

NB: All information based on supplied third party survey information. All discrepancies to be reported to RDJW immediately upon discovery.

All Services, M&E and Structural information shown indicative only. Please refer to relevant Specialist Consultant documentation.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RDJW immediately

It is the responsibility of the Client to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

GENERAL NOTES

PRINCIPLE DESIGNER RESPONSIBILITY:

Immediately at commencement on site by the Main Contractor, the Main Contractor is to assume the role of Principal Designer and all Health and Safety and Construction Design Management responsibilities transfer to him/her.

PRELIMINARIES/GENERAL CONDITIONS:

These drawings must not be scaled; written dimensions only to be taken. Architect to be immediately notified of suspected omissions or discrepancies. The contractor is responsible for all setting out and must check dimensions on site before work is put in hand. All development shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority and Building Control. The building is to be constructed fully in accordance with current Building Regulations. The envelope is to satisfy Part L2a of the Approved Documents. Notes to be read in conjunction with architect's and Engineer's drawings and specifications. All proprietary goods to be installed strictly in accordance with manufacturer's instructions. No products which use CFC's in their manufacturers, or which bring CFC's to works, can be used. No paint containing lead, or materials containing asbestos, can be used. Provide appropriate scaffolding or other methods to give safe access for demolitions + rebuilding inc. putting up and taking down scaffolding itself. Notify Building Control before starting work.

ENABLING WORKS:

Remove existing brick walls, fencing and gates.

Break up where necessary concrete slabs and foundations of existing buildings.

Remove existing warehouse units and asbestos roof

Carefully excavate the ground to reduced levels to form foundations, pads, soakaway, ducts and trenches. Disposal of debris to be strictly in accordance with current statutory regulation. Care to be taken when excavating adjacent to the highway to ensure all Gas, Electricity, Water and all other affected services are located. Highway, pavement and yard areas to be highlighted accordingly.

Note full access required at all times for articulated vehicle deliveries, Banksman to be provided to assist all HGV & light commercials during access to and egress from the site. Remove all existing shrubs and vegetation.

EXISTING CONCRETE YARD:

The existing concrete area is to be cut out where required to form new base and foundations, care to be taken to leave all joints flush and true.

NEW FOUNDATIONS:

The site is to be properly assessed and investigated. Foundations and substructure designs shall be suitable for the ground conditions and where necessary the site shall be remediated and precautions taken in accordance with Environment Agency and Local Authority requirements, appropriate documentation and validation to be provided to Building Control. Ground to be excavated to form foundations and pads in accordance with Structural Engineer's details. All gas, water, electrical and telephone service's to be located prior to commencement of excavations. Existing foul and surface water drainage runs to be located on site.

SLAB FORMATION:

Form new reinforced concrete slab in accordance with Structural Engineer's design and specification on 1000 gauge DPM on 50mm sand cement blinding on 150mm well compacted Type 1 mot reclaimed stone or clean hardcore.

LINTELS AND STEELWORK:

Refer to Engineer's schedules for details and sizes to Structural Engineer's calculations for steelwork, bracing and intermediate floor beams to support later metal flooring. Structural support below DPC required over drains passing through/under building; maintain 50mm clear space around pipe. Steel beams (Grade 43 UNO), connections to Structural Engineer's details and specification, and BS 5950, BS 4:Part1 and BS 4848. Internal structural steelwork to be painted with proprietary 60 minute fire retardation water based white intumescent paint to BS476 part 20-21:1987 strictly in accordance with the manufacturer's design and specifications.

STRUCTURE:

All structural details and calculations shall comply with Approved Document A of the Building Regulation and copies to be submitted to Building Control for approval. All structural members including steel beams, steel columns, ground floor slab, foundations, cladding rails, metal flooring and roof purlins are to be supplied and installed strictly in accordance with the Engineer's design and specification. Steel beams to have holes where required, all to Engineer's details.

INSULATED WALL PANELS & SUPPORT:

Provide all necessary cleader rails, support brackets shot fired to steel in accordance with manufacturer's details. Rails set between frames to maximise internal area. Wall panels to be proprietary composite insulated panel system to provide minimum 60 min fire protection both from internal and external direction to any wall or part thereof that lies within 1m of any boundary or adjacent property in accordance with manufacturer's design and specification. Panel system fixed to proprietary steel rails fixed to steel columns in accordance with Structural Engineer's design and specification. Full fill Insulation in panel. Proposed panels system: Kingspan KS1100AB using a 200mm microrib profiled CS system: U Value 0.10w/m²K

INSULATED ROOF PANELS & SUPPORT:

