

GENERAL NOTES:

Roof to be Kingspan KS1000RW profiled Plastisol Composite roof panels, insulation thickness to provide a 'U' value of not more than 0.16 w/m²K, on proprietary galvanised steel purlins c/w all necessary ridge pieces, barge trims, filler strips, sealants and fixing accessories. Minimum 10% of area to be Hambleside Danelaw GRP non-fragile site assembled double skin roof lights. Class 3SAB outer rating, Class 1 SAA inner rating. RAL Moorland Green BS2B21. Trims, fascias and rainwater goods to be RAL 6001 Heritage Green.

Cladding to be Kingspan KS1000RW profiled Plastisol Composite wall panels, insulation thickness to provide a 'U' value of not more than 0.26 w/m²K on proprietary galvanised steel rails, c/w all necessary flashings, corner pieces, filler strips, sealants and fixing accessories. Grid line A to be designed as a firewall. RAL Moorland Green BS12B21.

All cladding and roof panels must be LPC / Factory Mutual approved.

All industrial doors to be insulated to provide a 'U' value of not more than max. 1.3 w/m²K. RAL 6001 Heritage Green.

All pedestrian doors to provide a 'U' value of not more than max. 1.6 w/m²K.

All rooflights to provide a 'U' value of not more than max. 2.2 w/m²K.

Brickwork to be 105 approved facings, min. 50mm continuous cavity and 100mm dense concrete blockwork, with 60mm Celotex CW3050Z cavity slabs to meet 0.26 w/m²K, or similar approved, min 7N/mm² crushing strength, tied internally with galvanised wire brick ties, min 5 per m², and all on Hi-load DPC, laid between sandwich of mortar at min 150mm above external ground level. Tooth new brickwork into existing if any, firestop top of cavity with brick closure, fill cavities with lean concrete to 150 below lowest DPC. Internal blockwork skins not to be plaster, to be 100mm concrete paint quality blockwork, all internal paints RAL 9003 Signal White.

Straight joints to have 10mm Flexcell packing, brickties @ 300cts. Two-part polysulphide mastic to weather side and proprietary plastic expansion beads internally to suit wall finish.

External openings to have Dorman Long insulated combined galvanised steel lintels, with insulation to all returns, cavity tray over, DPC to reveals and cills.

DPCs:
Cavity tray DPCs to be provided to wall tops and roof abutments where applicable, also above any windows and external openings. These will include stop ends where required. Weep holes to be provided at 900mm centres immediately above base of cavity, external openings and stepped DPCs. Provide not less than two weep holes over openings. At ground floor level, the inner leaf DPC. will be continuous with the below slab DPM. The outer leaf DPC will be located a minimum of 150mm above the external ground line. Vertical and Horizontal DPCs will be provided to all openings through the external wall.

INTERNAL WALLS:
Internal walls to be 100mm and 150mm thick dense concrete blockwork on DPC. Movement joints to be provided in accordance with BS 5628, as indicated.

Foundations to be concrete strips and bases or beams as engineers details and to B.R. A.1 and 2 1992. Take foundations to same depth as any existing foundations and below invert level of any adjacent drainage. Take foundations down to a suitable depth with relation to any nearby trees in accordance with BS5837. Ground and foundations to be inspected and approved by Building Control Department.

WARNING: The foundations and floor slab details shown on these plans are provisional and are subject to change when work commences. It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences.

Any foundations or gutters projecting over boundary of applicant's ownership to have written permission of adjoining owner, before work commences.

GROUND FLOOR:
Ground floor to be power floated concrete slab to engineer's detail on 1200 gauge Visqueen D.P.M., laid with 150mm laps and to be continuous with wall D.P.C., on 35mm thick Celotex Tuff-R GA 3035 X insulation to give 0.18 w/m²K 'U' value, on 1200 gauge Visqueen DPM, laid with 150mm laps and all on 200mm, sand blinded, well compacted hardcore. Concrete to contain a minimum of 330 kg/m³ Portland cement.

STRUCTURAL FIRE PROTECTION:
Protect portal frame legs with masonry surround or 20mm Vicuclad up to eaves beam level all to give 1 hour fire resistance. Cladding to these elevations to be 1 hour fire resistant.

Structural timbers to be GS or MGS grade.

Ancillary rooms roof to be 20mm flooring grade chipboard on 220 x 50 sw joists @ 400 cts u/drawn 10mm plasterb/d 8: skim. One row herringbone strutting@ mid-span.

Min 1,000mm doorsets external doors. All others min 900mm doorsets. All external vehicle doors to have ramped approach. Max 1 in 12 gradient. Escape doors to have push bar operation panic devices to BS EN 1 RS.

Wards 'Trimline' gutters feeding 155mm dia PVC RWPs sealed into BIGs.

