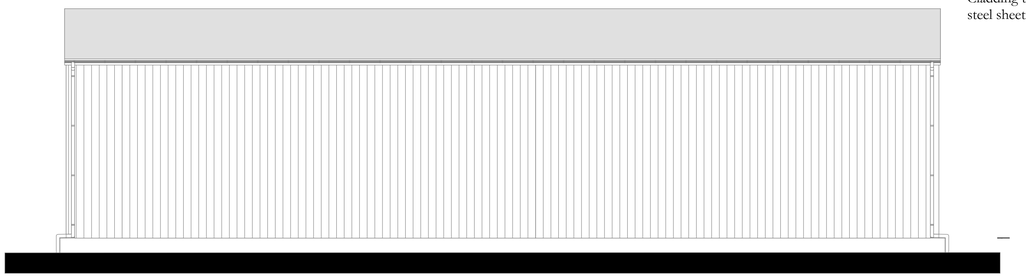
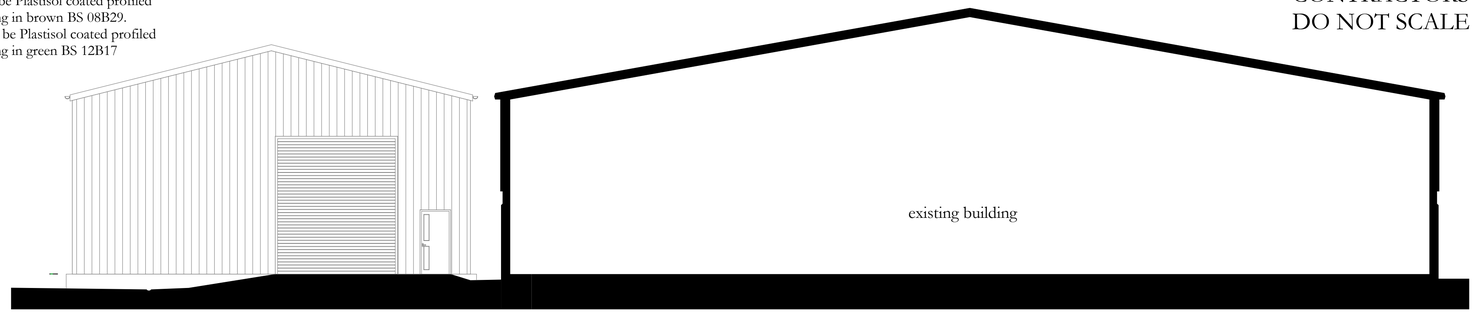
CONTRACTORS
DO NOT SCALE

