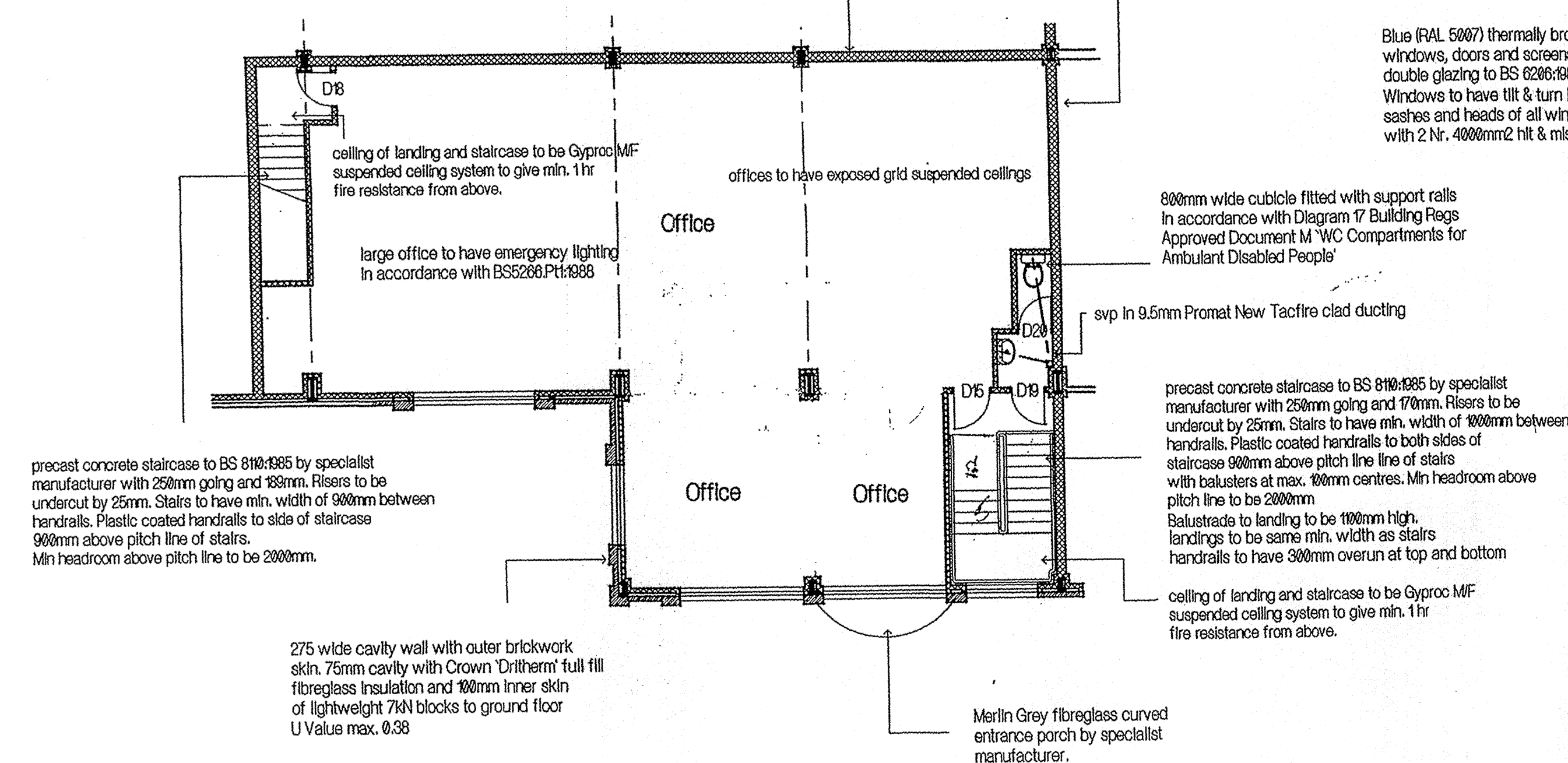


Ground Floor



First Floor

Background Ventilation
Background ventilation to be provided by the installation of 400mm2 hit & miss vents to the head of windows to give 400mm2/m2 vent area for occupiable rooms.

Rapid Ventilation
All occupiable rooms to have opening windows with an area in excess of 1/20th of the rooms floor area.

Lighting
Lighting to Offices to be 25mm dia fluorescent (T8) lights with high frequency control gear or Compact fluorescent lights with ratings above 11W. Factory lighting to be designed to suit use.

Light Switching
Manual light switches to be provided in Offices within 8 metres of the lights controlled.

Emergency Lighting/Signage
All escape routes are to have emergency lighting to 5286 Pt 1983 and to be clearly identified by signage to BS5499 Pt 1980. Offices exceeding 60m2 to be fitted with emergency lighting in accordance with BS5266:Pt1:1988

Hazardous Chemical/Gases
Specific uses of units not yet known.

