00	HD00023/201	L