Provide all necessary cleader rails, support brackets shot fired to steel in accordance with manufacturer's details. Rails set over frames in accordance with manufacturer's design and specification. Roof panels to be proprietary trapezoidal composite insulated panel system fixed to proprietary steel rails fixed to steel columns in accordance with Structural Engineer's design and specification. Full fill Insulation in panel. Proposed panels system: Kingspan KS1100RW using a 120mm trapezoidal profile system: U Value 0.16w/m²K

DOORS:

External doors to be proprietary powder coated steel door. Doors to have multi-point locking system for Secured by Design. Provide and install 3 phase power to proprietary powder coated steel roller shutter door. Internal doors to give 30 min fire resistance with smoke seal and self-closers where indicated. Internal doors on escape routes, whether or not the doors are fire doors, shall not be fitted with lock, latch or bolt fastenings unless they are fitted with simple fastenings that can be readily operated from the side approached by people making an escape. The operation of any such fastenings shall be without the use of a key and without having to operate more than one mechanism. Please refer to selected specialist manufacturer's typical non-loadbearing studwork details and guidance for information relating to provisions to be made when setting out the structural openings for all internal doors (i.e. an allowance should be made for the fixing of a timber packer to the vertical studs at all door jamps, to aid the fixing of the softwood linings etc.).

PARTITIONS:

100mm overall thickness timber partition comprising: proprietary metal stud partition in accordance with manufacturer's design and specification. To be finished with 1no. layer 12.5mm plasterboard, applied to both sides. Where indicated, cavity of studwork is to be filled with 25mm Isover APR 1200 sound quilt insulation, or similar approved, to provide minimum 42db sound reduction from airborne sound. This applies to internal walls between a WC and a lobby or open area. Important Notes: Moisture resistant plasterboard is to be installed to all "wet" rooms, i.e WC's and areas with water presence, unless otherwise indicated on the working drawing general arrangement floor plans. Where indicated, plasterboard finish to the walls are to achieve a minimum of 30 minutes fire resistance. Partition construction is to continue through to the underside of the roof. Reinforcement framing is to be provided to support medium to heavy fixtures such as sanitary fittings units etc., where appropriate. Where services and ducting passing through 30 minute fire resistant partitions are to be sealed/ filled with fire collars, accordingly. Ducting for soil and vent pipes is to be lined with 1n°. layer of 12.5mm plasterboard with 1n° layer 12mm plasterboard

IRONMONGERY:

Supply and install all ironmongery not supplied with door set. Client to select additional ironmongery.

COLD WATER SUPPLY:

Insulate throughout length of cold water supply pipe when it enters the building less than 750mm from the outside face of the external wall. Seal the damp proof membrane where pipes pass through the floor. Insulation thickness dependent on pipe diameter and thermal conductivity, refer to British Standard. Water Authority supply pipe size and material is to be in accordance with local water authority regulations/ requirements. The supply pipe must be continuous from the water meter to the internal stopcock. Refer to Utilities Consultant and Civil Engineer's drawings for full details of all proposed incoming services

AIR LEAKAGE:

Ensure all gaps are sealed around partition perimeters and junctions- apply flexible sealant as in accordance with manufacturer's design and specification. Air movement is to be limited by sealing of gaps between walls and openings. Continuous lapping of DPM with adhesive is to be applied around all door and window openings and room perimeters at ceiling and floor level and vertical wall junctions. Seal all penetrations where service pipes pass through any walls, partitions and duct casings with expanding foam or other suitable flexible sealant. Please refer to the Building Regulations for details for Thermal Bridging.

VENTILATION

Ventilation should be provided to satisfy the requirements of Approved Document F of the Building Regulations.

PLUMBING & SPACE HEATING

Plumbing and heating designs are all to be in accordance with Mechanical and Electrical Engineer's or specialist sub-contractor's design and details. Suggested heater locations have been indicated on the working drawing services floor plans however, the heating designer's drawings are to be referred to in respect of required output and sizes etc. Generally, space heating is to be provided by gas fuelled radiant heaters system. Hot water is to be supplied by unvented electric water boilers adjacent to wash hand basins and sink. Gas installations to be installed by a GAS SAFE registered engineer, to comply with the current Building Regulations and British Standards. Typically, flues are to be positioned a minimum of 300mm from openings into buildings and returns (including extractor fans), as indicated in Diagram 3.4 within Approved Document J of the Building

