

Emergency escape door to be fitted with push bar opening operation. Include for escape signage above door internally. Cast in situ concrete steps with going of 280mm and rise of 170mm. Include for galvanised handrail both sides, set at 1100mm to landing and 900mm above step rise to steps.

Exit door to be fitted with illuminated exit sign and emergency lighting.

Steel work along side elevation to be painted with intumescent paint to achieve one hour fire rating.

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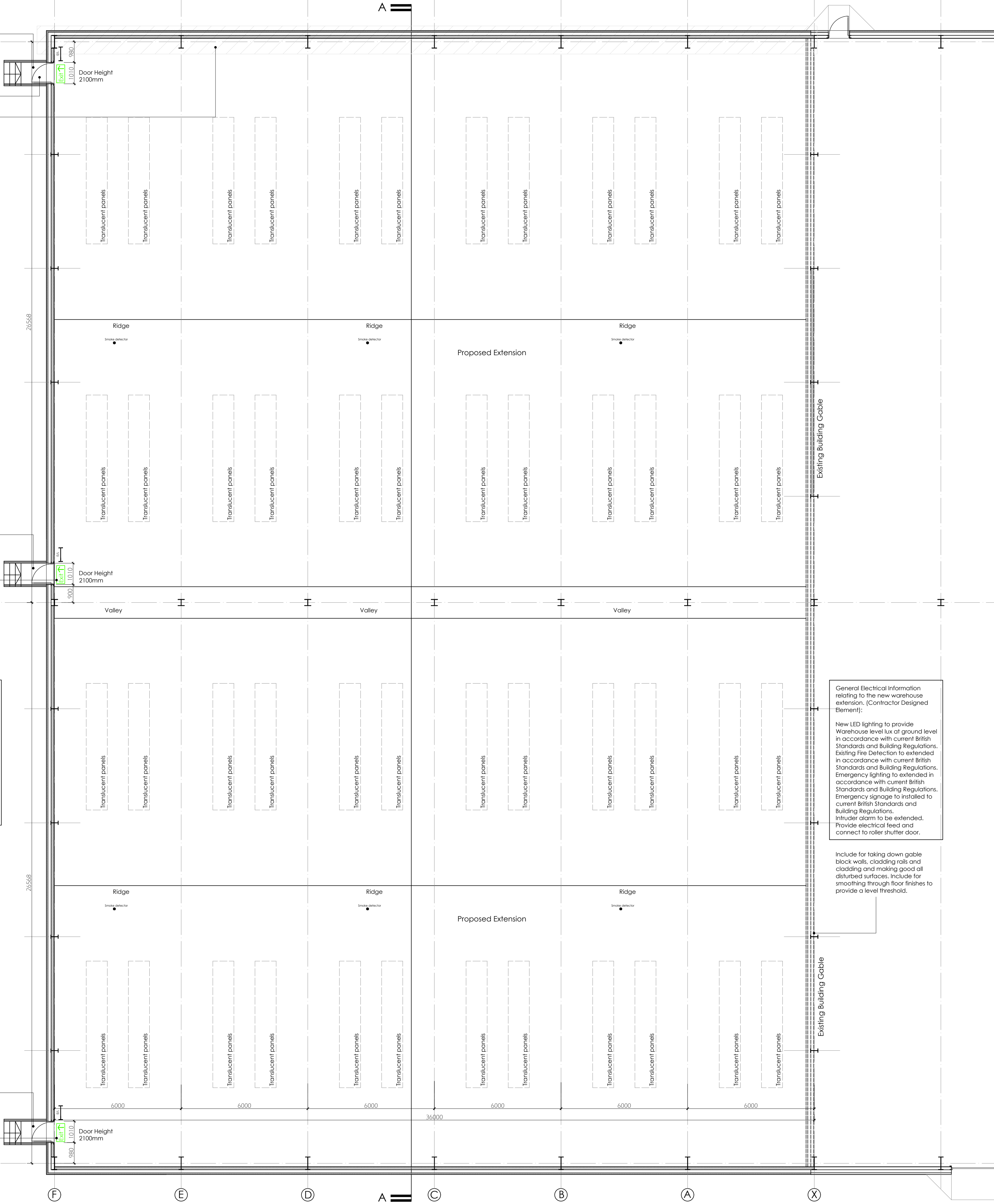
FIRE ALARM SYSTEMS:

All smoke alarm installations shown on plans shall follow the guidance given in approved document b (2000 edition) of the building regulations. Fire alarm to be designed and installed to BS 5839 PT 1. All smoke alarms should be mains-operated and connected to the lighting circuits and fitted with a battery back up. Where more than one smoke alarm unit is installed, then the units should be linked so that if one unit detects smoke the alarm signal in all of them operate. Commissioning certification for the fire alarm system will be required upon completion.

