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 XXXX/150 Steel Elevation (1of2)
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GROUND FLOOR PLAN CONTINUED ON DRAWING N° XXXX/BR/11

Site Clearance and Demolition
 Break up any existing hard standing local to proposed building works, floor / foundation construction and reduce levels to suit.
 Ensure that all appropriate measures are taken to avoid causing instability or damage to existing structures and surface finishes. Inspect existing structure and finishes for signs of fire and water damage, decay or infestation.
 All redundant materials to be stored or removed from site as advised by the client. Also refer to Temporary Works Note.

Excavations and Filling
 1) All trenches and pits excavated for the construction of drainage and foundations must be adequately supported at all times to safeguard the stability of adjacent structures and plant and the safety and welfare of site operatives. Refer Temporary Works Note.
 2) All work in open excavations and confined spaces shall be carried out in accordance with current health & safety regulations.
 3) All stone fill shall be clean, well graded, crushed stone, 50mm down and shall be laid and compacted in layers not exceeding 150mm in thickness.

Masonry
 1) All block work below mezzanine floor level shall be 7N/mm2 blocks in class 3 mortar (no lime).
 2) All block work above mezzanine floor level shall be 3.5N/mm2.
 3) Mortar for above ground works shall be class 3.
 4) Wall ties shall be installed strictly in accordance with manufacturers recommendations.
 5) Blockwork column encasements to be tied to columns using stainless steel ties fixed back to steel using tek screws with neoprene washers @ 450mm vertical centers. Blockwork to be fully bonded (not stack bonded).

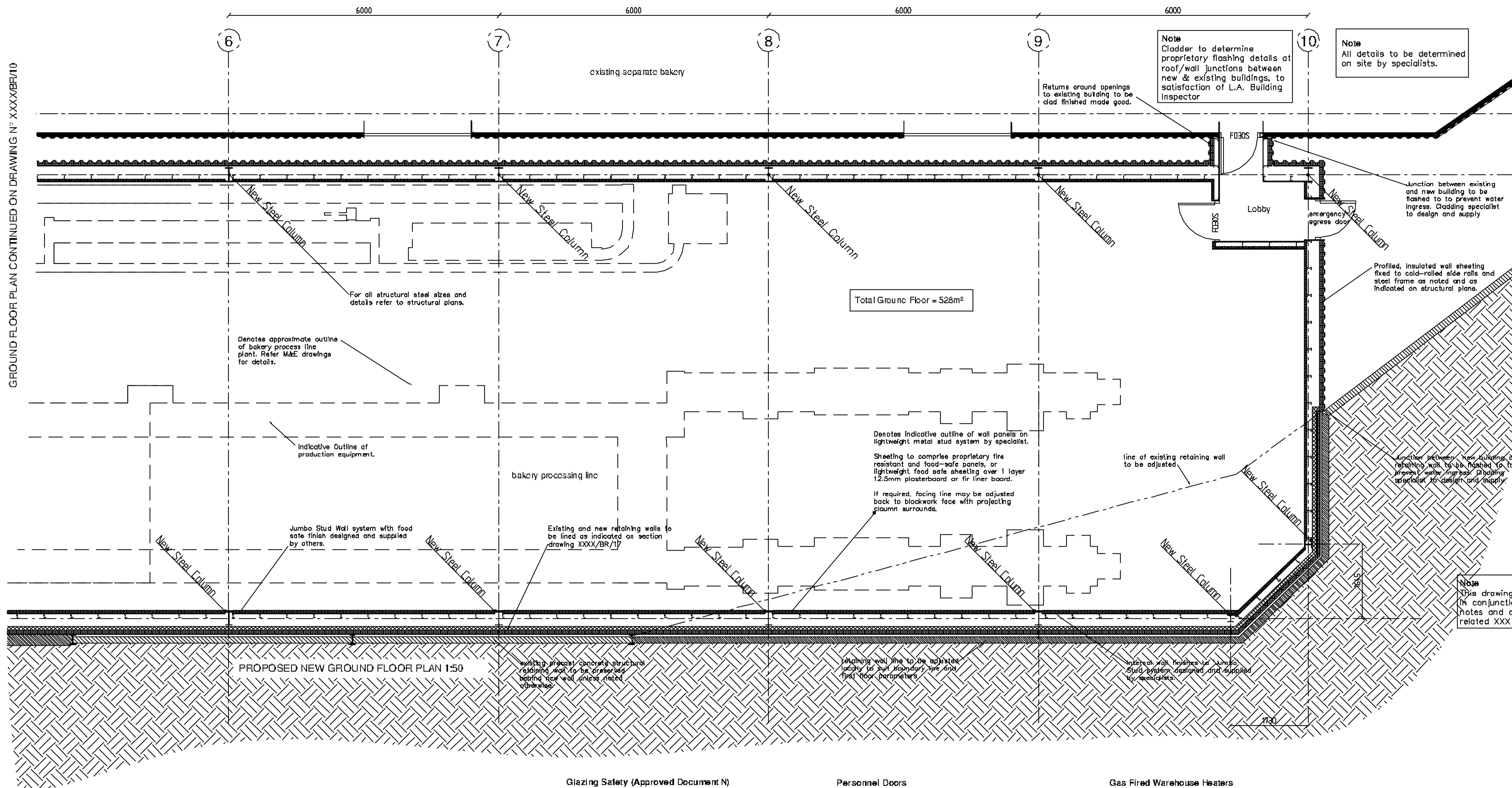
New Solid Masonry Partitions
 New solid blockwork partitions to be constructed directly off the structural floor slab at locations indicated on the drawings. To be constructed in concrete blocks (min mass 120kg/m2) ensuring all masonry joints are filled with mortar.
 Provide 13mm thick 2 coat lightweight gypsum skim finish plaster, complete with Expamet angle beads to all external angles.
New Soil and Waste Drainage by Osma(OSA)
 All above ground drainage works to comply with BS5572 and approved building regulations document H- April 2002.

Arrangement of soil & waste drainage to be determined by drainage/main contractor to suit preferred practice. All works to comply with approved document H- April 2002 and to the satisfaction of the local building inspector

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existing precast concrete structural retaining wall to be preserved behind new wall unless noted otherwise.
 Painted fair faced blockwork walls local to stair recess / enclosure.
 Retaining wall line to be adjusted locally to facilitate introduction of new stair. Refer Structural Drawings for details and specification.
 Line of Platform above
 For setting out of stairwell walls refer staircase drawing (S303/BR/18)

GROUND FLOOR PLAN CONTINUED ON DRAWING N° XXXX/BR/10



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Note
Cladder to determine proprietary flashing details at roof/wall junctions between new & existing buildings, to satisfaction of L.A. Building Inspector

Note
All details to be determined on site by specialists.

For all structural steel sizes and details refer to structural plans.

Denotes approximate outline of bakery process line plant. Refer M&E drawings for details.

Indicative Outline of production equipment.

bakery processing line

Jumbo Stud Wall system with food safe finish designed and supplied by others.

Existing and new retaining walls to be lined as indicated on section drawing XXXX/BR/11

Total Ground Floor = 528m²

Denotes indicative outline of wall panels on lightweight metal stud system by specialist.
Sheeting to comprise proprietary fire resistant and food-safe panels, or lightweight food safe sheeting over 1 layer 12.5mm plasterboard or fir liner board.
If required, facing line may be adjusted back to blockwork face with projecting column surrounds.

line of existing retaining wall to be adjusted.

Junction between new building and existing work to be finished to prevent water ingress. Cladding specialist to design and supply.

Note
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PROPOSED NEW GROUND FLOOR PLAN 1:50

Existing precast concrete structural retaining wall to be finished bearing new wall unless noted otherwise.

Retaining wall line to be adjusted locally to suit secondary use and first floor parameters.

