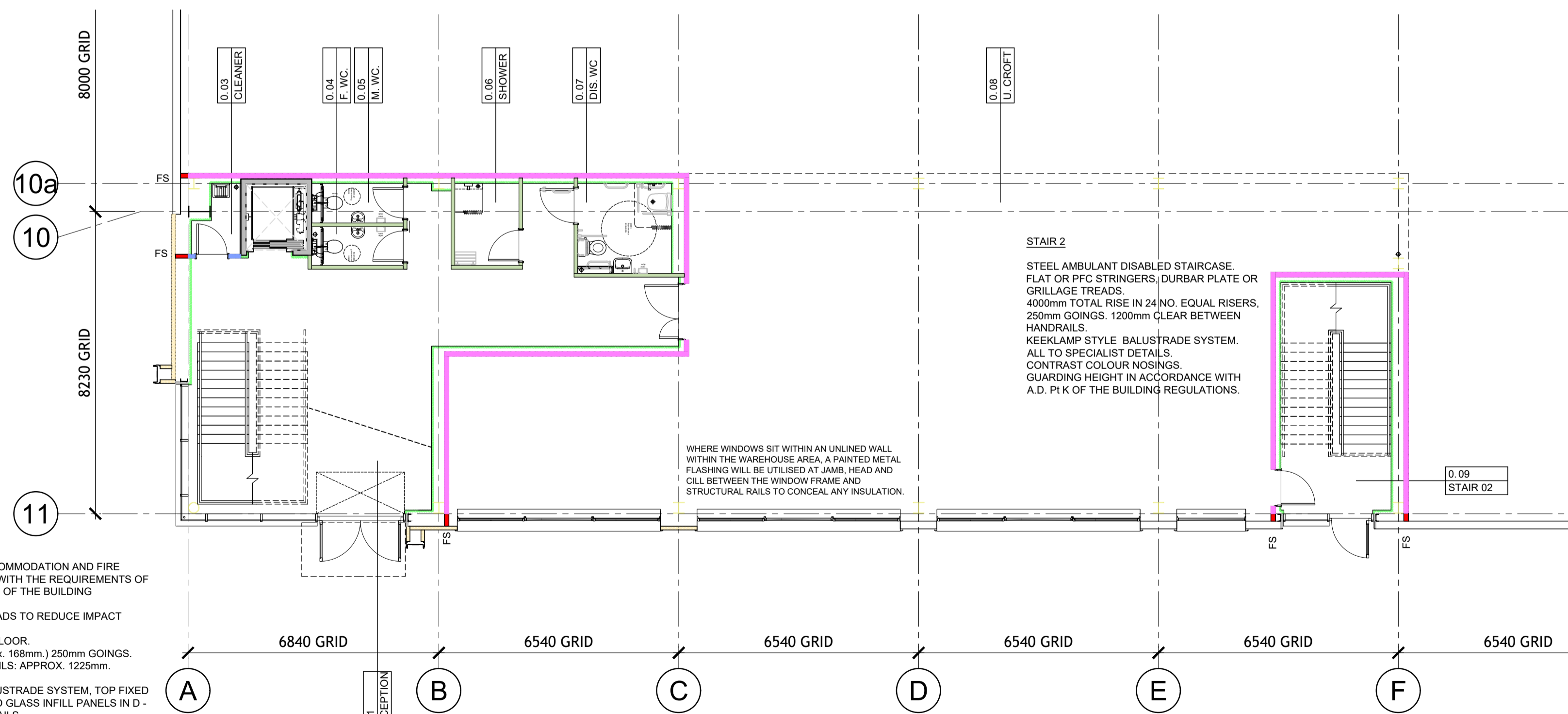


Description PART FIRST FLOOR PLAN. OFFICES.