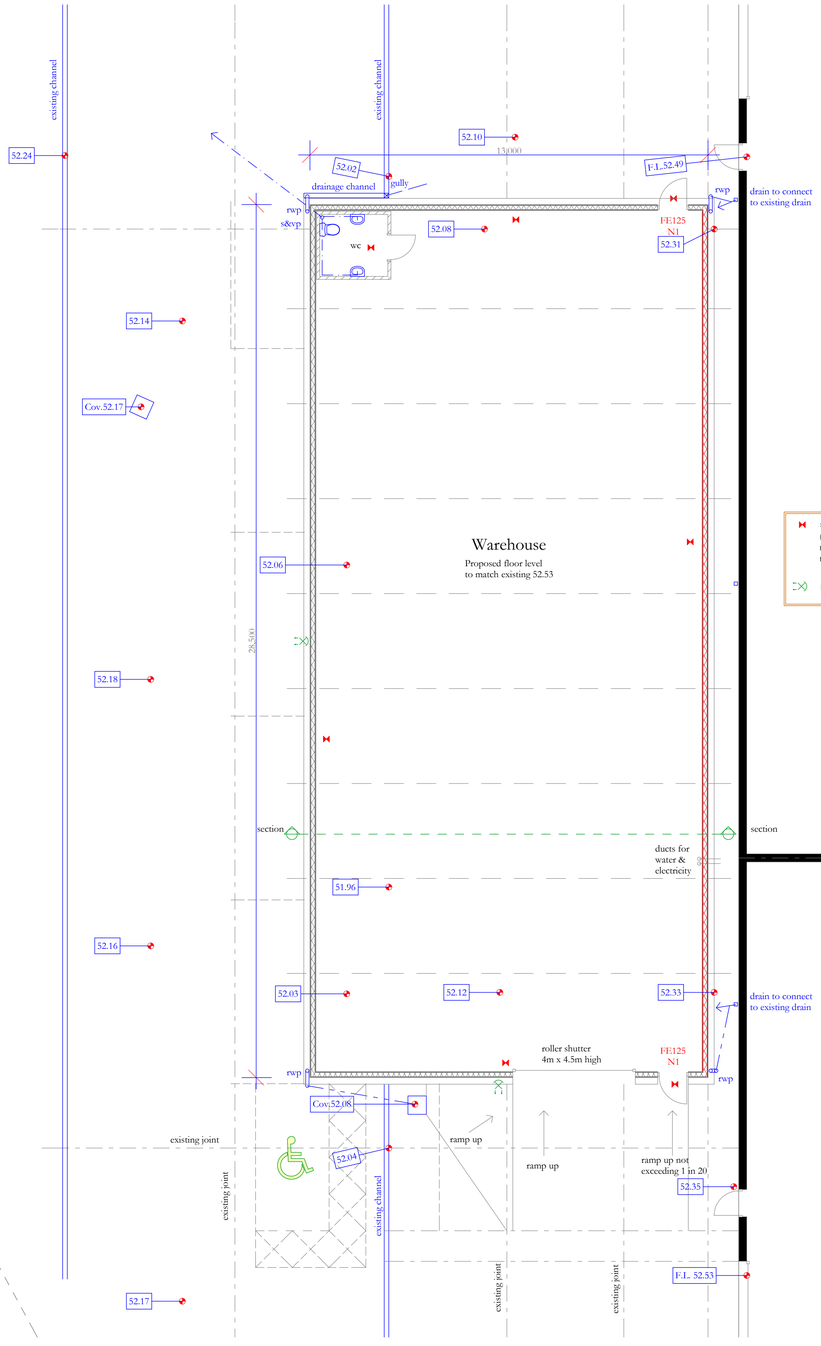
Roofing to be Plastisol coated profiled steel sheeting in brown BS 08B29.
Cladding to be Plastisol coated profiled steel sheeting in green BS 12B17



**South West**




**South East**



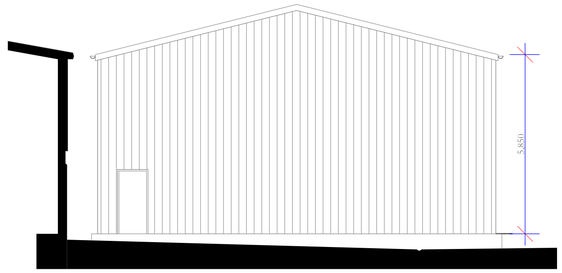

= emergency light fitting (bulkhead externally and toilt and twin spots to warehouse).

FE125 = illuminated fire exit signs with 125 lettering and running man symbol.

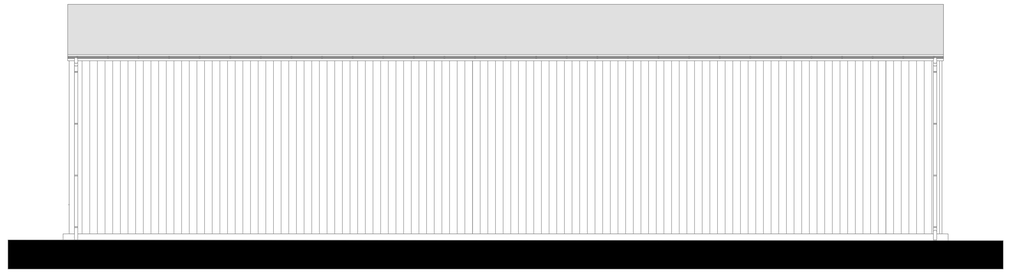
N1 = 'What to do in case of fire' notice.