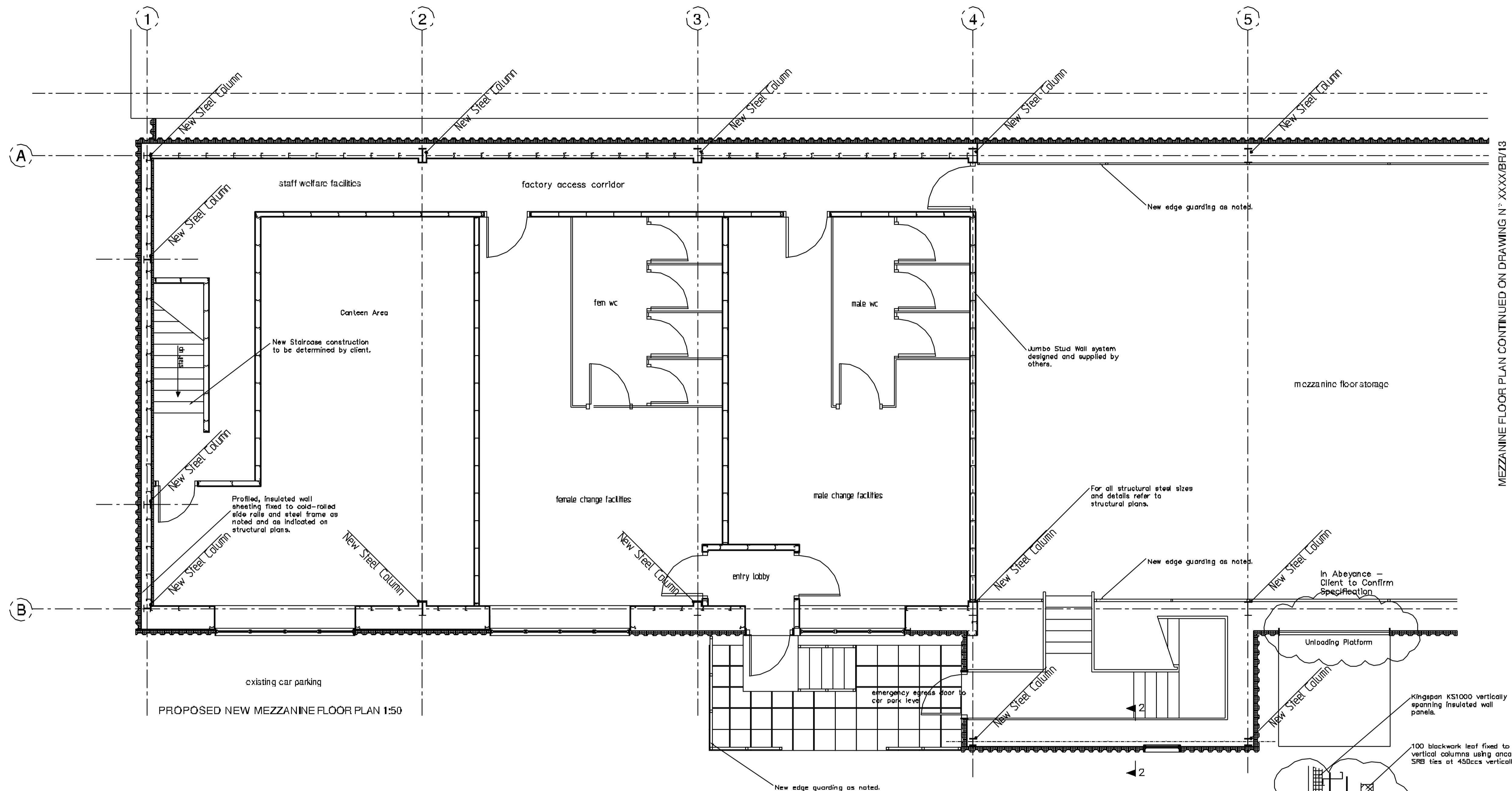
Retaining wall finished to Jumbo Stud system designed and supplied by specialist.

Glazing Safety (Approved Document N)
All glazing located in critical zones (approved Doc N1: 1998; Diagram 1 - refer XXX/Building Control if in doubt) to conform to BS 6206: 1981 - "Performance requirement for flat safety glass for use in buildings", ensuring that glazing will either, break safely into small pieces that are not sharp; or be suitably robust; or be provided with permanent screen protection.
Any large uninterrupted areas of transparent glazing located in critical zones (see above), which form part of internal or external walls or doors are to be provided with suitable permanent manifestation. Manifestation may take the form of lines, patterns or logos at appropriate heights and intervals. Manifestation may not be required if the area of glass is made apparent with mullions, transoms or large handles, or if the glazing is less than 400mm wide. See approved Doc N2: 1998; paragraphs 2.1-2.6 and diagrams 5 & 6 (refer XXX/Building Control if in doubt).

Personnel Doors
Doors noted on plans as Emergency Egress should be steel security type and fitted with simple fastenings that can be readily operated from the inside such as an emergency push pad, or bar. The operation of these fastenings should be readily apparent, without the use of a key and without having to manipulate more than one mechanism.
The locking security device should be operated from the outside by a key or other outside access device, and from the inside by a knob or lever.
Lintels
Lintels where required to incorporate tray DPC where applicable, insulated. All lintels to extend 50mm beyond closer block. Retain existing lintels unless noted otherwise.

Gas Fired Warehouse Heaters
The unit is to be heated using a suspended overhead, gas-fired, warm air heating system which is similar to that used in the existing warehouse and fully in accordance with BS 6896:2005 (Specification for installation of gas-fired overhead radiant heaters for industrial and commercial heating)
Mechanical and Electrical
All details of plant and process equipment, etc. To be confirmed by specialist engineer to suit client requirements.

Note
All dimensions and levels on this drawing are notional. Refer structural engineering drawings for verification (all tbc on site). Any anomalies to be brought to the attention of XXX.



PROPOSED NEW MEZZANINE FLOOR PLAN 1:50

MEZZANINE FLOOR PLAN CONTINUED ON DRAWING N° XXXX/BR/13

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Responsibilities
 All setting out dimensions and levels are to be checked by the contractor on site prior to commencement of works. Any anomalies are to be brought to the attention of XXX.
 Any materials storage necessary is to be agreed with the client. The contractor is to ensure that access is adequately maintained.

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Note
 Cladder to determine proprietary flashing details at roof/wall junctions between new & existing buildings, to satisfaction of L.A. Building Inspector

Note
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Guarding (Approved Document K)
 All balcony guarding/handrailings to be provided by specialist manufacturer to client approval and constructed to BS 6399: Part 1: 1996 and to BS 6180: 1995.

The guarding is to be securely bolted down to the floor structure and should be capable of withstanding a uniformly distributed horizontal force of 0.74kN/m (at 1.1m above floor level).

Sanitary Waste
 32mm diameter uPVC waste to washbasin
 40mm diameter uPVC waste to shower
 110mm diameter uPVC waste to W.C.
 Include 75mm deep seal traps throughout

Upon completion of drainage system installation, the whole system will be tested to the satisfaction of the Local Authority Building Control Officer.

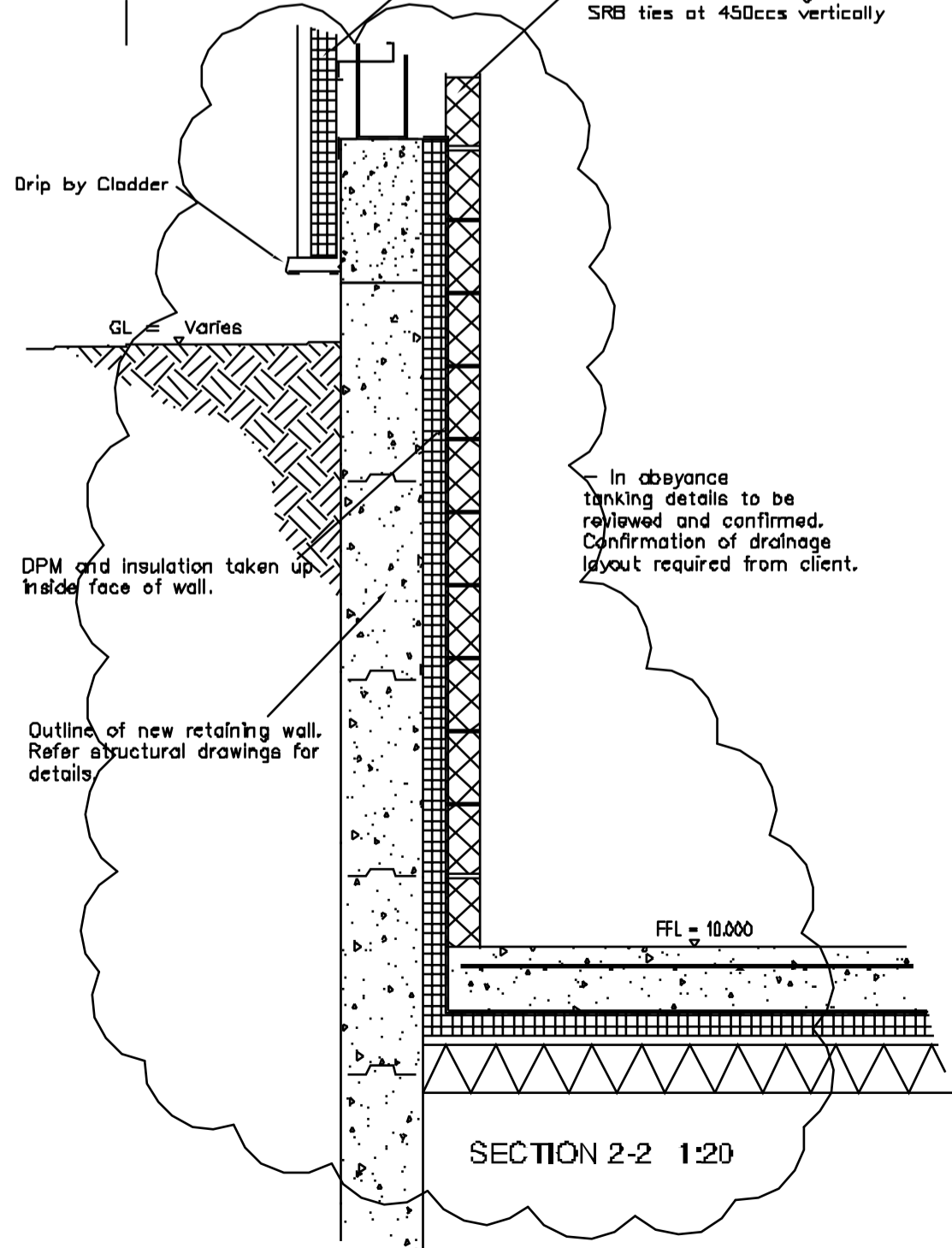
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Any large uninterrupted areas of transparent glazing located in critical zones (see above), which form part of internal or external walls or doors within the non-domestic areas of the building, are to be provided with suitable permanent manifestation. Glazing may take the form of lines, patterns or logos at appropriate heights and intervals. Manifestation may not be required if the area of glass is made apparent with mullions, transoms or large handles, or if the glazing is less than 400mm wide. See approved Doc N2: 1998; paragraphs 2.1–2.6 and diagrams 5 & 6 (refer XXX/Building Control if in doubt).