Fire Alarm Systems
Any Fire Alarm System to be designed and installed by Specialists Contractors to BS6839:Pt1:1988.

Intumescent Paint
Exposed steelwork frame coated with Heatshield HT50 & HT51 Intumescent paint to BS 476 Pt2:1987 to give 1 hr. fire resistance. Application to be in accordance with manufacturers instructions.

Rear Entrance and Fire Exit Doors

All rear doors to be 838 x 1981 exterior quality ply flush doors on 15 pairs 100mm brass butts and fitted with emergency push pad panic latches to BS 5725 with outside access device.

Disabled Access

Lowered kerbs with a level area of 1200mm are to be installed to allow wheelchair access from the parking areas to paths to the front entrance doors. The paving to be ramped up to the entrance doors with a max. slope of 1 in 15. The paving is to have a 100mm kerb along its borders with the planting.

Front entrance doors to have level external landing & threshold. min width 1000mm clear of door swings

Internal doors to have min. 300mm space at the leading edge.

Ventilation to Kitchens & W.C.s

Toilets and W.C.'s to be ventilated by ducted fan system to designed to give 15m³ air changes/hour per. room.

Fan to be Vent Axia ACM in line mixed flow fan with overrun timer. Flexible ducting by Vent Axia to give 60 mins. Integrity from in or out to BS 476:Pt2:1976 and is to terminate through the cladding with a Vent Axia 300 x 300 external louvred grill. No ducting is to penetrate above the first floor and where exposed is to be enclosed in a rectangular duct of 9mm Promat 'New Tacfire' board.

Above Ground Drainage

Above ground drainage to be in accordance with -

BS 4544:1983 PVCu Soil and Ventilating Pipes.
BS 5255:1989 Thermoplastic Waste Pipes and Fittings.
BS 3943:1979 Plastic Waste Traps.

Foul Drainage

All foul drainage pipes in PVCu underground pipework to BS4600 1973 and Amendments laid in accordance with BS5955:Pt1:1990 and BS9301:1985.

100mm dia. pipework to be laid to min. fall of 1 in 40 and 150mm dia. pipework to min. fall of 1 to 150.

All pipework to be laid with min. 700 cover in 100 granular bed bedding and cover. Granular fill to comply with BS882:1983 Table 4.

Inspection Chambers

All new chambers are to be built with precast rectangular sections manufactured to BS5911:Pt2 by ARC Pipes jointed with 'Tokstrip' rubber/bitumen compound.

Inspection Chambers under 1000 deep to have an internal and cover size of 450 x 600. manholes over 1000 deep to be 1200 x 750 with a 600 x 600 cast iron covers and galv. steel step irons.

Cast iron manhole covers to BS497 to be fitted to all manholes or inspection chambers when in footpaths or car parking areas to the front of the building are to be Grade B, manhole covers in the access road or lorry circulation and parking areas to be Grade A.

Precast conc. sections are to be bedded on a 150 base of 20kN concrete and channels bedded and surrounded in conc. benching polished to a smooth finish.

All manholes to be constructed in accordance with BS5911:Pt2:1992.

Stormwater Drainage

All stormwater drainage, pipework and inspection chambers to be constructed as for foul drainage.

Above ground drainage designed to BS6367 with insulated galv. steel gutters, 150mm dia. PVCu downpipes.

Stormwater from the roof area is to discharge directly to the existing 225 dia. storm drain in Montgomery Way.

Water from the Car Parking areas is to pass through a Byflow Bypass Interceptor manufactured by NSA Group Ref Nr. IF933 suitable for an area of 6600 sqm and based on 6 minutes of retention to the first 10% of 50mm/hr rainfall.

Heating Installation

Offices

Gas Fired conventional fluid boiler feeding radiators. Boiler to be situated within the Plant Room. System to be controlled by thermostat situated within the main ground floor office together with external temperature stat, compensator control and manually adjustable timing control.

Factory

The use of the factory unit are not yet known.

Electrical Installation

All Electrical Installations to comply with the current I.E.E. Regulations

Internal Fire Resisting Doors

All internal fire resisting doors are to be 838 x 1981 FD30, FD30S or FD60S ply faced flush doors hung on 15 prs of p.s. butts Where indicated any vision panels are to be glazed with 64 georgian wired polished plate min. size 400 x 400 the bottom of which is to be between 900 & 1500 of the floor. All doors to be fitted with automatic overhead self closers 'Britrol' or similar and approved.

Firestopping

Vertical 200mm blockwork between offices and factory area to be finished against the inside of the external cladding with all holes around cladding rails and steel fully filled.

The tops of the blockwork party walls are to be firestopped by a 1500mm wide lining to the underside of the roof cladding of 9mm Eternit Promat 'New Tacfire' fitted in accordance with manufacturers instructions.

Linings to be to both sides of party walls and both sides of block wall between factory and office units.

