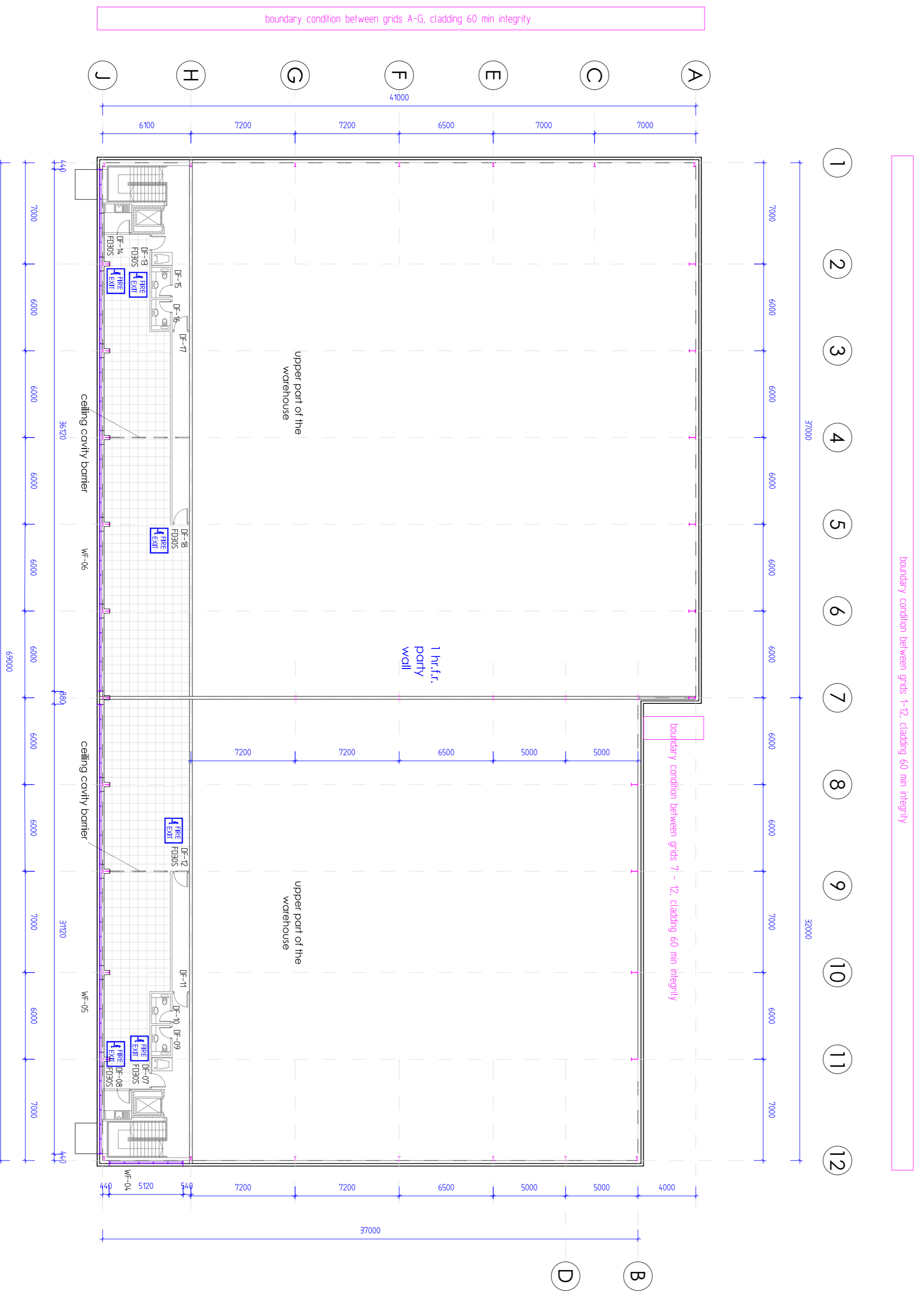


Ground Floor Plan



First Floor Plan

- BOUNDARY CONDITIONS** – fluorescent panel the whole steel frame
 - no moment resisting bases
 Steel frame to be protected to 60 minutes fire
- Fire strategy:**
- Each unit is a compartment (party walls are fire (F1))
 - Each staircase is a compartment with fire doors
 - First floors are left as shell only
 - Fire Exit signs on the drawing indicate FE doors / routes
 - All escape distances are in accordance with Part B for industrial premises of normal risk
 - All fire boundaries are shown on the drawings
- For site plan see drawings 10 series
 For staircase sections and plans see drawings 24 series
 For floor details see drawings 25 series
 For section details see drawings 31 series
 For fire details see drawings 32 series
 For canopy details see drawings 33 series

CBC Unit	Gf. area	Mezz. area	Total (CEA)
10	1225m ²	215m ²	1440m ²
11	1565m ²	251m ²	1816m ²
Total	2790m²	466m²	3256m²

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.