Welfare Area Electrical Safety (Approved Document P)
 All electrical work required to meet the requirements of Approved Document P (Electrical Safety), must be designed, installed, inspected and tested by a person competent to do so. They are to be consistent with the Institution of Electrical Engineers guidance and comply with BS.7671:2001 and the Electricity at Work Regulations 1989.

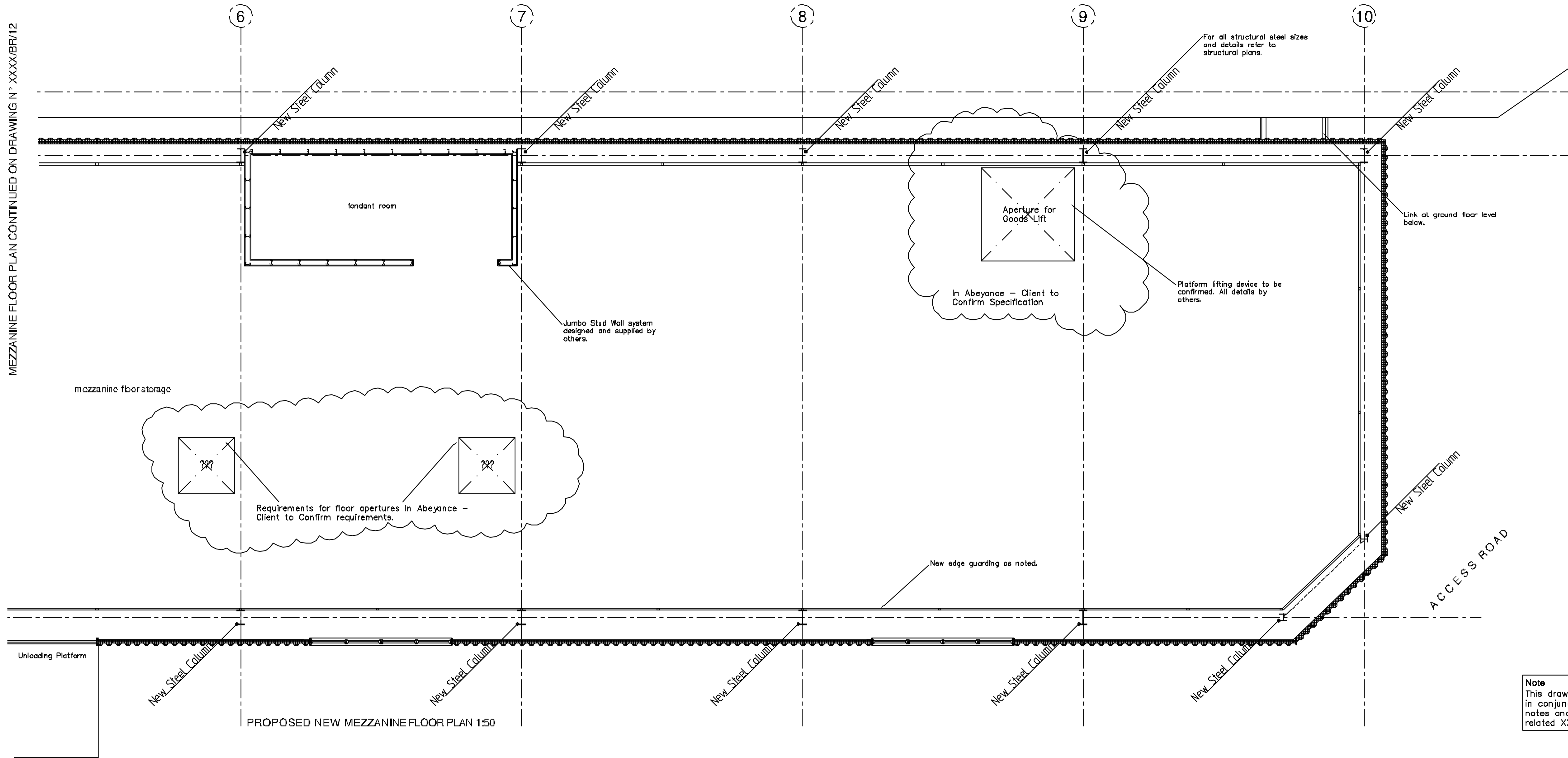
Prior to completion the council must be satisfied that Part P has been complied with. This will require an appropriate BS.7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

Electrical Switches and sockets to be positioned in a zone between 450mm and 1200mm above finished floor level in accordance with Approved Document M of the Building Regulations



SECTION 2-2 1:20

MEZZANINE FLOOR PLAN CONTINUED ON DRAWING N° XXXX/BR/12



PROPOSED NEW MEZZANINE FLOOR PLAN 1:50

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External Windows and Doors

New aluminium or UPVC framed windows and doors as approved by the client & Local Authority Planning Inspector. To be double glazed with 22mm low emmissivity glazing with an air gap of 16mm, to give a U value of at least 2.0W/m2K.

- Double glazed sealed units to incorporate:
- a) security glazing
 - b) lockable fasteners
 - c) 10 year guarantee

Provide Sealmaster or similar proprietary threshold to ground floor egress door with concrete/stone cill (1:40 gradient on cill). Approach to door to be 1:20 gradient.

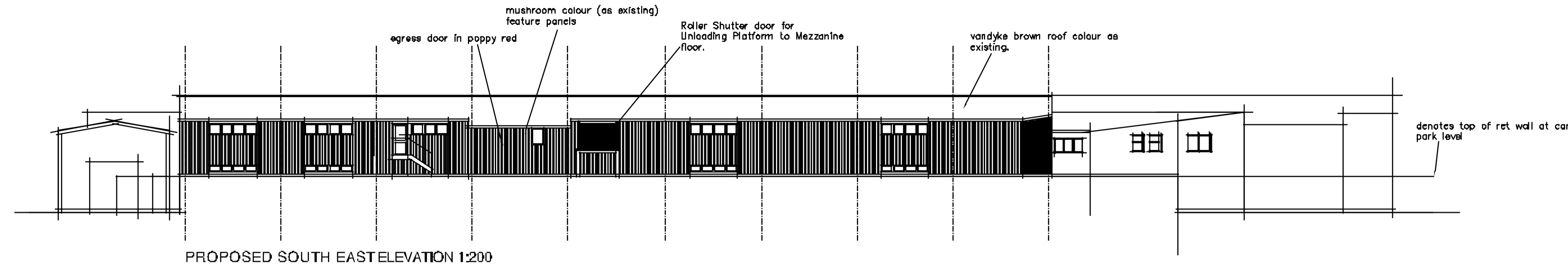
Access for cleaning windows (Approved Document N4)

Where glazing cannot be cleaned by a person standing on the ground or a floor, or using a portable ladder less than 6m in length, provisions should be made to provide safe access. Either the windows should have a reversible mechanism to allow cleaning from inside, or if using a portable ladder of more than 6m long (but not more than 9m long), a suitable firm standing surface and ladder head tying points should be provided (approved doc N4: 1998: diagrams 8, 9 & 10 – refer XXX/Building Control if in doubt).

