



### DESIGN 'U' VALUES

U VALUES TO BUILDING FABRIC TO BE BETTER THAN THE DESIGN LIMITS.

0.18 W/m <sup>2</sup> K - GROUND FLOOR	1.4 W/m <sup>2</sup> K - EXTERNAL WINDOWS
0.21 W/m <sup>2</sup> K - EXTERNAL WALLS	1.6 W/m <sup>2</sup> K - ENTRANCE DOORS
0.18 W/m <sup>2</sup> K - ROOF	1.4 W/m <sup>2</sup> K - EXTERNAL DOORS
1.30 W/m <sup>2</sup> K - ROOFLIGHTS	1.3 W/m <sup>2</sup> K - VEHICLE DOORS
0.35 W/m <sup>2</sup> K - SEPARATING WALLS	

AIR PERMEABILITY (WORST ACCEPTABLE) - 1.5 m<sup>3</sup> / (H m<sup>2</sup>) at 50 Pa

**SUBJECT TO SBEM CALCULATIONS BY M & E CONSULTANT.**

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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 Regulations, 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 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 regulations. 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
DOOR REF	fire rating	W0.00	EXTERNAL WINDOW REF

### UNIT 6 CRITICAL AREA SCHEDULE (G.I.A.)

	CONTRACT	BUILD	VARIANCE
GROUND FLOOR (UNIT)	4,677.6 M <sup>2</sup> [50,350 R <sup>2</sup> ]	4,691.9 M <sup>2</sup> [50,503 R <sup>2</sup> ]	
Measured to back of sheeting rails			
FIRST FLOOR (OFFICES)	246.1 M <sup>2</sup> [2,675 R <sup>2</sup> ]	248.6 M <sup>2</sup> [2,675 R <sup>2</sup> ]	
Measured to finished face of plasterboard			
<b>GRAND TOTAL</b>	<b>4,923.7 M<sup>2</sup> [53,000 R<sup>2</sup>]</b>	<b>4,940.5 M<sup>2</sup> [53,178 R<sup>2</sup>]</b>	<b>0.3%</b>

T6	Fire Boundary Conditions updated.	14.06.2023	RJF
T5	Air Permeability rate updated.	09.06.2023	RJF
T4	Updated for revised Tender Issue.	07.06.2023	RJF
T3	Stair 2 relocated within office.	12.01.2022	jmc
T2	Amended as Value Engineering Schedule.	07.11.2022	D.N.
T1	General amendments	14.03.2022	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  
 Ground Floor Plan  
 UNIT 6

Scale:	1:200@A1	Date:	JUN 2022
Drawn:	D.N.	Checked By:	D.N.
Drw No:	17-110- T160	Revision:	T6