Regulations. Provide durable wire guard to flue if less than 2m from external ground level. A copy of the operating and maintenance information for the heating and hot water systems is to be provided on completion of the installation. This information should be in an accessible location and directly relate to the system installed. The instructions should explain how to operate and maintain the system to ensure efficiency and the conservation of fuel and power. Certification to be provided on completion, to confirm that the space and water heating, and relevant information regarding the operation, has conformed to Approved Document L 2A of the Building Regulations. The contractor is to provide the relevant Benchmark certificates prior to handover. Provide insulation to pipes and ducts unless the heat loss from the pipe contributes to the useful heat requirement of the room space. All radiators are to be fitted with thermostatic controls to shut off heat when temperature is reached. Thermostat(s) are to be provided to switch off the heater when no heat is required. Separate timing devices should be provided for room space heating. Heaters used for the operation of space heating systems, to have a dry NO2 emission level of equal or less than 40mg/kwh. Important Note: The above specification notes are all subject to specialist Mechanical and Electrical Contractor/Plumbing and heating designer's details and therefore, may be superseded.

DRAINAGE GENERAL:

All drainage to be carried strictly in accordance with BS Code of Practice 8301 1985 and BS 5955: Part 6 1980. All drainage to be fully compliant with current Part H of the Building Regulation. The main contractor is to verify the position, size and depth of all existing drains, manholes, etc. on or in the vicinity of the site and ascertain their current use prior to commencement of work. Drains are to be proprietary Plumbing and Drainage (or equal and approved) PVCu pipes and fittings to BS. 4660 and BS. EN1401, laid and jointed in accordance with the manufacturers recommendations. Drains to be bedded and surrounded with 100mm thickness of granular material (10mm aggregate size) and laid with even gradients between manholes and fittings - backfill to be selected excavated material, or as directed by the manufacturer. Drains under roads and hard-standing areas with less than 900mm cover are to be covered with minimum 100mm of selected backfill with mesh reinforced concrete slab spanning trench. Foundations and/or walls to bridge over drains passing under or through them (pre-stressed concrete lintels in walls) - 50mm clearance to be maintained around all drain pipes. Where drain runs are within 1.00m of the building they shall be surrounded in concrete up to the level of the underside of the foundation. Where drain runs are greater than 1.00m from the building they shall be surrounded in concrete up to a level below the foundation equal to the distance from the building, less 150mm; all TBC by Structural Engineer. All drains to be 100mm Ø with a minimum fall of 1 in 80 (unless otherwise shown). Under this proposal there will be no foul drainage serving this building.

INTERNAL WASTE WATER DRAINAGE:

Plumbing installation to be specialist designed in accordance with the local Water Supply Bylaws. All materials in respect of sanitary pipework are to meet all current British Standards and codes of practice. Insulate incoming main. All fittings are to have 75mm deep seal traps. Basins/sink to have 50mm diameter. WC waste is to be 100mm diameter. All waste pipes shall be laid to falls. All plumbing shall be installed in accordance with manufacturer's instructions. Soil and ventilating stacks to terminate via 'mushroom' ventilator and 900mm minimum above any window head within 3000mm horizontally from the pipe (the dry part of the stack may reduce from 100mm to 75mm diameter above the highest branch). Discharge/soil stacks may terminate inside a building when fitted with air admittance valves provided they are accessible and within the insulated envelope of the building. Air admittance valves can only be fitted to a limited number of ventilation stacks without ventilation of the drainage system - Civil Engineer must confirm locations of open vented stacks required. Soil pipes to be fully insulated with 25mm thick mineral wool, or similar approved (internally, up to underside of roof) and enclosed with 2 no. layers of 12.5mm plasterboard on 38 x 50mm, framing. Provide access for rodding as required. Pipework joists is to be adequately supported. All layers of wall plasterboard to be carried through behind soil and vent pipe. Anti-Syphon traps are to be used. Provide branch ventilation pipes where required over spill over levels. Provide removable access panels to facilitate rodding and access panels to WC cisterns at appropriate locations. Stub stacks are to terminate minimum of 100mm above flood level of highest appliance with air admittance valve fitted. Rodding eyes provided above flood level at all lengths, not otherwise accessible. A large radius bend (at least 200mm at centreline) is to be provided at the base of all soil and vent pipes, unless otherwise noted by the M&E or Civil Engineer's, with access above floor level for rodding.

RAINWATER DRAINAGE

Proposed additional building may be connected to the existing drain outlet. To be verified by Building control.

Alternatively, connected to new surface water system and soakaway, size of soakaway subject to percolation test on sub strata in accordance with Civil Engineer's design and specification. Proprietary gutters and rainwater products to be installed in accordance with manufacturer's design and specification subject to Civil Engineer's design and specification.