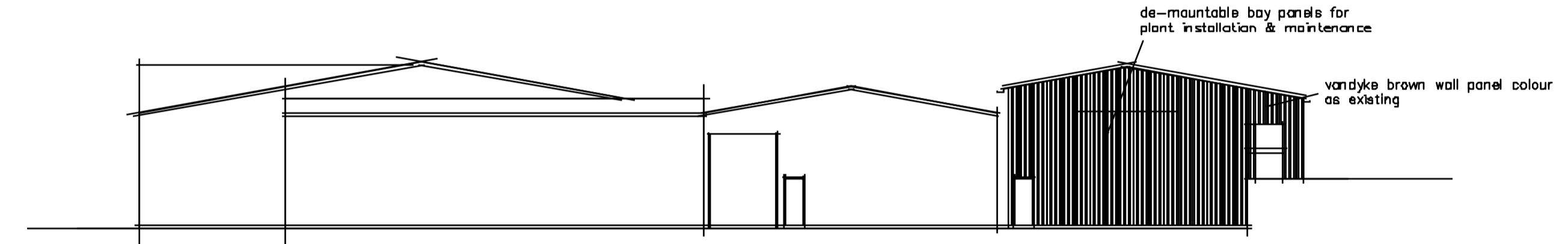
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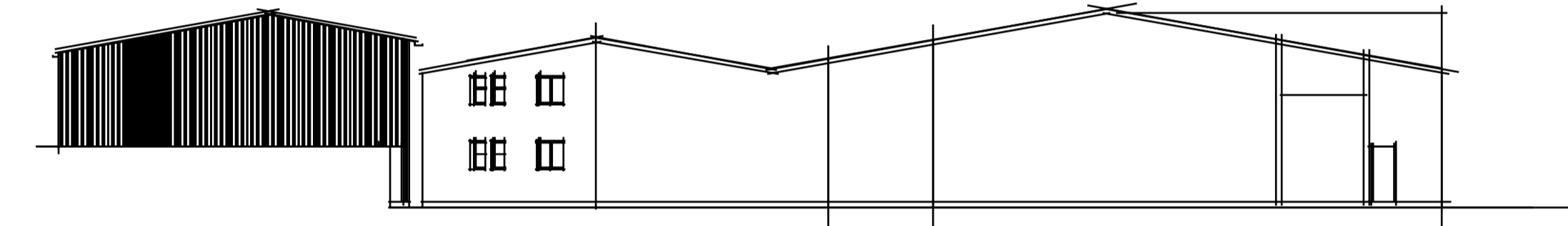
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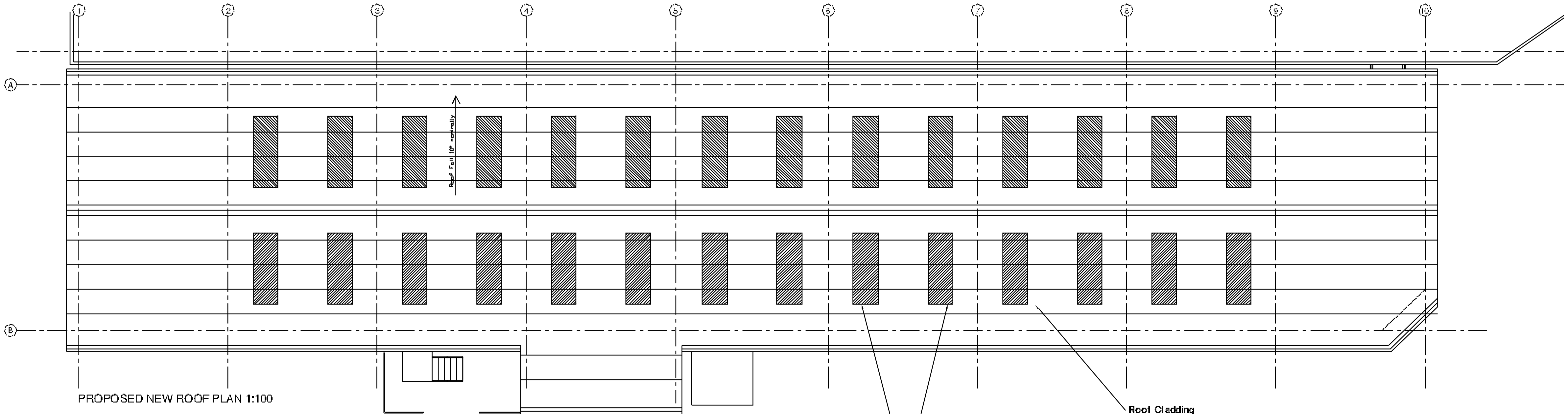
PROPOSED SOUTH EAST ELEVATION 1:200



PROPOSED SOUTH WEST ELEVATION 1:200



PROPOSED NORTH EAST ELEVATION 1:200



PROPOSED NEW ROOF PLAN 1:100

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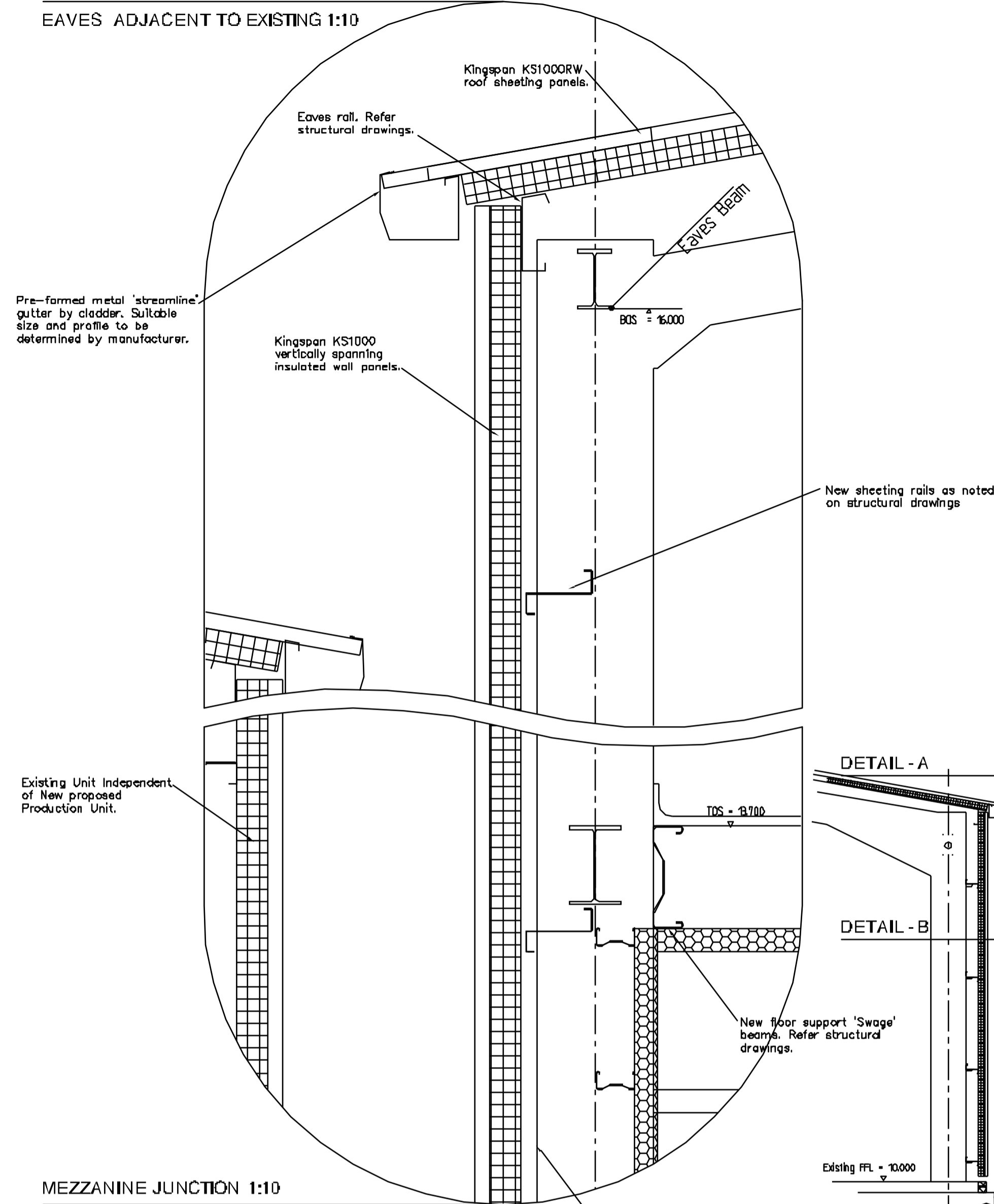
Provide GRP Class 3 translucent sheets, in arrangement as shown minimum 1.5m apart.