Smoke detection to BS 5839-1
Final exit call points to BS 5839-2
Emergency lighting to BS 5266-1
Emergency lighting to BS 5499-1

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DESIGNERS RISK ASSESSMENT:

Site:

Site access and deliveries, pedestrian routes - Contractor to erect appropriate public warning signs for vehicle movement, and to restrict unauthorised access.

Incoming services Above and below ground - Contractor to carry out a full CAT scan and liaise with Statutory Authorities to determine the location of all existing services. Contractor to adopt safe systems of works to deal with existing services. If services need to be diverted, contact service provider first to gain approval to continue. Disconnect and re-route supplies as needed, complying with HSE guide lines.

Site Compound - Contractors to set up secure compound and ensure that hoardings are kept secure at all times. Hazardous or poisonous materials to be kept locked up. All materials left on site out of working hours to be kept in a secure locked compound or container. Keep entrance closed when not in use.

All operatives to be inducted on to site by the main contractor. All operatives to wear full PPE equipment and signage to be displayed advising operatives will be refused access to site without PPE equipment.

Adequate site accommodation to be provided, to include W.C.'s with hot and cold running water and mess room.

The site must be maintained in a clean and tidy condition with no trip hazards around excavation works.

Groundworks and Excavations:

Groundwork's and excavation - Public access to work area to be prevented by barriers for the duration of the groundwork's and excavation using mobile plant. All construction vehicles to comply with the recommendations in HS(G) 144 - Safe use of vehicles on construction sites. Method statements required.

Foundations and Drainage - Excavations greater than 1.2 metres deep to be battered at top or restricted with trench sheeting where operatives are required to work in excavations.

Construction:

Installing high level structural items (ie timber trusses, floor constructions and steel beams etc) - Contractor to provide method statement for safe installation. Erect suitable scaffolding or platform arrangement. Scaffolding to be erected with handrail and edge protection, safety harnesses and safely nest to be installed if needed.

Contractor to provide suitable hoisting equipment for all structural components of the structure, which would require an operation to lift or handle in excess of 20Kg if a crane is not suitable. No access to manholes to be permitted without a method statement and qualified operatives.

HEALTH & SAFETY:

Contractor shall notify the H.S.E. when the works will commence by issuing form F10.

Contractor, sub-contractors etc. to comply with current Health & Safety Regulations during execution of the works.

Locate existing services before works commence.

Take extra precautions when carrying out demolition works, forming new openings, deep excavations & working at roof / high level. For work directly on the highway/footpath contractor must seek advice and all necessary approvals from Transportation and Planning Department.

Secure construction areas & plant to prevent access by unauthorised persons etc. For further information contact the H & S E. Tel: 01222 263000. Fax: 01222 263120.

Spoil and waste material to be removed from site and disposed of in the proper manner and in accordance with the H.S.E. and Environment Agency's regulations.

Before commencement of the works the contractor must ensure there is no asbestos present in the building. If unsure contractor to seek advice and carry out an Asbestos Audit to verify the properties of any suspicious materials.

Any asbestos to be disposed of in the approved manner as stipulated by the H.S.E.

EXCAVATION WORKS

In order to reduce potential roof disturbance during construction works, protection is required reference should be made to current industry guideline BS 5837 : trees in relation to construction, 1991,pts 7 & 8, protective measures are designed to reduce close proximity development disturbance and should be implemented prior to ground works, demolition and construction works commencing on site, protection areas around trees should be classed as total exclusion zones (tez's) and no storage of materials, toxins, machinery, site offices, other temporary buildings, other building supplies or any works should take place within these tez's under any circumstances all tez's should remain in place for the duration of the development works. Signs should be attached to fencing indicating that such measures are in force.