Ref 1st



Description PART GROUND FLOOR PLAN. OFFICES. FOR CONTEXT REFER TO DRAWING REF. 120

Ref G

INTERNAL WALL CONSTRUCTION

Masonry walls	100mm th. lightweight blockwork. Compressive strength to S. Eng.'s details.
WT-B1	140mm th. lightweight blockwork. Compressive strength to S. Eng.'s details.
WT-B1	FOR FIRE RATING REFER TO FIRE STRATEGY PLANS DRAWING REFS 410 and 411. Proprietary surface sealer to unfinished blockwork. Specification subject to Manufacturer's requirements regarding wall height and required fire rating.
FINISHES TO MASONRY / CONCRETE WALLS.	
F0	No board finish.
F1	1 No. layer 15mm th. British Gypsum Duraline Wall board on adhesive dabs to one side only.
F2	1 No. layer 15mm th. British Gypsum Duraline Wall board on adhesive dabs to both sides.
N.B.	Moisture Resistant plasterboard to be used in toilets and kitchens / tea points.

Metal stud and plasterboard partitions & dry lining
All metal stud and plasterboard partitions and drylining to continue up to underside of floor deck or whitewall lid.
Moisture Resistant plasterboard to be used in toilets, kitchens and tea points.

WT-P1	1 no. layer 15mm WallBoard both sides of 70mm metal studwork. 50mm Isover acoustic insulation to stud void. British Gypsum GypWall Classic (or similar approved). Board to be taper edged for taping and filling. N.B. Construction to achieve 30 mins FR where shown on the Fire Strategy Plans
WT-P2	1 no. layer 15mm FireLine both sides of 70mm metal studwork. 50mm Isover acoustic insulation to stud void. British Gypsum GypWall Classic (or similar approved). Board to be taper edged for taping and filling. N.B. Construction to achieve 60 mins FR where shown on the Fire Strategy Plans
WT-P3	1 no. layer 15mm WallBoard to one side of 70mm metal "I" section studwork. British Gypsum GypLiner IWL (or similar approved). Board to be taper edged for taping and filling.
WT-P4	Metal stud partition facing wall to conceal structural bracing. Column encasure and as lining to external wall.
WT-P4	1 no. layer 15mm WallBoard to one side of 70mm metal frame dry lining. British Gypsum GypLiner Universal (or similar approved). Board to be taper edged for taping and filling.
WT-P4	Metal frame dry lining to lift shaft front wall.

Whitewall Construction	Eurobond Firemaster Wall Extra (or similar approved) vertically OR horizontally laid wall panels TBC by Specialist comprising stone wool core between steel facings complete with all necessary trims, flashings and fillers to provide a fire rated and air sealed enclosure. TO ACHIEVE 60 mins FR. Panels to be factory finished Colourcoat PE25 by Tata Steel White polyester RAL 9010.
WT-W1	Division wall between offices and warehouse.

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.
This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted to as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.
Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features. Accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

LEGEND

1	Detail ref on Drawing ref	S.O.P.	SETTING OUT POINT
121	DOOR REF fire rating	W0.00	EXTERNAL WINDOW REF
CB	CAVITY BARRIER 30/15mins FR integrity/insulation	■	FIRE STOPPING to match FR of floor or wall.
G	GULLY	⊕	SHOWER DRAIN
SVP	SOIL AND VENT PIPE	⊕	STUB STACK OR DRAINAGE POPUP WITH AIR ADMITTANCE VALVE WHERE NOTED
RWP	RAINWATER PIPE	⊕	

ABBREVIATIONS

Nom.	Nominal	U/S	Underside of
T.O.S	Top of steel	T.O.	Top of
S.O	Structural Opening	F.O.	Face of
F.F.L.	Finished Floor Level	AFFL	Above Finished Floor Level
S.S.C.	Specialist Sub Contractor	S.S.L.	Structural Slab Level
EOB	Edge Of Beam		

T4	Updated for revised Tender Issue.	07.06.2023	RJF
T3	Stair 2 spec note amended.	15.03.2023	jmc
T2	Stair 2 relocated within office.	12.01.2023	jmc
T1	Amended as Value Engineering Schedule.	07.11.2022	D.N.
Revisions:	Amendment:	Date:	Name:

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TENDER

CLIENT: **st francis group**

PROJECT: SPECTRUM LOGISTICS PARK
ECKERSALL ROAD,
KINGS NORTON, BIRMINGHAM

TITLE: GENERAL ARRANGEMENT
Offices Ground and First Floor Plans
UNIT 2

Scale: 1:100@A1	Date: JUN 2022
Drawn: D.N.	Checked By: D.N.
Drw No: 17-110- T 121	Revision: T4