= 70W SON (2no.)

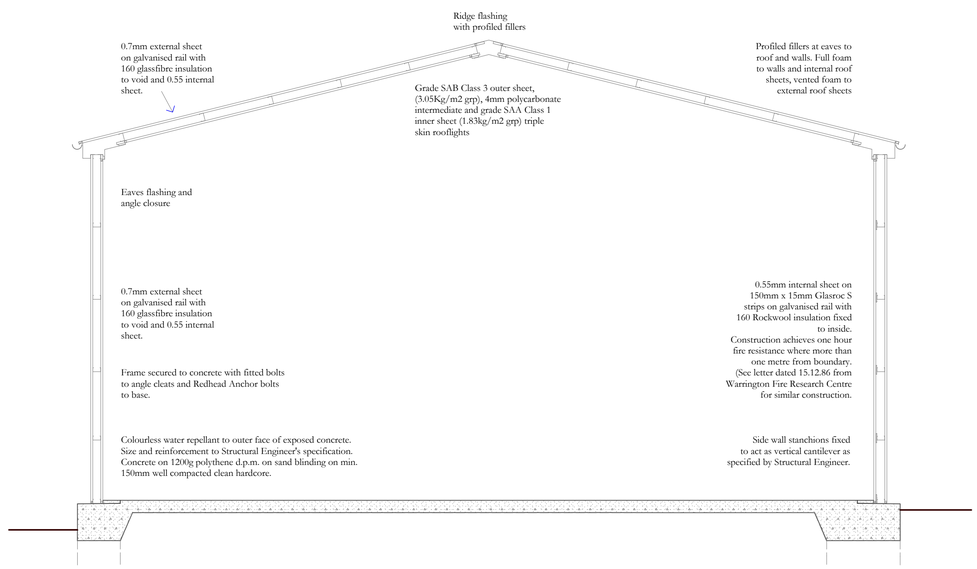
All levels shown are existing




**North West**



**North East**




**1:50 Cross section**

**Introduction:**
The 'Kitpac' building is a factory made prefabricated unit, which is delivered to site in approx. 3 metre slices. These are bolted together and to the concrete slab/ground beam.
There are no 'hot-rolled' sections, portal frames as such, or pad bases.
Foundation details all to Structural Engineer's design.
Rooflights to approx. 10% floor area.

**Floor Slab:**
To be powerfloat finished reinforced concrete slab (C40 mix) with steel fabric reinforcement. All to Structural Engineers design to suit Client's loading, on 1200g polythene dpm on sand blinding on min. 150mm well compacted stone, on ground free from vegetable soil.

**Foundations:**
To be mass concrete edge beam in accordance with Structural Engineers design. Taken down to approved solid bottom and backfilled to formation with lean-mix concrete as required. Where over, or within 1m, of drains to be taken down below invert and stepped away.

**Boundary Condition:**
Applies to North East side elevation. Details of construction shown on section to give min. 1 hour fire resistance where 1m or more from boundary. Notional boundary taken to be face of adjacent buildings. One of these will be in a different tenancy to the proposed building. The wall of the existing building is full height blockwork to the inside and has no openings opposite the proposed building.

**Internal walls and ceiling:**
To be 100mm blockwork plastered to toilet side. Ceiling to toilet to be 125mm x 50mm joists at 450mm crs. with foil-backed plasterboard and skim to underside.

**Storm water drainage:**
150mm hr upvc gutter to 110mm upvc downpipe and drain to existing drains. Existing area is fully drained to existing system and thus no additional surface water will be produced as a result of the development.

**Foul water drainage:**
All above ground drainage to be 'Osma' or similar push fit type, 32mm waste to basins via 76 deep seal traps via drains to public sewer. 110mm dia. internal vent pipe to be taken 2.5m up wall and terminated through south west side with cage.

