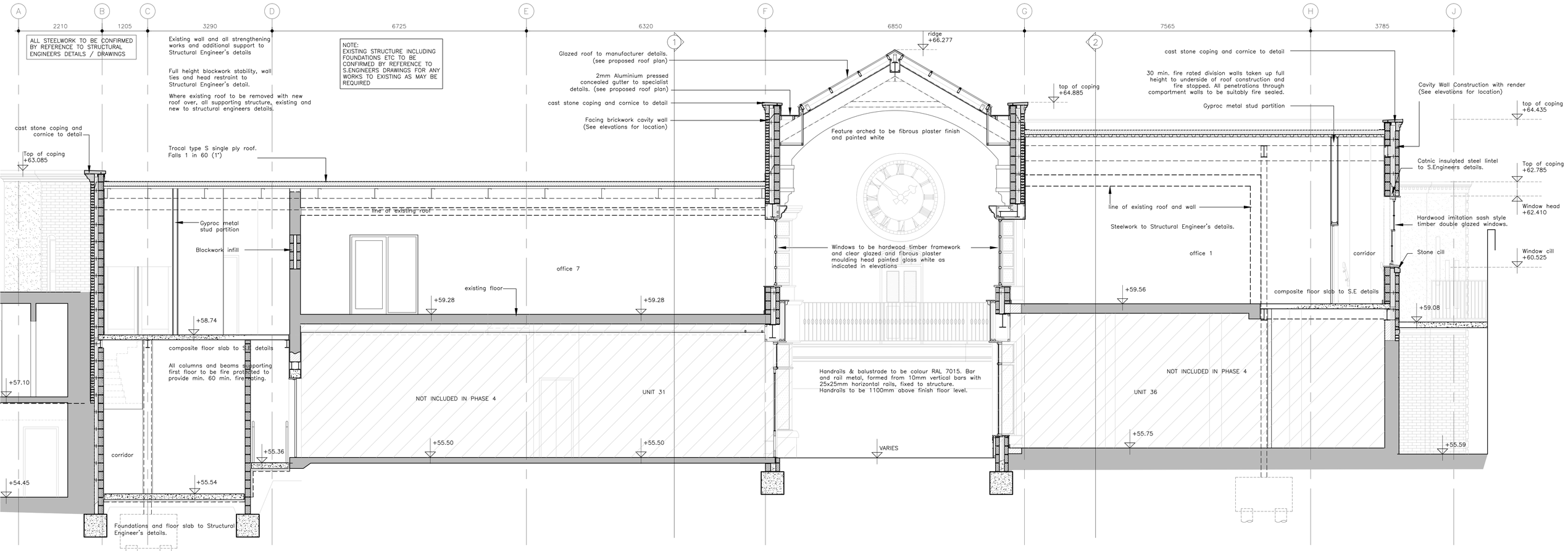
NOTE:
THIS DRAWING HAS BEEN BASED ON SURVEY INFORMATION. CONTRACTOR TO ADVISE REGARDING ANY DISCREPANCIES PRIOR TO ANY WORK BEING PUT IN HAND.



PROPOSED GA SECTION 4–4
scale:1:50

0 5m

GENERAL NOTES :

Existing structure

Existing structure including foundations, columns, beams, walls and lintels carrying new and altered loads are to be confirmed by reference to structural engineers details / drawings for adequacy and or any additional / strengthening works to existing as may be required.

Ground Floor Construction

Foundations and floor slab to Structural Engineers details. Floor slab to be laid over insulation Kingspan K103 or equal approved on Visqueen high performance DPM (2000 gauge) on sand blinding on well consolidated hardcore to Structural Engineers specification. The insulation boards should be loose laid and joints lightly butted. A strip of the insulation board (minimum 25mm thick) should be placed vertically around the perimeter of the floor slab in order to prevent cold bridging. 60mm thick boards to be provided to achieve a U value of 0.22 W/m²K based upon a P/A factor of 0.62

External walls

Cavity Wall Construction

375mm overall width. Outer leaf 102.5mm facing brickwork, 135mm overall cavity, 75mm Celotex CW4000 partial fill cavity insulation (min 50mm residual cavity). 140mm blockwork inner leaf 7N/mm². U Value min of 0.26 W/ m²K.

Or

375mm overall width. Render on 100mm dense block outerleaf, 135mm overall cavity, 75mm Celotex CW4000 partial fill cavity insulation (min 50mm residual cavity). 140mm blockwork inner leaf 7N/mm². (Render system Permarock Silicone Ultra K render system.)

Render – Colour: white – external RAL 9010 internal mall – curcuma 90

Walls to be built with 1:1:6 cement mortar – colour tbc

Wall ties to be stainless steel Anchon ST1 to suit cavity width to BSI PD 6697:2010 spaced at 450c/s vertically and 900mm horizontaly staggered, 225mm from corners, reveals, Lateral restraint ties for movement joints to be Anchon building products ref PPS, PPV and SPV in stainless steel at 450cts with debonding sleeves as required or equal approved. All specialist tying arrangements to structural engineers details.

Movement joints at centres recommended by the brick / block manufacturer and as indicated on Structural Engineers detailed drawings. Two part polysulphide sealant. Colour tbc

Provide horizontal strip damp proof course to both leaves, minimum 150mm above external ground level. New DPC to be made continuous with existing DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. All cavities to be closed at parapet and around openings using thermabate or similar proprietary non–combustable insulated cavity closer. Provide vertical DPC's around openings & abutments. All cavity trays must have 150mm upstands and suitable cavity weep vents (min 2 at 900 c/s)

Generally IKO Hylload Permabit bitumen polymer DPC or equal approved.