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 750mm less (75mm insulation to jambs).

Fire escape door widths are dimensioned as structural opening head of 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 joints, RIS 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 fill to full height of the staircase

2025mm high 40mm thick farfaced blockwork protection wall to warehouse walls with head restraint channel, to spr. eqg spec. and vertical cavity barriers at party walls and stairs' walls locations

2700mm high 40mm thick farfaced blockwork perimeter wall to bays with windows (precast concrete lintel to window head

2250mm high 40mm thick farfaced blockwork perimeter wall to bays with FE doors (precast concrete lintel to window head)

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

First floors are fire compartments and fully fitted out with carpeted floors, skirting, trunking and suspended ceilings

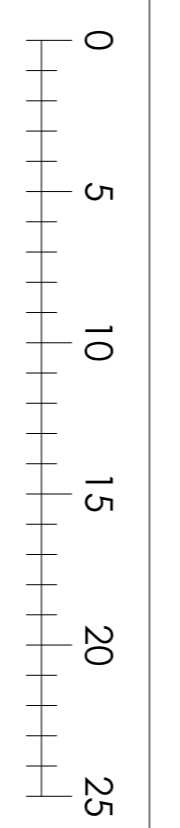
Walls to warehouse are fire compartment walls and for SBBM need to be 200mm v/a stud wall with 140mm thermal insulation and to extend to u/s of roof with deflection head detail

Skiffs 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 fit additional thermal insulation to the skiff.

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 spoils, hazardous material)
- Deep excavations and works in trenches
- Ground conditions may be unstable during excavation
- Tripping and falling from height (e.g. gullies, ledges, rebar) and materials at heights (e.g. cables, external coil, walls, roof, window cleaning) and 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 (bold firing firing equipment, large drills, large cutters and saws)
- Use of large machinery (cranes, JCBs,)
- Working with materials that give off dust, vapours and fumes (handwood dust, paints, adhesives, varnishes, glues, mineral fibres cement,)
- Handling and installation of heavy and large elements (door blanks, plasterboards, partitions, steering rails, roof panels, loading doors)
- Handling of sharp elements
- Noise from using large large tools, roof panels, loading doors)
- Working with materials that give off dust, vapours and fumes (glass)
- Slipping in wet areas
- Window cleaning
- Working adjacent to existing neighbouring sites
- Below ground obstructions from previous buildings
- Working next to and under the overhead electricity cables



Rev. D	
Rev. C	
Rev. B	
Rev. A	

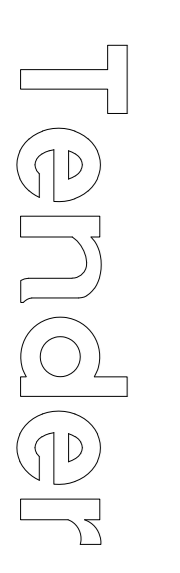
Notes
 No dimensions are to be scaled from this drawing
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 Drawings commencing any work or making any stop
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 JCD

**Chancerygate
 Cheltenham**

**Units 10 and 11
 Ground & First Floor Plans**

Drawn: Checked: Date: 12-2019 Scale: 1:250 (A1) Rev: New

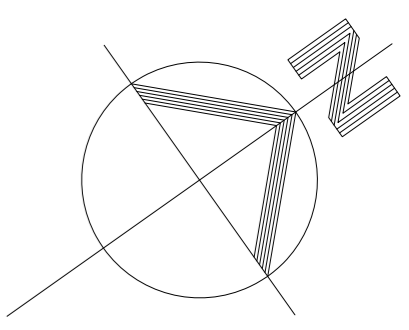
Drawn: Checked: Date: 12-2019 Scale: 1:250 (A1) Rev: New



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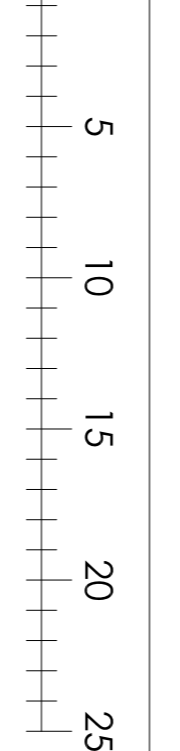