SURFACE WATER:

Existing surface water drainage to be in accordance with Civil Engineer's design and specification. All surface water drainage from proposed roof forms should discharge into surface water system. All surface water drains or gullies and drains to be proprietary and to discharge into surface water system, all to be agreed with Building Inspector. All surface water drains to be 100mm Ø with a minimum fall of 1 in 100 (unless otherwise

shown).

BELOW GROUND DRAINAGE:

All below ground drainage in accordance with Civil Engineer's design and specification.

DRAIN TESTING & CAMERA SURVEY

All test results to be submitted to Building Control and copied to architect. CCTV survey to be carried out to confirm location of existing foul services and confirm drainage diameter.

SURFACE FINISHES:

-Exposed steel work to be prepared to receive proprietary 60 minute fire retardation water based white intumescent paint. All other non-structural steel work to be finished to match.

-Skim coat and painted finish to new insulted plasterboard encasement to SVP.

-All roof and wall panel to be self-coloured internally.

ELECTRICAL INSTALLATIONS:

All electrical works to comply with Approved Document P of the current Building Regulations. All switches and socket outlets for lighting and other equipment in rooms to be at the appropriate height between 450mm and 1200mm from finished floor level. All to comply with Part M of the Building Regulations. Lighting installation to be carried out by a specialist subcontractor in accordance with Part P with provision of low energy fittings to be used in accordance with Part L2A of the Building Regulations. All new electrical to be designed, installed, inspected and tested in accordance with BS. 7671 (I.E.E. Wiring Regulations Current Edition). The works are to be undertaken by an installer registered with one of the Part P self-certification schemes. Compliance certificate to be issued within 30 days of practical completion. All electrical work to be carried out by an NICEIC approved contractor. Rooms and circulation areas (not cupboards or storage areas) are to be fitted with low energy light fittings (fixed lights or lighting units) having lamps with a luminous efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens, in accordance with Approved Document L2A of the Building Regulations. Low energy light fittings can be either 2-pin based fluorescent/compact fluorescent lamps or LED lamp.

SERVICES:

All electrical works to comply with Approved Document P of the current Building Regulations.

Organise for water and electricity connections to be from new connections to local authority and utility companies, capacity and meter location subject to agreement with supplier and Client.

SMOKE DETECTION ALARMS & ESCAPE SIGNAGE

New warehouse to be provided with fire detection and fire alarm systems, in accordance with the relevant recommendations of BS 5839-6:2013 Code of Practice for the Design, Installation and Maintenance of Fire Detection and Fire Alarm Systems. Smoke and heat alarms must be mains operated and conform to BS 5446-1:2000 or BS 4446-2:2003 respectively: Fire Detection and Alarm Devices, Specification for Smoke Alarms, or Part 2 Specification for Heat Alarms. They should have a standby power supply such as a battery (either non-rechargeable or rechargeable) or capacitor. More information is given in clause 15 of BS 5839-6. Approved smoke alarm units must be fitted in areas at each floor level a minimum of 300mm from light fittings and walls. Large circulation areas require two units; check Approved Document B of the Building Regulations. Alarms must be connected to a separately fused mains electricity supply with a transformer, a three hour capacity battery back-up and where more than one unit is fitted within a building, they must be interconnected. The installation must comply with the current IEE regulations. Detectors should not be placed over stairwells. Break Glass activation units must be fitted in clear view adjacent to exit doors. All fire exits to have "Keep clear. Fire Escape" signage. All fire exits and significant fire escape route changes to have illuminated "Fire Escape" signage supplied from mains power and accommodate 3 hours back up batteries.

EXTERNAL WORKS:

All existing fences and boundary treatments to be reinstated to match existing or better. All external works to be in accordance with Civil Engineer's design and specification and subject to separate contract under arrangement with Sainsbury's for their demolition, construction and parking works. Main Contractor to minimise excavation of surface parking, slabs and driveways subject to said contract. Excavated driveways, slabs and surface constructions to be filled with suitable MOT type 2 granular sub base material until such time as Sainsbury's commence their separate construction works.

– xref's loaded in file

- CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
- WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
- ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

REVISIONS		
C1 ISSUED FOR CONSTRUCTION	24.10.16	rkc

ISSUED FOR CONSTRUCTION

RDJW

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PROJECT
**NEW SHOWROOM
HORSHAM FLOORINGS
AND FURNISHINGS
HORSHAM**

**PROPOSED
NOTES**

DATE	04.01.16	SCALE	nts
DRAWN	RKC	DRG. NO.	REV.
CHECKED		4817-700	C1