Roof Cladding
 New Roof to comprise Kingspan K S 1000 RW roof panels (80 mm thk) or similar approved to achieve a U VALUE of 0.25 W/m2K (for roof with integral insulation) on purlins on steel rafters as noted at 10° pitch

Note
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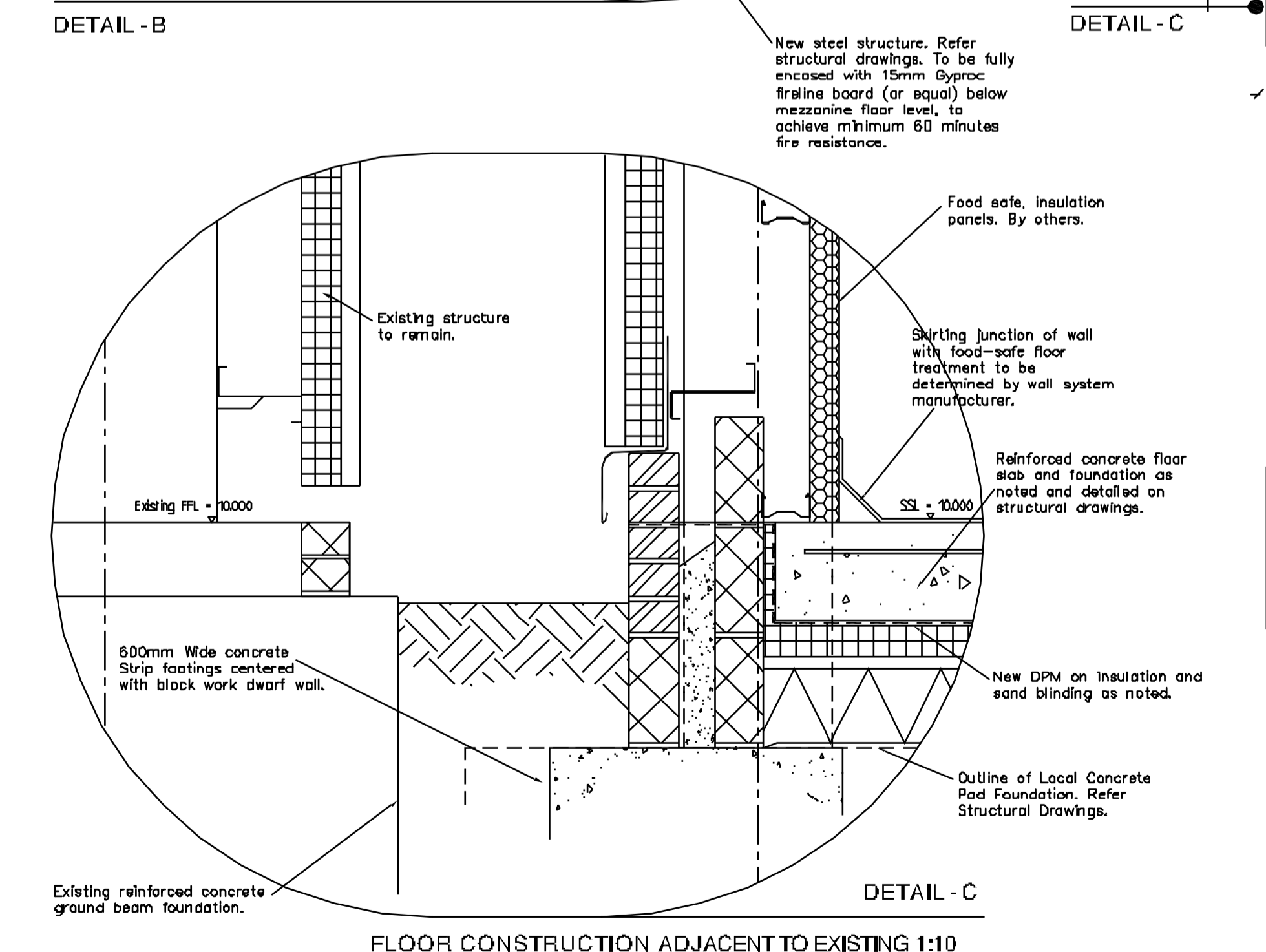
DETAIL - A

EAVES ADJACENT TO EXISTING 1:10



MEZZANINE JUNCTION 1:10

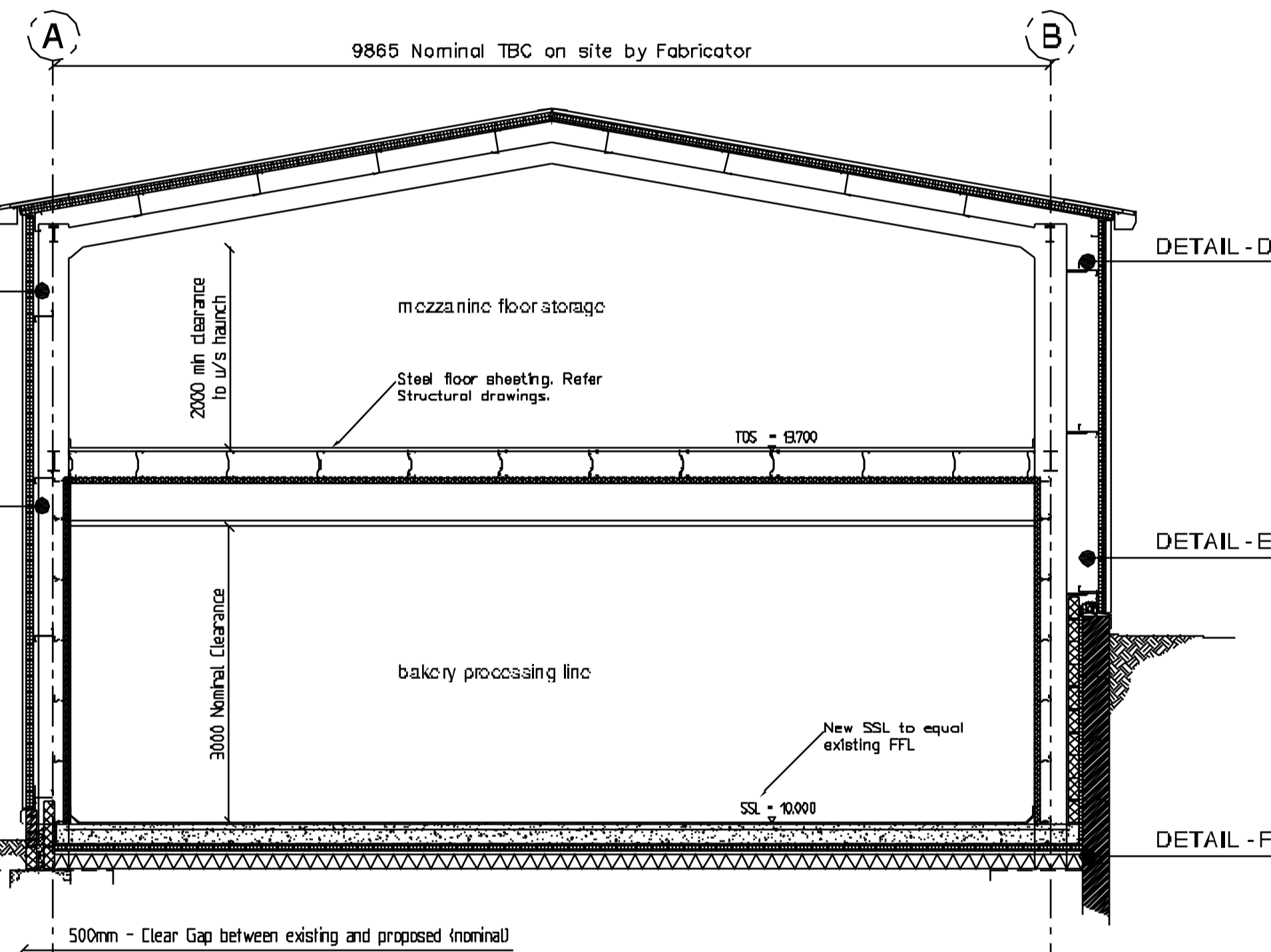
DETAIL - B



FLOOR CONSTRUCTION ADJACENT TO EXISTING 1:10

Temporary Works
 1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
 2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

External wall Cladding
 Typically use Kingspan KS 1000 RW vertically laid cladding panels (80 mm thk) or similar approved in colour and profile as indicated on elevations and fixed to cladding rails as noted. Side rail arrangement indicated on these drawings is indicative. Cladder to determine support requirements to suit elevational arrangement of panels. Refer XXX if supplementary trimming steels are required.