CEC UMH	Gf. area	Mezz area	Total (CEC)
1	307m ²	77m ²	384m ²
2	351m ²	88m ²	439m ²
3	351m ²	88m ²	439m ²
4	3274m ²		3274m ²
5	432m ²		432m ²
6	405m ²		405m ²
7	405m ²		405m ²
8	551m ²		551m ²
9			551m ²
Total	3450m ²	253m ²	3703m ²

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 spoils, hazardous materials)
- Deep excavations and works in trenches
- Ground conditions may be unstable during excavation
- Drumming services (electricity, gas, water, fibre/optic)
- Manholes and manholes, at heights externally, vent, walls, roof, windows
- Overhead power lines
- 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 (bold lifting, forklift equipment, large drills, large cutters and saws)
- Use of large machinery (cranes, JCBs,)
- Working with materials that give off dust, vapours and fumes (hand-bond dust, paints, adhesives, varnishes, glues, mineral fibres, cement,)
- Handling and installation of heavy and large elements (door planks, plasterboards, partitions, sheering 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
- Working next to and under the overhead electricity cables



Rev. D	
Rev. C	
Rev. B	
Rev. A	

Notes

No dimensions are to be scaled from this drawing

Contractors must verify all figured dimensions at the drawings commencing any work or making any shop drawings

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**Chancerygate
Cheltenham**

**Units 1 - 9
Ground & First Floor Plans**

Proj No: **C-202-20-01**

Date: **12-2019** Scale: **1:250 (A1)** Rev: **New**

Drawn: **Checked:** **DMR Regs:** **p-Preliminary A-For Approval**
T-Header C-Construction

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**ISO 9001
CERTIFICATION**

UKAS

IAN C KING ASSOCIATES - ARCHITECTS is the trading name of Gannoy Ltd

- BOUNDARY CONDITIONS - Fluorescent panel the whole steel frame**
- no moment resisting bases
 - Steel frame to be protected to 60 minutes fire
- Fire strategy:**
- Each unit is a compartment (party walls are fire (F1))
 - Each staircase is a compartment with fire doors
 - First floors are fire compartments and fully fitted as offices
 - Fire Exit signs on the drawing indicate FE doors / routes
 - All escape distances are in accordance with Part B for industrial premises of normal risk
 - All fire boundaries are shown on the drawings

For site plan see drawings 10 series
For staircase sections and plans see drawings 24 series
For plant details see drawings 25 series
For section details see drawings 31 series
For window details see drawings 32 series
For canopy details see drawings 33 series

GENERAL NOTES

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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.

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 height (steel channels in walls 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 with full height vertical joints, R18 head restraint and 200mm of 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 wall to full height of the staircase

2025mm high 40mm thick (faced) blockwork protection wall to warehouse walls with head restraint channel, to spr. eqg spec. and vertical cavity barriers at party walls and stairs' walls locations

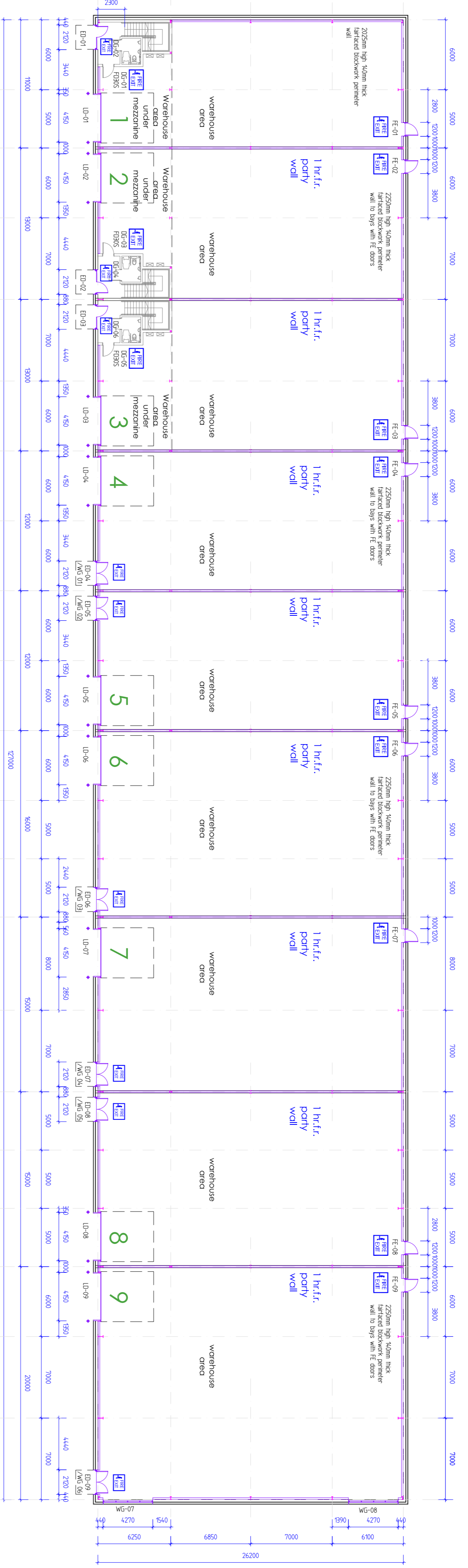
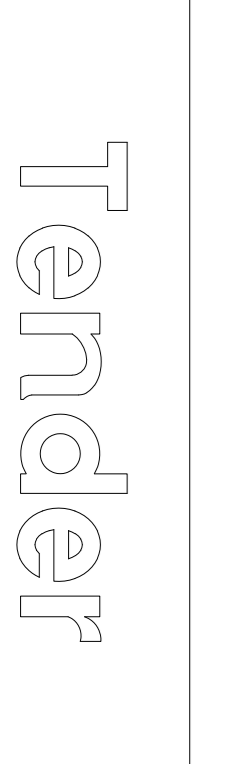
2700mm high 40mm thick (faced) blockwork perimeter wall to warehouse walls with head restraint channel, to spr. eqg spec. and with windows (precast concrete lintel) to window head

