



EXTERNAL WALL CONSTRUCTION

EW-1 **EXTERIOR**

Build up steel cladding system with non-combustible rockwool insulation, HORIZONTALLY laid half round outer sheet.
 CA Building Products Twin-Therm DEEP PROFILE WIDE PITCH outer sheet CA ARC 50 930 (or similar approved.)
 * DIM TBC system depth to be better than design u-value.
 Colour: Metallic Silver RAL 9006

INTERIOR

Wall type EW-1 to FIRE BOUNDARY
 Built up cladding system to achieve:
 • 60 mins minimum FR integrity
 • 15 mins minimum FR insulation
 CA Building Products Twin-Therm FireWall FW15 (or similar approved.)

EW-2 **EXTERIOR**

Build up steel cladding system with non-combustible rockwool insulation, VERTICALLY laid trapezoidal outer sheet.
 CA Building Products Twin-Therm DEEP PROFILE WIDE PITCH outer sheet CA 32 1000W (or similar approved.)
 * DIM TBC system depth to be better than design u-value.
 Colour: Basalt Grey RAL 7012

INTERIOR

Wall type EW-2 to FIRE BOUNDARY
 Built up cladding system to achieve:
 • 60 mins minimum FR integrity
 • 15 mins minimum FR insulation
 CA Building Products Twin-Therm FireWall FW15 (or similar approved.)

EW-3 **EXTERIOR**

Composite cladding panel with non-combustible rockwool core, HORIZONTALLY laid, 900 high panels with micro-rib outer surface.
 Vertical joint with snap on cover flashing.
 Eurobond Europanel S5 (or similar approved.)
 Colour: Anthracite RAL 7016

INTERIOR

Wall type EW-3 to FIRE BOUNDARY
 Composite cladding system to achieve:
 • 60 mins minimum FR integrity
 • 15 mins minimum FR insulation
 Eurobond Europanel S5 extra (or similar approved) fixed strictly in accordance with Manufacturer's recommendations to achieve stated FR.

EW-4 **EXTERIOR**

* DIM TBC panel thickness to be better than design u-value.
 Colour: Anthracite RAL 7016

Metallic feature beam profiled Curtain Wall Surround colour anthracite (RAL 7016)

DESIGN 'U' VALUES

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

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

AIR PERMEABILITY (WORST ACCEPTABLE) - 1.5 m³ / (H m²) 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 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

1 121 - Detail ref on Drawing ref

S.O.P. - SETTING OUT POINT

DOOR REF fire rating

EXTERNAL WINDOW REF

UNIT 7 CRITICAL AREA SCHEDULE (G.I.A.)

	CONTRACT	BUILD	VARIANCE
GROUND FLOOR (UNIT)	4,677.6 M ² [50,350 R ²]	4,691.9 M ² [50,503 R ²]	
Measured to back of sheeting rails			
FIRST FLOOR (OFFICES)	246.1 M ² [2,659 R ²]	248.9 M ² [2,679 R ²]	
Measured to finished face of plasterboard			
GRAND TOTAL	4,923.7 M² [53,009 R²]	4,940.8 M² [53,182 R²]	0.3%

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:

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

TITLE: GENERAL ARRANGEMENT
 Ground Floor Plan
 UNIT 7

Scale:	1:200@A1	Date:	JUN 2022
Drawn:	D.N.	Checked By:	D.N.
Drw No:	17-110- T 170	Revision:	T6