WCs to have 100mm dia PVC waste.

WHB to have 32mm dia PVC waste with 75 DS trap branched into SVP or sealed into BIG.

SVP to be 100mm dia PVC rising 1m above eaves level and with caged top.

New drainage to be 100mm or 150mm dia Hepworth 'Supersleeve' or similar, earthenware to B.S. 65 with flexible connections and laid to 1 in 40 or 60 falls. Protect any drains passing under building with 150mm concrete surround. Provide PC lintel over any drainage passing through footings.

Written permission to excavate any pavement or highway to make drainage connection, to be obtained before work commences.

New inspection chambers to be 215mm class ' B ' engineering brickwork, or 150mm concrete base. Airtight cover. Any inspection chambers within building to have double sealed, bolt down type cover.

Internal toilets to have mechanical ventilation rated at min 15 litres per second and capable of operating intermittently at not less than three air changes per hour when light switched on and with min 20 minute overrun. All artificial lighting to be high efficiency, HP sodium tubular fluorescent min 25 diameter with high frequency control gear. Lights to have zoned switching within /BM of light fitting or 3 times the fitting height, whichever is the greater.

Light switches provided at 1100mm minimum and socket outlets to be at heights of 450mm and room above floor level.

Method of space heating yet to be determined.

Building to be provided with zone, timing and temperature controls such that each functional area is maintained at the required temperature only during the period when it is occupied.

NOTICES:
Provide a Staff I general fire routine notice stating in concise terms, the action to be taken upon discovering a fire or on hearing the fire alarm. A copy of the notice should be exhibited in the vicinity of each fire alarm, actuation point.

Provide a notice with the words "FIRE ESCAPE KEEP CLEAR" in conspicuous lettering at about eye level on the external face of all door(s) which are provided solely as a means of escape in case of fire and which, because are not normally used, are liable to be obstructed externally. Provide a sign stating "FIRE DOOR KEEP SHUT" to all fire resisting self closing door(s). These are to be fitted on both sides of the door at approx. eye level.

A conspicuous sign stating "PUSH BAR TO OPEN" shall be displayed immediately above the bar, on all door(s) fitted with push bar type fastenings.

All signs and notices are to comply with B.S. 5499: Part 1: 2002 "FIRE SAFETY SIGNS 8: GRAPHIC SYMBOLS" and B.S. 5378 'SAFETY COLOURS 8: SAFETY SIGNS" or equivalent standards.

All fire exit signs and notices are to comply with B.S. 5499 Part 1 1985.
"FIRE SAFETY SIGNS & GRAPHIC SYMBOLS" 8: B.S. 5378 "SAFETY
COLOURS & SAFETY SIGNS" or equivalent standards.

LIMITING AIR LEAKAGE - SPECIFIC POINTS:
Provide a 25mm upstand of insulation around perimeter of new floor slab, including where the floor slab touches outside walls (at door thresholds).

Cavity wall insulation to be taken below DPC level to the underside of floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall.

All cavity closures to be insulated.

Emergency lighting to be designed and installed in accordance with BS 5266 Pt 1 :1999

FDS to be designed and installed in accordance with BS 5839 Pt 1 :2002

Fire Alarm devices should comply with BS 5446-1: 2002

Contractor to check the proposed works and any discrepancies discovered on the drawing to be queried with Designer before construction commences.

All items and details to match, or line with, existing fittings and structures, are to be site measured prior to setting out or manufacture.

All works and materials to comply with the Building Regulations as amended and current British Standard Specification and Codes of Practice.

All works to be carried out in good workmanlike manner, consistent with good building and trade practice. Pipework to be adequately boxed in.

Contractor to visit site, examine the plans and make due allowance in his prices for all works which he in his experience deems necessary to insure and complete and suitable finish to the required works, including the removal of debris from site on completion.

Electrical installer to be a member of the Competent Persons Scheme body or a member registered with NICEIC or ECA. All wiring and electrical work to be designed, installed, inspected, and tested in accordance with the requirements of BS7671, the IEE current Wiring Guidance and Building Regulation Part P (electrical safety). A copy of the Installers Electrical Test Certificate compliant with BS7671 will be required by the LABC or Approved Inspector within 30 days of the completion of the works.

NO RESPONSIBILITY SHALL BE TAKEN FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF DESIGN TEAM AT THE ADDRESS SHOWN BELOW.	NOTES	P0First IssueACKK15/09/2023 REVISION / DESCRIPTIONDRAWNCHECKEDDATE	CLIENT I.Q.7. LTD	33 Mere Drive Clifton Swinton Manchester, M27 8SD United Kingdom M: +44 (0)746 264 4148 E: achiguma@icloud.com 	PROJECT TITLE Caldershaw Centre, Ings Lane, Rochdale
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