2250mm high 40mm thick (faced) blockwork perimeter wall to warehouses

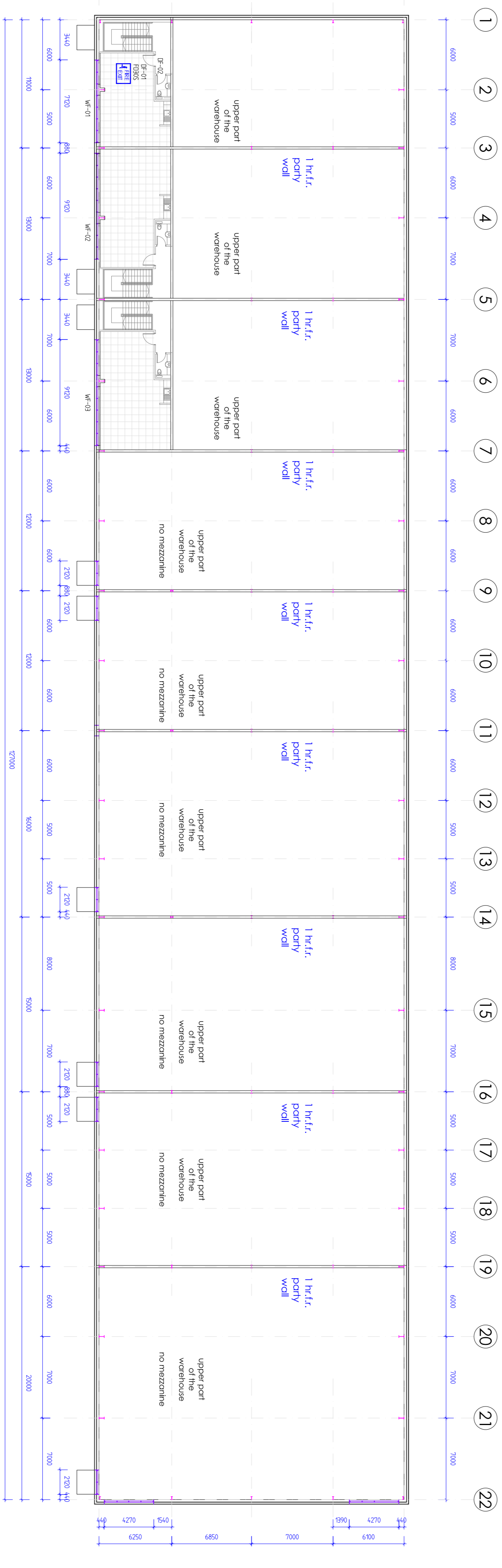
Staircase walls need to go to u/s of roof with deflection head detail or stop short of the roof with the fire rated ceiling

First floors are fire compartments and fully fitted out with carpeted floors, skirting, trunking and suspended ceilings

Skiffs 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 fit additional internal insulation to the skiff.



Ground Floor Plan



First Floor Plan