UTILITY SERVICES

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works, care must be taken at all times to ensure that any works on the supply of all services into / from property (ie electricity, water, gas, bt / foul water and surface water drainage) does not, at any time interfere with the supply of services into / out from the adjacent properties, if this proves not to be the case, Then the contractor is to fully advise properties affected, as soon as problem is known, and is to negotiate with affected properties. Prevent smoke, dust, fumes, spillage, pollution of water courses and other harmful activities, no fires to be allowed on site, at any time, noise levels kept to a reasonable level, complying with bs 5228, 'noise control on construction sites' remember that the adjacent properties are occupied, and comply with all reasonable requests from neighbours & general public regarding the use of power tools etc.,

FOUNDATIONS FOR CAVITY WALLS:

New 340mm Cavity Walls to be supported on 640mm wide x 225mm deep C25 concrete strip foundations set min 450mm below ground level or below influencing depth of any new or existing drainage / service trenches, whichever is the greatest. The G.C. is to excavate the new foundations to suitable load bearing strata. Strata is to be approved by the Local Authority Building Inspector prior to pouring of concrete to form foundations. All new blockwork below ground is to be dense solid concrete blocks, min strength 7.0N/mm2. Cavity below ground is to be filled with weak mix concrete cavity fill up to Ground Level. If the foundations are in close proximity to any trees, take foundations down to a depth of 2500mm from G.L. and confirm with building control and Architect.

CAVITY WALL CONSTRUCTION:

New External cavity walls are to be of 340mm o/a thickness comprising:- Outer Leaf - 102.5mm engineering brick laid stretcher bond in 1:1:6 mortar mix. Cavity - 100mm wide cavity. Inner Leaf - 140mm thick Dense 7N laid stretcher bond in 1:1:6 mortar mix. Both leaves are to be tied together using Ancon stainless steel wall tie ref ST1 225mm long, installed at 750mm crs horizontally and 450mm crs vertically with additional ties at reveals. Provide Superlux board at head of cavity wall to prevent fire spread. Dpc's and cavity trays to new masonry walls. Dpc's to external cavity walls and under internal blockwork walls are to be formed using Hyvood dpc by Ruberoid building products tel 01707 373750. Dpc to be provided to full width of wall and set minimum of 150mm above ground level. Build in cavity tray to above dpc to lap with dpm at floor level.

ROOF CONSTRUCTION:

Steel frame and secondary steel as per the structural engineers details finished with metal composite cladding panels:

Bearing width: Min 60mm intermediate, Min 130mm vertical joint.

Roof: Coverworld 0.7mm LG coated galvanised steel roof cladding sheet (Or similar approved, profile to be 32/1000, 0.7mm galvanised steel white enamel liner sheet profile 19/1000, spacer bar and rail system, 200mm insulation to achieve 0.25W/m2K ; (Colour to be chosen from (standard colour range)

Extra Over Rooflights: GRP translucent roof 1.83kg SAB3 outer sheet, r and 3.06kg SAA1 lining sheet, all fixed with Poppy Red stainless steel fixings

Valley Gutters: 1.2mm PVC coated galvanised steel outer sheet, 50mm PIR insulation core and 0.7mm white enamel coated galvanised steel internal sheet

EXTERNAL WALLS:

Steel frame and secondary steel as per the structural engineers details finished with composite cladding panels:

Walls (Vertical): Euroclad 0.7mm LG outer sheet (Or similar approved), 0.4mm galvanised steel liner sheet profile to be 19/1000, spacer bar and rail system, 120mm insulation to achieve 0.35W/m2K, complete with associated fixings. (Standard colour range).

Corner/Door and Roller Door Flashings: 0.7mm plastisol coated galvanised steel corner flashing and 0.7mm white enamel coated lining flashing, complete with necessary fixings.

ROLLER SHUTTERS:

Manufacturer: IDE (or similar approved) -Industrial Door Engineering Limited, Winnington Avenue, Winnington, Northwich, Cheshire. CW8 4EQ. Telephone: 01606 871832 Fax: 01606 871482 Mailto:carook@industrial-door-eng.co.uk www.industrial-door-eng.co.uk]. Product reference: SPECIFICATION IDE 7 - ELECTRICALLY OPERATED INSULATED ROLLER SHUTTER

GENERAL NOTE:

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REV	REVISION	DATE
X	First Issue	04.08.21

Construction

scheme title:

Proposed Extensions at Ash Road North, Wrexham Industrial Estate, LL13 9JT. Phase II

drawing ref:

Proposed Floor Plans

scale:	1:100 @A1
drawn by:	MOH
checked by:	RAL

job:	drawings ref:	rev
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