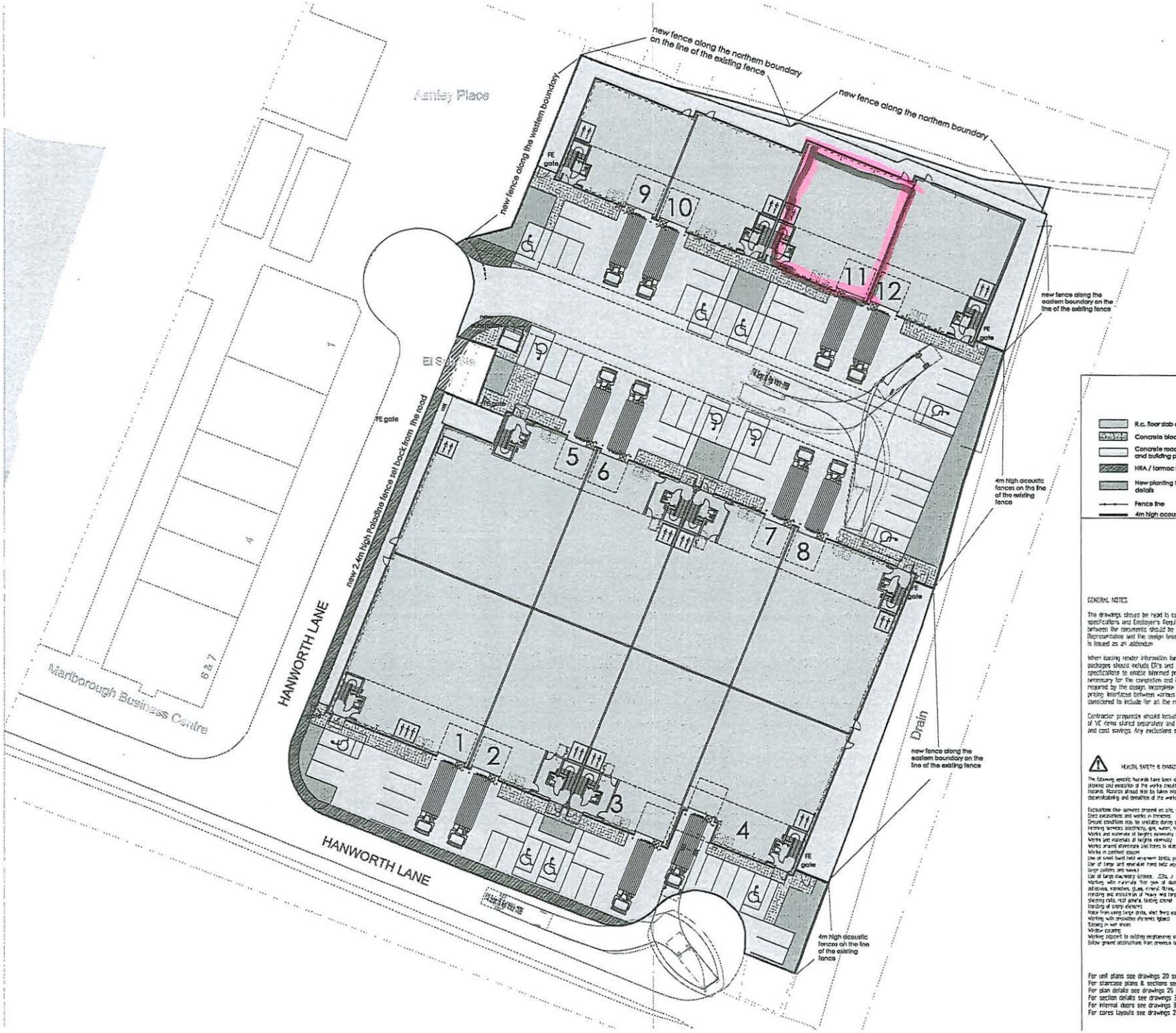


GENERAL NOTES

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 CR'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 preparation should include a comprehensive tender with a list of 'VE' items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed.