TYPICAL SECTION THROUGH 1:50

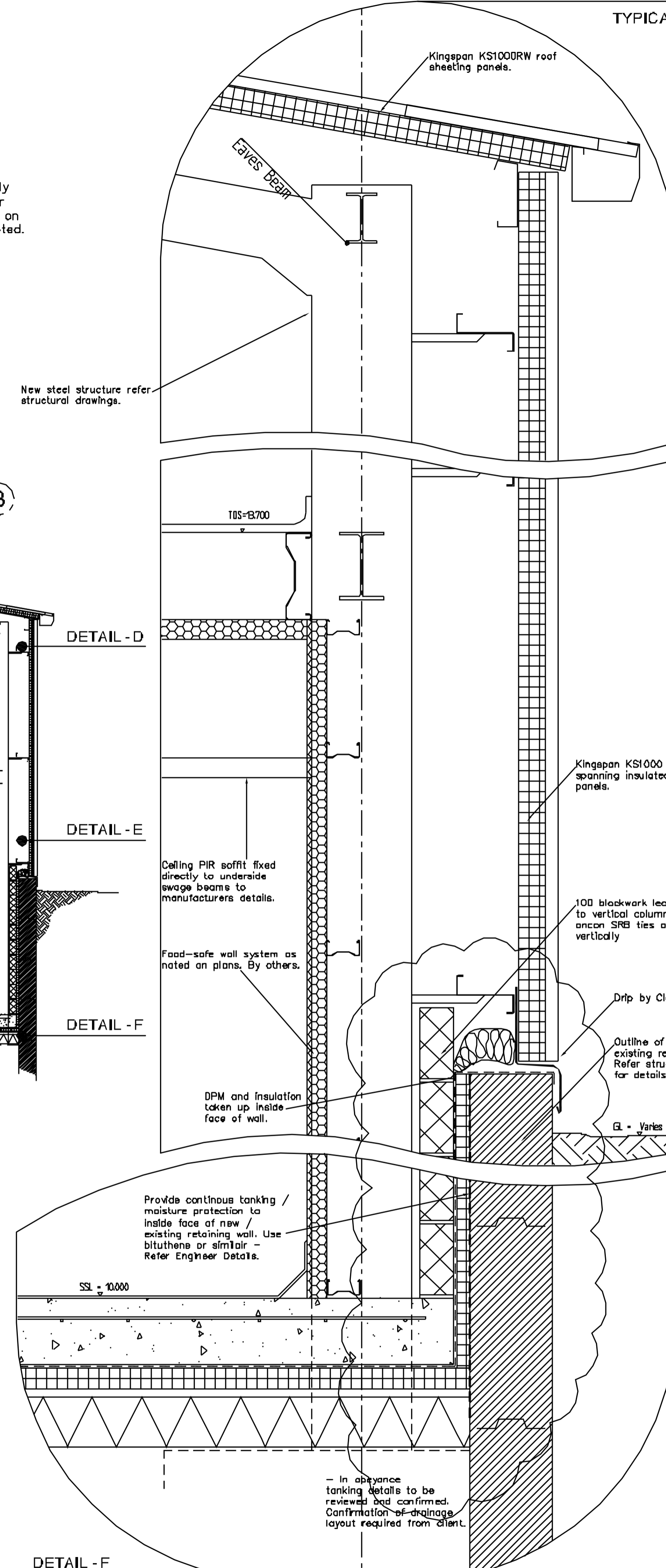
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DETAIL - D

TYPICAL DETAIL 1:10



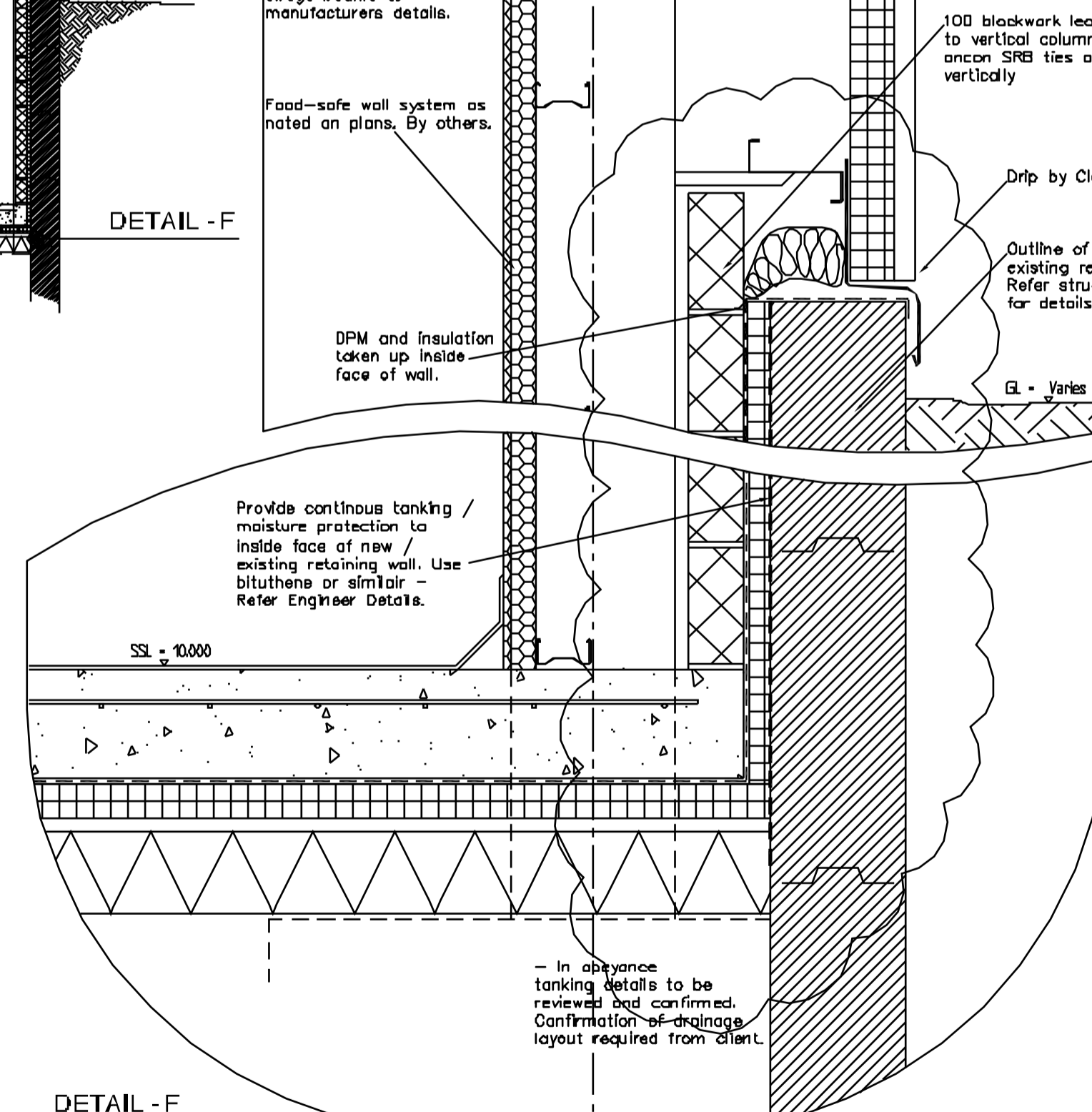
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Steel Beams
 All steel beam & padstone sizes to be confirmed by the Structural Engineer complete with calculations prior to submittal for Building Regulations Approval. Refer related Drawings and documents for structural plans.