**Underground drainage:**
Drains to fall at 1 in 80 min. and to be 110mm dia. taken to existing foul drainage system. Drains to be lintelled over, or sleeved, where under foundations and bedded in pea gravel where under building. Inspection chambers to be 450mm dia. where invert less than 1m. Min. 200mm concrete protection to drains under yard area.

**Heating:**
No heating, but frost stat controlled electric heater to toilet. Hot water by instantaneous electric at point of use.

**Ventilation:**
To be achieved by the opening of the external shutter door. To toilet to be mechanical, ducted to outside, at a rate of 6l/s. To be wired to light, which will have 15min. overrun. Door undercut by 10mm.

**Fire:**
Portable Fire Extinguisher (foam Class A/B) to be provided adjacent each exit prior to the building being occupied.
Fire safety signs and notices to be provided to BS 5499 pt.1. Illuminated sign 'Fire Exit' in 125mm letters (with symbol) to exit doors. Ironmongery to be levers with mortice lock overide to entrance door and panic assembly to fire exit door.
Emergency lighting to the building to BS 5266 pt.1. Minimum 1 hour non-maintained. External emergency lighting to be to be in accordance with the requirements of the Fire Precautions Act.
Fire alarm to be 'verbal' due to the use of the building and the low occupancy.

**Lighting:**
Lighting to be metal halide. Efficacy of all lamps to be in excess of 45 lumens/circuit watt. Time clock with override switches/controls within a distance of 3 times the height of fitting above floor. Movement sensor to control fluorescent light in toilet.

**Access and facilities for disabled people:**
This building is for storage use and will be manned intermittently. There will be loading/unloading/stacking and picking operations. The building will be fully accessible and usable by a person with limited disability. Concrete pedestrian access route from site boundary to entrance door edged with yellow lines. 'Level' approach not exceeding 1 in 60 to entrance. No undulations in excess of 3mm under a 1m straightedge. Any change in level at joints not to exceed 5mm. No open joints in excess of 5mm wide, or 10mm where filled to within 5mm of surface. Floor immediately inside entrance to be slip resistant.
External door to be at least 850mm clear opening. Internal door to be at least 800mm clear opening ('Clear' as in Diagram 9 Part M). External threshold to be 15mm max with any threshold over 5mm chamfered or rounded. External entrance door to be glazed as per Diagram 10 Part M. All ironmongery to be lever handles, 'not cold to the touch' and to be of contrasting colour.
All wall mounted electrical and communication socket outlet plates to be situated between 400 - 1000mm above floor level, and no closer than 350mm to an inside corner. All wall mounted electrical and communication switch plates operating permanently wired appliances to be situated between 750 - 1200mm above floor level. All controls requiring close vision to be situated between 1200 - 1400mm above floor level.
All switches, switched sockets and controls to be colour contrasting with background and to have 'on' indication.

Toilet compartment to be provided in accordance with Diagrams 18, 19 & 20 Part M. To be 2.2m x 2m internally and to include additional standing-height basin. Wall mounted grab rail adjacent to toilet to be fixed to give 85mm clearance to wall. W.c. pan to B.S. 5503-3 or 5504-4 capable of accepting a seat height riser. Flush lever to be situated on the 'open' side of the w.c. Colour of grab rails and bars to contrast with background. Pull cord for emergency use to be coloured red and to have 2No. 50mm bangles, one at 800mm above floor level and the other at 100mm above floor level. Visual and audible alarm to be situated on warehouse side of toilet wall above the door. To have reset facility.
All taps to be 'lever' style.
The surface temperature of any heat emitting device to be max. 43°C

**Certification:**
To be provided in respect of
1. Emergency lighting design and installation to B.S.5266.1 and
2. Hot water systems and controls to GBG 132

Kitpac Buildings Ltd.
MANUFACTURERS OF BUILDING SYSTEMS

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1:100 October 2010 **2210:3**