Cast Stone

Strings, Cills, Copings, Cornice, Corbils, Quoins, Balustrade to be Haddonstone or equal approved. Cornice (including dentil feature where identified on elevations) with once weathered coping over including all necessary structural reinforcement and cast–in fixings all Bespoke. Balustrade to comprise all necessary piers, caps, balustrade and rails from the standard range. String course – ref Q370.

All installed in strict accordance with manufacturers printed instructions and assembly recommendations.

Copings

Once weathered , throated cast stone coping bedded on IKO Hylload permabit DPC on proprietary cavity closer. Coping fixed to top of wall / PFC with Anchon stainless steel frame cramps with 6mm loose dowels at coping joints. DPC lapped over fixings (min 150mm)

Lintels

Lintels to have a minimum bearing of 150mm on each end. All lintels to external cavity walls unless otherwise noted to be Catnic type or equal approved. DPC trays and weepvents to be provided above all externally located lintels.

Concrete lintels – Naylor or equal approved to be used over all internal openings in blockwork walls.

Roof Construction

Sika – Trocal type S single ply membrane (RAL7015), 1.5mm thick, loose laid and mechanically fixed on 120mm Kingspan TR26 FM insulation on a vapour control layer on metal deck on purlins on structural frame to S. Engineers details. Falls 1 in 60 (1°)

Service walkways in trocal WBP (colour black). All in strict accordance with manufacturers printed instructions.

Overall roof construction to achieve a U value of 0.18 W/m²K

Glazed roof to mall (Specification)
Schuco FW50 thermally broken aluminium curtain walling system. Finish: Polyester powder coated RAL 9016 Satin.
Glazing – vision units
glazed with 28mm double glazed units comprising of
Outer leaf 6mm clear toughened float. Inner leaf 6.4mm clear laminated low E glass and a 16mm, 90%
argon gas filled cavity with silver spacer bar.

Non vision units
glazed with insulated aluminium panels comprising of styrofoam core clad both sides with 16 swg aluminium sheet. PPC to match roof bars.

All purlins complete with sloping caps and drainage route end caps. System to be installed with manufacturers standard components and fittings suitably bracketed and supported off steel frame.

Rainwater Goods

Externally fixed rainwater goods to be Alumasc PPC cast aluminium, colour black. Downpipes to be square section.

Shopfronts

Bespoke Hardwood timber shopfronts manufactured in sapele with a polished finish. Generally with a polished brass or hardwood projecting cill.

Door specification – Generally a single inward opening door with mobility threshold, brush seals all round, 1 and 1/2 pairs of quality butt hinges, with 5 lever mortice lock and lever handles / push plate, letter plate all in polished brass finish. Glass specification – fixed light windows 8.8mm laminated glass. Door lights 6mm toughened float.

Windows

Bespoke hardwood imitation sash double glazed windows, slender fit with slim style beads and projecting frame to achieve a U value of 0.18 W/m²K.

Doors

Bespoke hardwood doors. (see elevations).

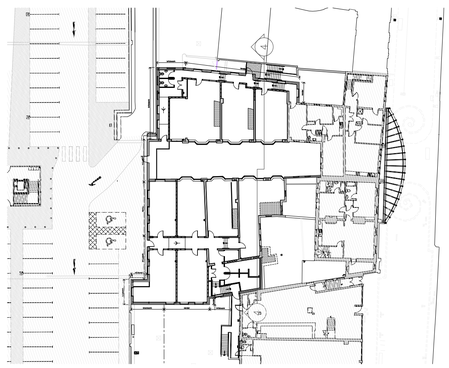
U VALUES OF BUILDING ELEMENTS:

It is the contractors responsibility to demonstrate compliance with Approved Documents L2A of the current Building Regulations through the provision of all appropriate SBEM calculations illustrating Target CO_2 Emission Rate (TER) and final Building CO_2 Emission Rate (BER). The Contractor must provide a TER calculation for approval by Building Control prior to any work starting on site.

For initial design purposes, it has been assumed that U values to building elements will be as noted below, however it will be at the discretion of the Contractor to confirm these values in order to demonstrate compliance with the required TER and BER calculations.

- Ground floor slab : 0.22 W/m²K
- External masonry walls : 0.26 W/m²K
- External roof construction : 0.18 W/m²K
- Glazed doors & windows : 1.6 W/m²K
- External personnel doors : 1.6 W/m²K

Airbarriers/seals to be installed at contractors discretion throughout building in order to minimize air infiltration through the building fabric in accordance with the requirements of Approved Document L2A of the current Building Regulations.



KEY PLAN
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0 50m

REVISION A : 18 OCTOBER 2019:
DRAWING, NOTES UPDATED AND GRID & SECTION LINES ADDED. ISSUED FOR TENDER
.
PN

Do not scale. All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.

tender issue

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PHASE 4 – 5 VALLEYS
KING STREET, STROUD, GL5 1RR
for STROUD REGENERATION LIMITED

PROPOSED MALL GENERAL ARRANGEMENT SECTION
GA SECTION 4–4 1:50@A1

Date:	Drawn:	Checked:	
13/09/19	PN		**8510s/4041A**