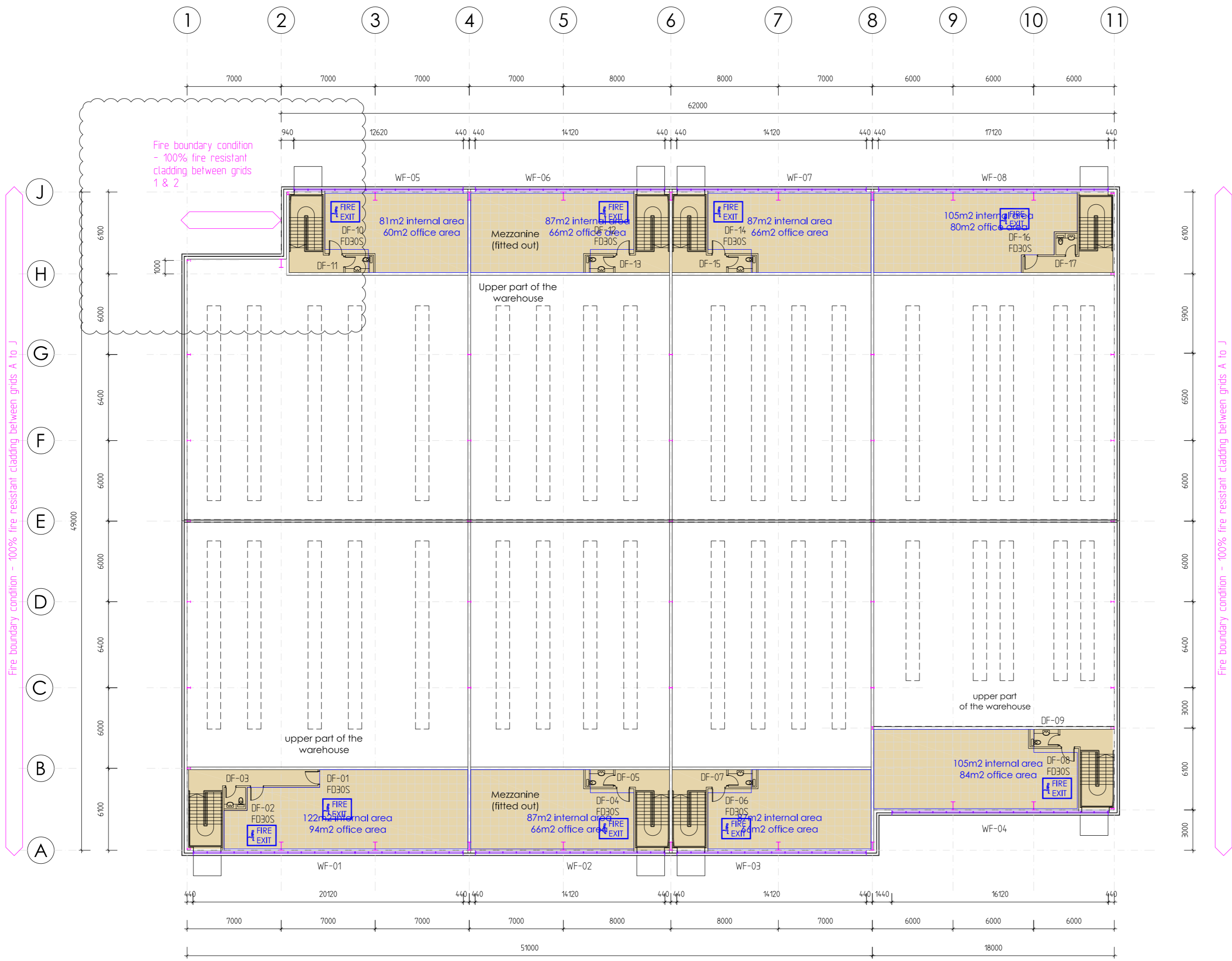


Ground Floor Plan



First Floor Plan

CBC Unit	Gf. area	Mezz. area	Total (GEA)
1	533m <sup>2</sup>	140m <sup>2</sup>	673m <sup>2</sup>
2	373m <sup>2</sup>	100m <sup>2</sup>	473m <sup>2</sup>
3	373m <sup>2</sup>	100m <sup>2</sup>	473m <sup>2</sup>
4	386m <sup>2</sup>	120m <sup>2</sup>	506m <sup>2</sup>
5	494m <sup>2</sup>	92m <sup>2</sup>	586m <sup>2</sup>
6	373m <sup>2</sup>	100m <sup>2</sup>	473m <sup>2</sup>
7	373m <sup>2</sup>	100m <sup>2</sup>	473m <sup>2</sup>
8	458m <sup>2</sup>	120m <sup>2</sup>	578m <sup>2</sup>
Total	3,363m <sup>2</sup>	872m <sup>2</sup>	4,235m <sup>2</sup>