CONSTRUCTION AT GROUND LEVEL 1:10

DETAIL - E



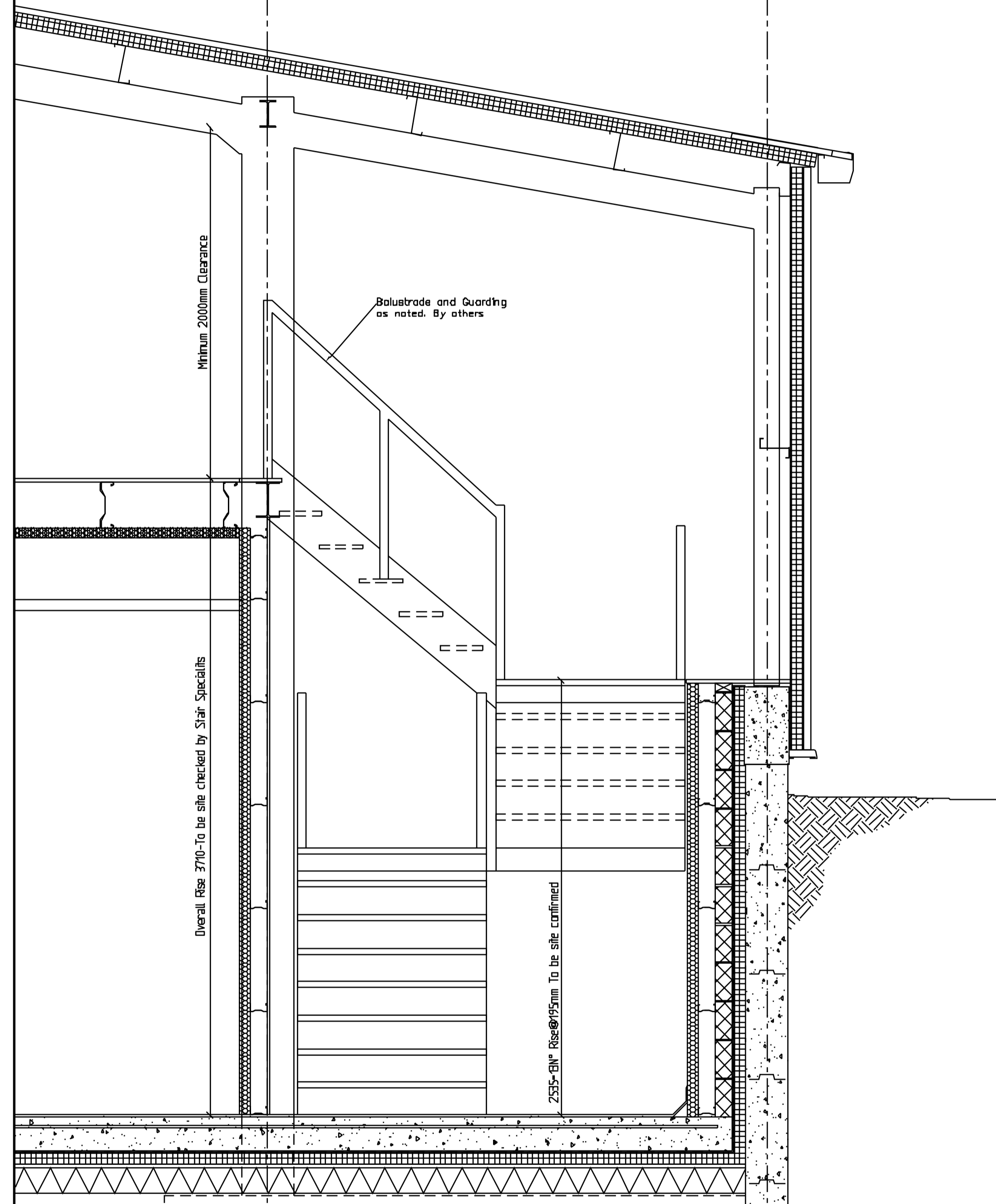
DETAIL - F

FLOOR CONSTRUCTION AT EXISTING RETAINING WALL 1:10

Provide continuous tanking / moisture protection to inside face of new / existing retaining wall. Use bituthene or similar - Refer Engineer details.

- In advance tanking details to be reviewed and confirmed. Confirmation of tanking layout required from client.

B



SECTION THROUGH STAIR WELL 1:20

Steel Stair Arrangement

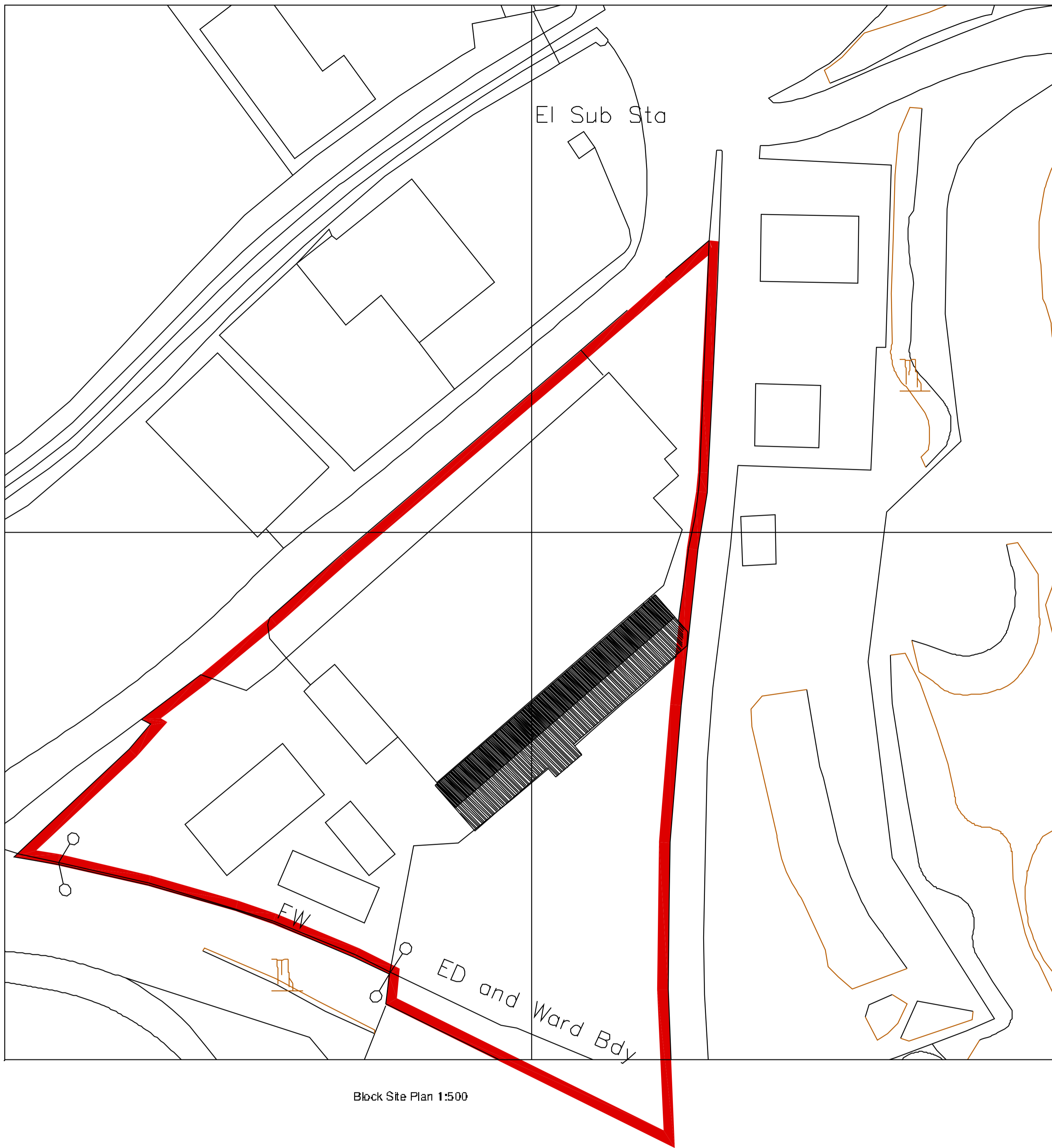
Provide new steel framed stair in configuration indicated on the drawings. Approximate total rise 3710mm, 19 risers @ 195mm nominally (all lbc on site). Unobstructed stair width not to exceed 1m and unobstructed clear height from stair pitch line to any head obstruction shall be no less than 2m. Goings to be 250mm measured in centre of tread. Stair and guardrail to be constructed so that a 100mm sphere cannot pass between open risers or balusters. Provide handrail to stair perimeter at a height of 0.9m-1.0m from stair pitch line to top of handrail. Stair to be designed and constructed by specialist manufacturer to conform to BS.5395 - Stairs, ladders & walkways: Part 2: 1984 and with Building Regs. Part K: 1995.