Fire Equipment

9 litre water type extinguisher are to be supplied adjacent to all fire exits.

Kitchens for tea/coffee making only are to be supplied with a CO2 extinguisher and fire blanket.

Plant Rooms containing heating boiler electricity distribution board and gas & water metering equipment are to be fitted with dry powder extinguishers.

Details

Foundations

All concrete foundations bases & slabs to be fully in accordance with BS 8004:1986 (Code of Practice for Foundations) BS 610 Pt 1:1985 (Structural use of Concrete) and Structural Engineers calculations and details.

Steelwork

The structural steelwork is designed in accordance with - BS 5850: Pt1 & 5. The use of structural steel in building BS 6399 Pt1 & 3 - Design loadings for buildings and is to be fully in accordance with the Structural Engineers drawings, details and calculations.

Roofing

Merlin Grey Wards IP1000/40 composite HP200 coated galvanised steel panels laid to 20 degree pitch.

Roofing to be white finish internally and insulated with 40mm CFC Free rigid polyurethane sandwiched between inner and outer sheets to give U Value of 0.45.

Rooflights to be Hartington Conway SafeLight GPP rooflights with inner skin providing Class 1 surface spread of flame and outer skin providing SAB fire rating. Rooflights to be translucent.

Rooflights to be fixed fully in accordance with manufacturers instructions.

Cladding

Factory Courtyard Elevations

Ward Cladding Systems DW1000/A45 smooth surfaced Insulated Secret Fix Wall System fixed horizontally to 'Metsec' galv. steel cladding rails and saves beams. U Value 0.45

Facsla to be Merlin Grey HP200 with White HP200 sloping soffit

Remainder of cladding to walls to be in Goosewing Grey HP200

Remainder of cladding to walls to be in Goosewing Grey HP200

Rear Boundary Condition

The Rear Elevations are to be clad to in colours to match the other elevations with Wards IP1000/40 one hour fire rated composite cladding as certified by Warres No. 7191 in accordance with Clause 5 BS 746 : Pt 22 : 1987

Office Walls & Factory Plinth

Brick walls to be in Blockleys 'Wheatland Gold Mixture' bricks or similar and approved with colour matched cement mortar.

Office Building brickwork to be Blockleys 'Wheatlands Grey Mixture' bricks or similar and approved with colour matched mortar. Feature brick soldier arches and sills to match

Cavity walls to offices to have outer brick skin with 75mm cavity with Crown 'Dritherm' fibreglass full fill fibreglass insulation and inner block skin of lightweight 7kN conc. blockwork to Ground Floor and 4kN ditto to First Floor.

Bricks to comply to BS 3921: 1974 or BS 6849: 1985 and Concrete Blocks to BS 6073: Pt 1: 1981.

All brickwork and blockwork to be built to BS 5628 Part1:1978 Pt 3 1985 and BS8849: 1985.

Cavity around window and door openings to be closed with insulated PVCu to suite width of cavity (Thermabest or similar and approved)

Cavity wall ties to BS1243:1983 spaced at 900 centres horizontally and 450mm centres vertically.

Blockwork to be tied to steelwork where they abut with 40 x 15 galvanised steel angles at every other course.

Movement joints are to be installed in block walls where they exceed 6 metres long as recommended in BRE Digests 178 and 123 and in accordance with BS5628:Pt 2:1985.

Lintels

All internal lintels to door openings in blockwork walls to be prestressed concrete beam lintels manufactured to BS5977 Pt2 and BS 810:Pt 1.

Ground Floor - Lintels in 100 blockwork to be 100 x 150 and in 200 blockwork to be 150 x 150.

First Floor - Lintels in 100 block to be 100 x 100 and in 200 block to be 150 x 100.

First Floor Construction

150mm precast concrete beam and block flooring manufactured by Carter Concrete Ltd., to carry load of 3kN/sqm. Floor finished with 63mm sand/cement screed.

The floor is to be fitted with galvanised hangers to allow for fixing of suspended ceiling to underside.

Office Windows and Entrance Doors

Aluminium thermal break double glazed windows and doors finished in blue polyester powder coating (RAL 5007)

Double glazed units to comply with BS6266:1982 for glazing in risk areas and shall have an air gap between panes of 20mm.

The exterior of the windows is to be capable of being cleaned from inside the building without recourse to ladders.

Safety Glazing

All glazing in critical locations is to comply with BS8206:1982

Rollers Shutter Doors

Roller Shutter Doors to be insulated 'Henderson Bostwick' K40 overhead doors finished in colour to match windows & doors.

Christopher James Associates
Architectural Designers & Surveyors
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Unit 3 - Floor Plan
Plots L & M, Montgomery Way
Stratton Business Park, Biggleswade
Beds. for Geoghegan Brothers Ltd.

Scale 1 : 100 Date 15/10/99 Drawing No. STRAT/3/FP/99/C