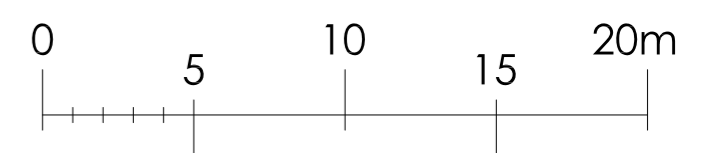
GENERAL NOTES:

The drawings should be read in conjunction with the NBS specifications and Employer's Requirements. Any discrepancy between the documents should be advised back to the Employer's Representative and the design team so that a corrected information is issued as an addendum.

When issuing tender information for sub-contractor pricing tender packages should include ER's and all architectural drawings and specifications to enable informed pricing that includes all the items necessary for the completion and integration of the works as required by the design. Incomplete information leads to incomplete pricing. Interfaces between various packages should be carefully considered to include for all the required items.

Contractor proposals should include a compliant tender with a list of VE items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed.

# Tender



Rev D:	
Rev C:	
Rev B:	
Rev A:	11-3-2019: Ground floor cores in units 2, 3, 6 and 7 amended, GF doors renumbered, unit 5 clouded corner amended

Notes  
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Job

Chancerygate  
Chertsey

Title  
Units 1-8  
Floor plans

Dwg No  
C-335-20-01

Date	10-2018	Scale	1:250 (A1)	Rev	A
Drawn	Checked	Planning	Drawing		

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**HEALTH, SAFETY & ENVIRONMENT**

The following specific hazards have been identified through design risk assessment. The planning and execution of the works should take into account all usual and specific hazards. Hazards should also be taken into account in the maintenance, operation, decommissioning and demolition of the works.

- Excavations (live services present on site, soft spots, hazardous material)
- Deep excavations and works in trenches
- Ground conditions may be unstable during excavation
- Incoming services (electricity, gas, water, telephone)
- Works and materials at heights externally (ext walls, roof, window cleaning)
- Works and materials at heights internally
- Works around staircases and holes in slabs
- Works in confined spaces
- Use of small hand held equipment (drills, power screwdrivers, small cutters and saws.)
- Use of large and specialist hand held equipment (shot firing, long equipment, large drills, large cutters and saws.)
- Use of large machinery (cranes, JCBs...)
- Working with materials that give off dust, vapours and fumes (hardwood dust, paints, adhesives, varnishes, glues, mineral fibres, cement...)
- Handling and installation of heavy and large elements (door planks, plasterboards, purlins, sheeting rails, roof panels, loading doors)
- Handling of sharp elements
- Noise from using large drills, shot firing equipment
- Working with breakable elements (glass)
- Slipping in wet areas
- Window cleaning
- Working adjacent to existing neighbouring sites
- Below ground obstructions from previous buildings

**BOUNDARY CONDITIONS**

Whole of the steel frame infill painted to 1 hr.f.r. including the columns and beams supporting upper floor offices, no moment resisting bases

For site plan see drawings 10 series  
 For staircase plans & sections see drawings 24 series  
 For plan details see drawings 25 series  
 For section details see drawings 31 series  
 For internal doors see drawings 32 series  
 For cores layouts see drawings 24 and 75 series

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 150mm less (75mm insulation to jambs).

Fire escape door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 50mm less (25mm insulation to jambs).

Window openings widths are dimensioned as openings between cladding rails. Clear widths between flashings are 50mm less (25mm insulation to jambs).

Party walls - 1 hour fire resistance  
 140mm blockwork to 2025mm height with full height vertical posts, PFC head restraint and 200mm o/a stud wall above with telescopic deflection head to u/s of roof. Sections between mezzanines and cores on both sides to be in plasterboard metal stud partitions with mesh infill to full height of the staircase

2025mm high 140mm thick fairfaced blockwork protection wall to warehouse walls with head restraint channel to str. eng. spec. and vertical cavity barriers at party walls and stairs' walls locations

2250mm high 140mm thick fairfaced blockwork perimeter wall to bays with FE doors (precast concrete lintel to window head)

Soffits of first floors are not insulated because ground floor spaces can be fitted as offices by incoming occupiers. If the occupiers do not wish to fit additional offices on the ground floor they should fix additional thermal insulation to the soffit.

First floors fully fitted out with carpeted floors, skirting trunking and suspended ceilings  
 Walls to warehouse are fire compartment walls and for SBEM need to be 200mm o/a stud wall with 140mm thermal insulation and to extend to u/s of roof with deflection head detail

Staircases are fire compartments  
 Staircase walls need to go to u/s of roof with deflection head detail or stop short of the roof with the fire rated ceiling