Guarding (Approved Document K)

All balcony guarding/handrailings to be provided by specialist manufacturer to client approval and constructed to BS 6399: Part 1: 1996 and to BS 6180: 1995.

The guarding is to be securely bolted down to the floor structure and should be capable of withstanding a uniformly distributed horizontal force of 0.74kN/m (at 1.1m above floor level).

All guarding & balusters to be provided up to a level at least 1.1m above floor level (or pitch line of stair tread nosings) and constructed to BS 6399: Part 1: 1996 and to BS 6180: 1995. Ensure design of guarding is such that it is difficult to climb and that a sphere of 100mm cannot pass through any gap in or around the sides of the guarding. Refer also glazing safety note.



Block Site Plan 1:500

General Notes

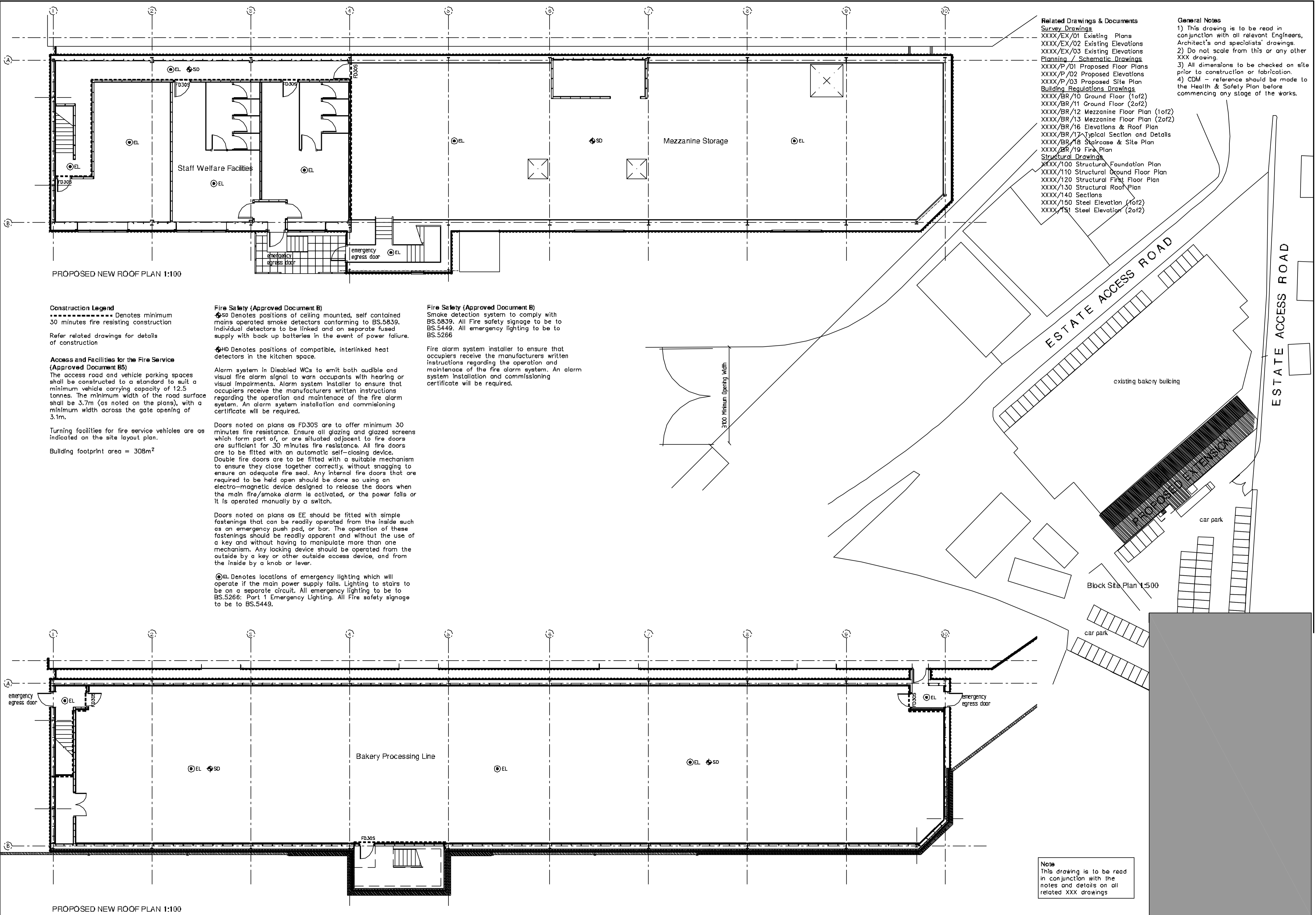
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 XXXX/BR/16 Elevations & Roof Plan
 XXXX/BR/17 Typical Section and Details
 XXXX/BR/18 Staircase & Site Plan
 XXXX/BR/19 Fire Plan
Structural Drawings
 XXXX/100 Structural Foundation Plan
 XXXX/110 Structural Ground Floor Plan
 XXXX/120 Structural First Floor Plan
 XXXX/130 Structural Roof Plan
 XXXX/140 Sections
 XXXX/150 Steel Elevation (1of2)
 XXXX/151 Steel Elevation (2of2)

- General Notes**
- 1) This drawing is to be read in conjunction with all relevant Engineers, Architect's and specialists' drawings.
 - 2) Do not scale from this or any other XXX drawing.
 - 3) All dimensions to be checked on site prior to construction or fabrication.
 - 4) CDM - reference should be made to the Health & Safety Plan before commencing any stage of the works.

PROPOSED NEW ROOF PLAN 1:100

Construction Legend

----- Denotes minimum 30 minutes fire resisting construction

Refer related drawings for details of construction

Access and Facilities for the Fire Service (Approved Document B5)

The access road and vehicle parking spaces shall be constructed to a standard to suit a minimum vehicle carrying capacity of 12.5 tonnes. The minimum width of the road surface shall be 3.7m (as noted on the plans), with a minimum width across the gate opening of 3.1m.

Turning facilities for fire service vehicles are as indicated on the site layout plan.

Building footprint area = 308m²

Fire Safety (Approved Document B)

⊕SD Denotes positions of ceiling mounted, self contained mains operated smoke detectors conforming to BS.5839. Individual detectors to be linked and on separate fused supply with back up batteries in the event of power failure.

⊕HD Denotes positions of compatible, interlinked heat detectors in the kitchen space.

Alarm system in Disabled WC's to emit both audible and visual fire alarm signal to warn occupants with hearing or visual impairments. Alarm system installer to ensure that occupiers receive the manufacturers written instructions regarding the operation and maintenance of the fire alarm system. An alarm system installation and commissioning certificate will be required.

Doors noted on plans as FD305 are to offer minimum 30 minutes fire resistance. Ensure all glazing and glazed screens which form part of, or are situated adjacent to fire doors are sufficient for 30 minutes fire resistance. All fire doors are to be fitted with an automatic self-closing device. Double fire doors are to be fitted with a suitable mechanism to ensure they close together correctly, without snagging to ensure an adequate fire seal. Any internal fire doors that are required to be held open should be done so using an electro-magnetic device designed to release the doors when the main fire/smoke alarm is activated, or the power fails or it is operated manually by a switch.

Doors noted on plans as EE should be fitted with simple fastenings that can be readily operated from the inside such as an emergency push pad, or bar. The operation of these fastenings should be readily apparent and without the use of a key and without having to manipulate more than one mechanism. Any locking device should be operated from the outside by a key or other outside access device, and from the inside by a knob or lever.

⊕EL Denotes locations of emergency lighting which will operate if the main power supply fails. Lighting to stairs to be on a separate circuit. All emergency lighting to be to BS.5266: Part 1 Emergency Lighting. All Fire safety signage to be to BS.5449.

Fire Safety (Approved Document B)

Smoke detection system to comply with BS.5839. All Fire safety signage to be to BS.5449. All emergency lighting to be to BS.5266

Fire alarm system installer to ensure that occupiers receive the manufacturers written instructions regarding the operation and maintenance of the fire alarm system. An alarm system installation and commissioning certificate will be required.

PROPOSED NEW ROOF PLAN 1:100

Note
 This drawing is to be read in conjunction with the notes and details on all related XXX drawings