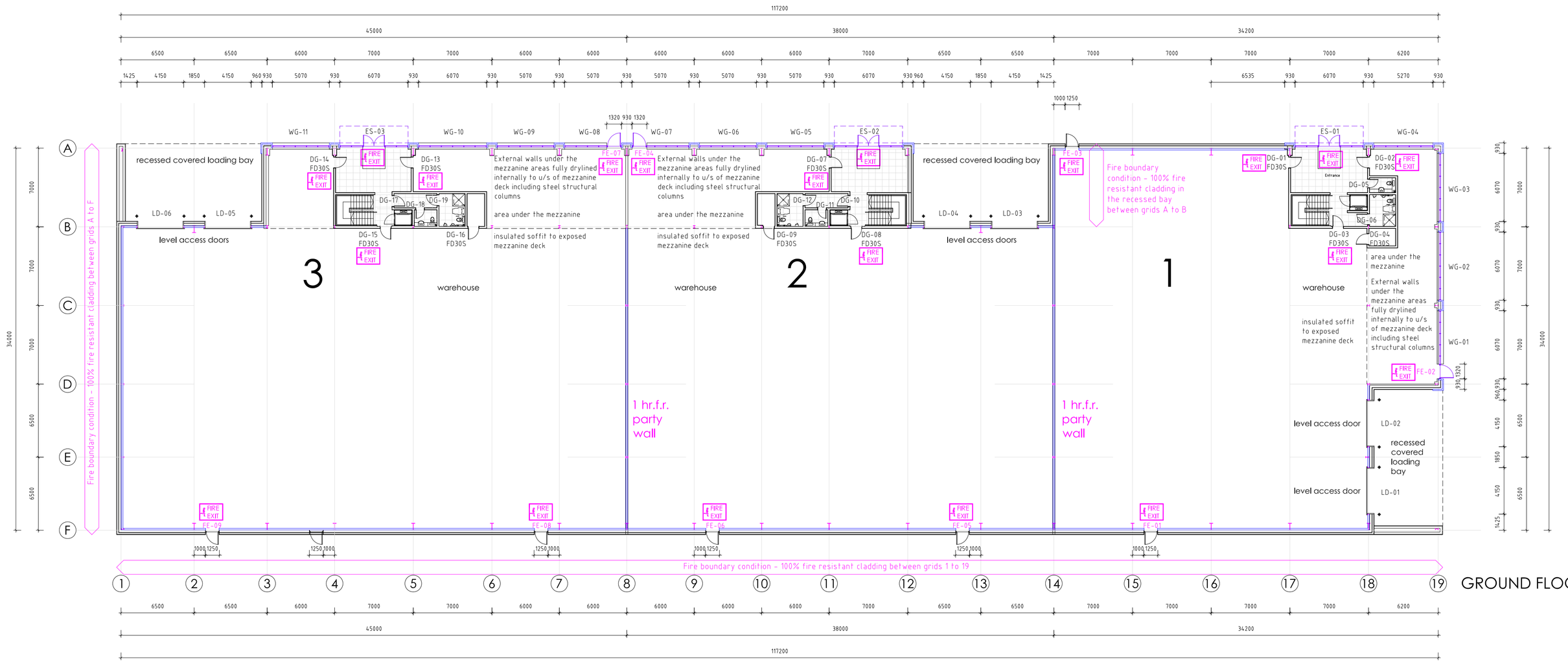
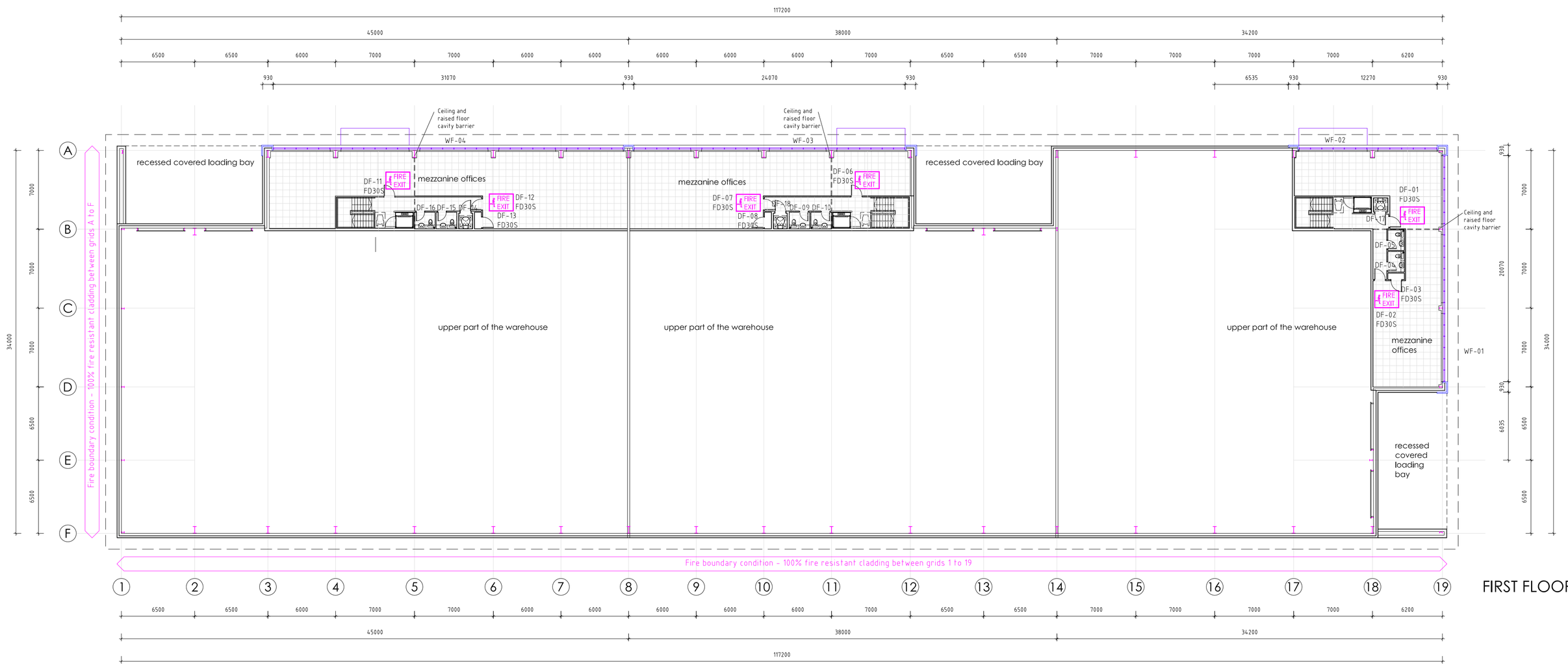