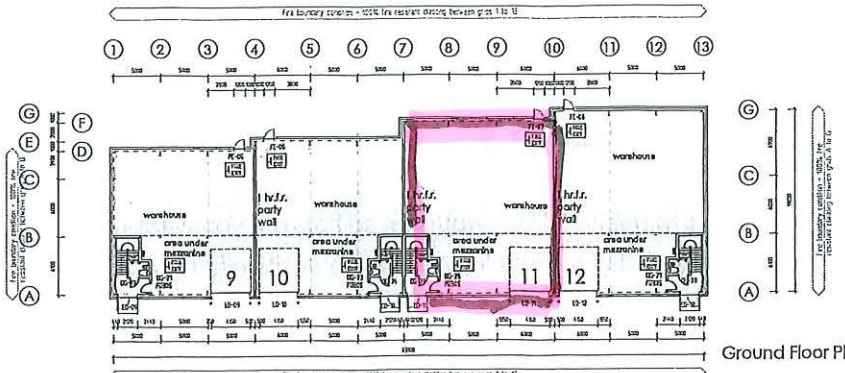
HEALTH, SAFETY & ENVIRONMENT

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

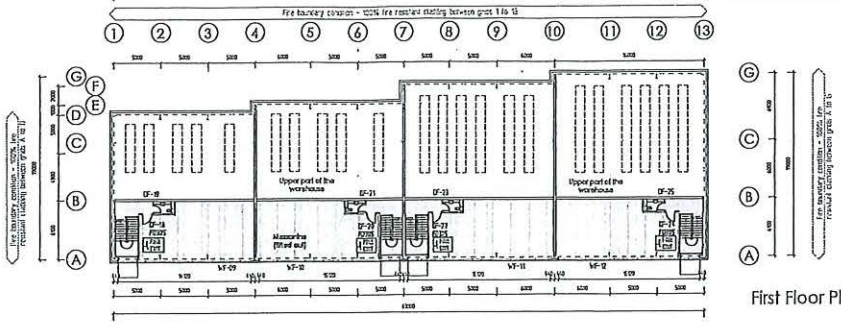
Excavations (the services present on site, soil stack). Hazardous materials
Deep excavations and works in trenches
Ground conditions may be unstable during excavation
Incoming services (electricity, gas, water, telephone)
Works and materials at heights (externally (incl. walls, roof, window cleaning)
Works and materials at heights (internally)
Works around electrical and fibre in slabs
Works in confined spaces
Use of small hand held equipment (drills, power screwdrivers, grab cutters and saws)
Use of large and specialised hand held equipment (plant fixing bolts 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 (stair planks, plasterboards, purlins, decking rails, roof panels, heating panel
Handling of sharp elements
Noise from using large drills, shot fixing equipment
Working with acoustic elements (glass)
Storage in wet areas
Window cleaning
Working adjacent to existing neighbouring sites
Below ground obstructions from previous buildings

For unit plans see drawings 20 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