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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 core 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 60mm less (25mm insulation to jambs).

Window openings widths are dimensioned as openings between cladding.

Party walls - 1 hour fire resistance
140mm blockwork to 2250mm height with full height vertical posts, RHS 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

2250mm high 140mm thick fairfaced blockwork protection wall to warehouse perimeter with head restraint channel to str. eng. spec. and vertical cavity barriers at party walls and compartment wall locations

External walls under the mezzanine areas fully drylined internally to u/s of mezzanine deck including steel structural column.

100x20mm painted MDF skirting to ground floor external walls lining under mezzanines and to all core walls including the warehouse side as well

First floors fully fitted out with raised floors, carpeted floors, MDF skirting 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
First floor staircase walls stop short of the roof and need to have a fire rated ceiling

BOUNDARY CONDITIONS:

Whole of the steel frame intumescent painted to 60 minutes .f.r.
All columns and beams supporting upper floor offices and stairs to be intumescent painted to 90 minutes .f.r. (floor height over 5m)
No moment resisting bases for fire boundary conditions

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-ontractor 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.

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 fixing equipment, large drills, large cutters and saws..)
Use of large machinery (cranes, JCBs,...)
Working with materials that give of 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.

Unit	G.f. area	Mezz area	Total (GEA)
1	1,129m2	202m2	1,331m2
2	1,236m2	193m2	1,429m2
3	1,491m2	246m2	1,737m2
Total	3,856m2	641m2	4,497m2

Unit	G.f. area	Mezz area	Total (GIA)
1	1,079m2	173m2	1,252m2
2	1,194m2	169m2	1,363m2
3	1,434m2	216m2	1,650m2
Total	3,707m2	558m2	4,265m2

0 5 10 15 20

For construction

Rev F: 10-8-2020: First floor windows corrected to suit elevations, window numbers amended

Rev E: 27-7-2020: Insulated soffit note removed

Rev D: 29-6-2020: Construction issue

Rev C: 18-6-2020: Roof access ladders added to first floors of units 1 and 2, cores updated to suit, DF17 and 18 added, insulated soffit note added

Rev B: 10-10-2019: Raised floor added to first floor

Rev A: 10-9-2019: Cores changed

Notes:
No dimensions are to be scaled from this drawing.
Contractors must verify all figured dimensions at the site before commencing any work or making any shop drawings
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Job
St James's Place UK Plc
Albany Park
Frimley

Title
Units 1-3
Floor plans

Drg No OS-103-20-01

Date	Scale	Rev
8-2019	1:250 (A1)	F

Drawn	Checked	CDM	P-Preliminary	A-Approval
			T-Tender	C-Construction

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