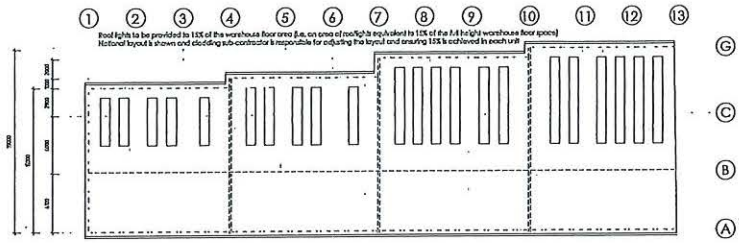
UNIT 11



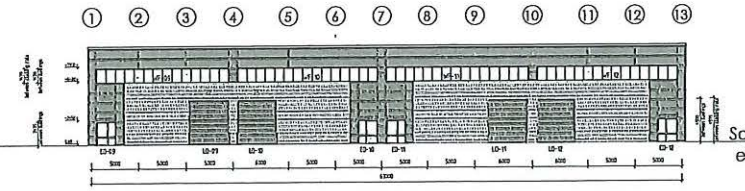
Ground Floor Plan



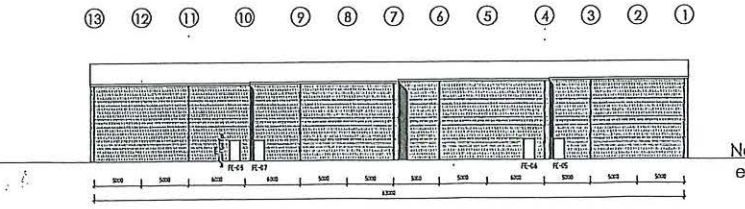
First Floor Plan



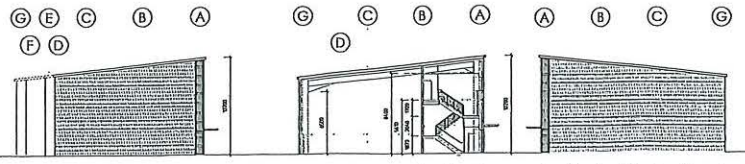
Roof Plan
15% rooflights (national layout shown)



South-west elevation



North-east elevation



North-west elevation

Section

South-east elevation

CBC Unit	Gf. area	Mezz area	Total GEA
9	240m2	100m2	340m2
10	269m2	106m2	375m2
11	301m2	106m2	407m2
12	325m2	108m2	433m2
Total	1135m2	420m2	1555m2

GENERAL NOTES:

The drawings should be read in conjunction with the NBS specification 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 ERFs 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 costed specification and cost savings. Any exclusions should be clearly listed.

Profiled roof cladding in HPS200 Goosewing gray BS 10A05

Marley Gray BS 18B25 gutters, RWPs & gable fascias

Horizontally laid Marrono composite wall cladding in Marley Gray BS 18B25

Powder coated aluminium entrance doors and windows in Marley Gray BS 18B25. Entrance door leaf frames in Metallic silver RAL9006 (Part M)

Coloured insulated loading doors in Marley Gray BS 18B25

Fire escape doors Metallic Silver RAL 9006

Horizontally laid profiled wall cladding and related flashings in Private Metallic Silver RAL9006.

Special RAL 6018 green flashing to jambs & head of entrance doors, windows and loading doors (see photo)

1 Unit numbers
3mm powder coated aluminium plate with matching fixings 150mm high, raised and font to be agreed

Obscured glazing

Top hung opening windows

Building mounted floodlights

Main entrance fin lights (circular high quality fitting)

Tender

0 5 10 15 20m

Rev D

Rev C

Rev B

Rev A: 11-3-2019: Ground floor doors renumbered

Notes
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Job
Chancerygate
Chertsey

Title Units 9-12 - Floor plans, Elevations and Section

Drg No C-335-20-03

Date	Scale	Rev
10-2018	1:250 (A1)	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 site activities, all users and specific hazards. Materials 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 materials)
Drop excavations and works in trenches
Ground conditions may be unstable during excavation
Existing services (electricity, gas, water, telephone)
Works and materials at heights externally (low walls, roof, window cleaning)
Works and materials at heights internally
Working around structures and floors in place
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 (hand lifting, lifting equipment, large drills, large cutters and saws)
Use of large machinery (dumpers, JCBs,)
Working with materials that give off dust, vapours and fumes (formwork oils, paints, adhesives, varnishes, glues, mineral fibres, cement,)
Handling and installation of heavy and large elements (floor planks, plasterboard, panels, shelving units, roof panels, loading bay)
Handling of sharp elements
Noise from using large tools and lifting equipment
Working with branches (electric lighting)
Signing in and out
Vehicle crossing
Working adjacent to existing neighbouring sites
Below ground construction from previous buildings.

BOUNDARY CONDITIONS

Whole of the steel frame (columns painted to 1 hr) including the columns and beams supporting upper floor offices, no masked restraint bars

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 25 series

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 150mm less 175mm insulation (to jambs)

Fire escape door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 50mm less 125mm insulation (to jambs).

Window openings widths are dimensioned as openings between cladding rails. Clear widths between flashings are 50mm less 125mm insulation (to jambs)

Party walls - 1 hour fire resistance
140mm blockwork to 2025mm height with full height vertical posts, FFC head restraint and 200mm u/s 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 of 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 compartmented walls and for 30DM need to be 200mm u/s stud wall with 100mm thermal insulation and to extend to u/s of roof with detection head detail

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