

--- Elements to be removed
 --- New Elements

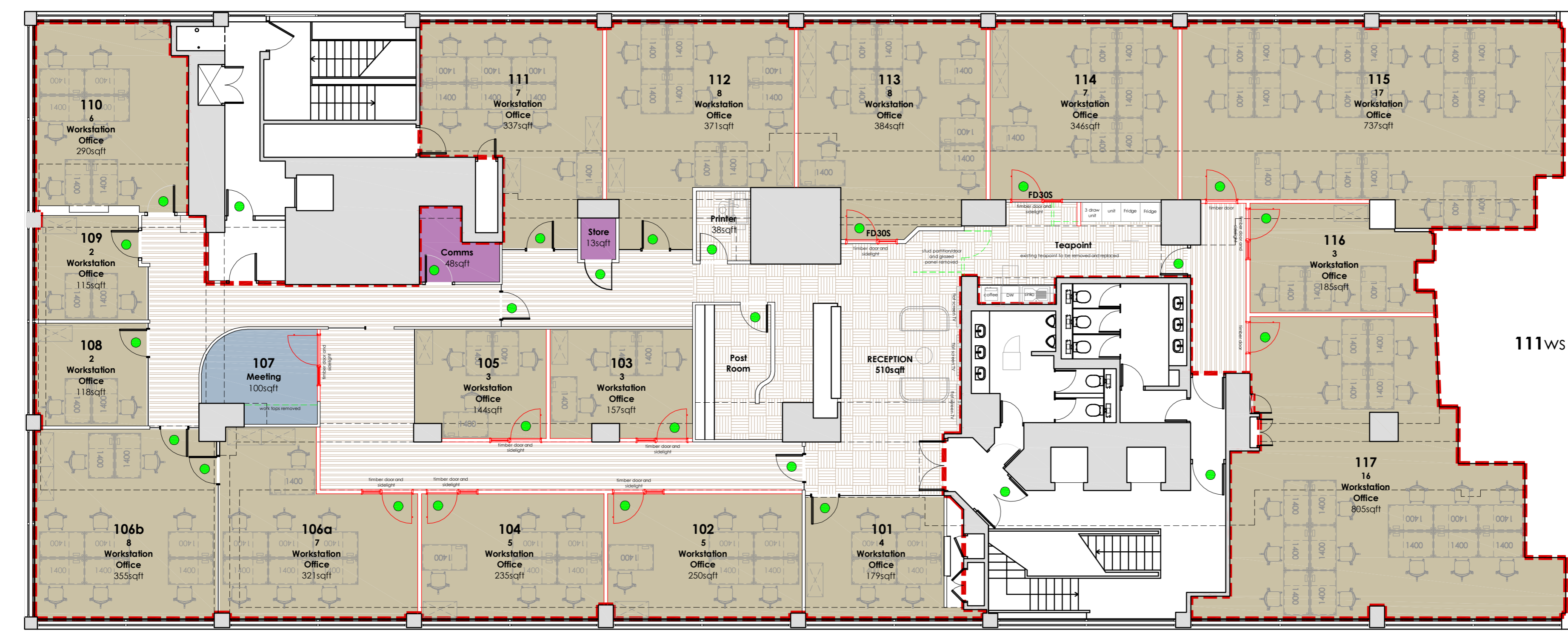
Area Information - THIRD
Total Floor Area = 5015sqft

Office Area 3524sqft
 Meeting Area 0000sqft
 Reception 0000sqft

Communal Areas - Karndean Floor Finish
 74ws Offices - 1400x800mm desks

TOTAL NUMBER OF THIRD FLOOR WORKSTATIONS = 74

THIRD FLOOR as proposed
 scale 1:100 @ A1



--- Elements to be removed
 --- New Elements

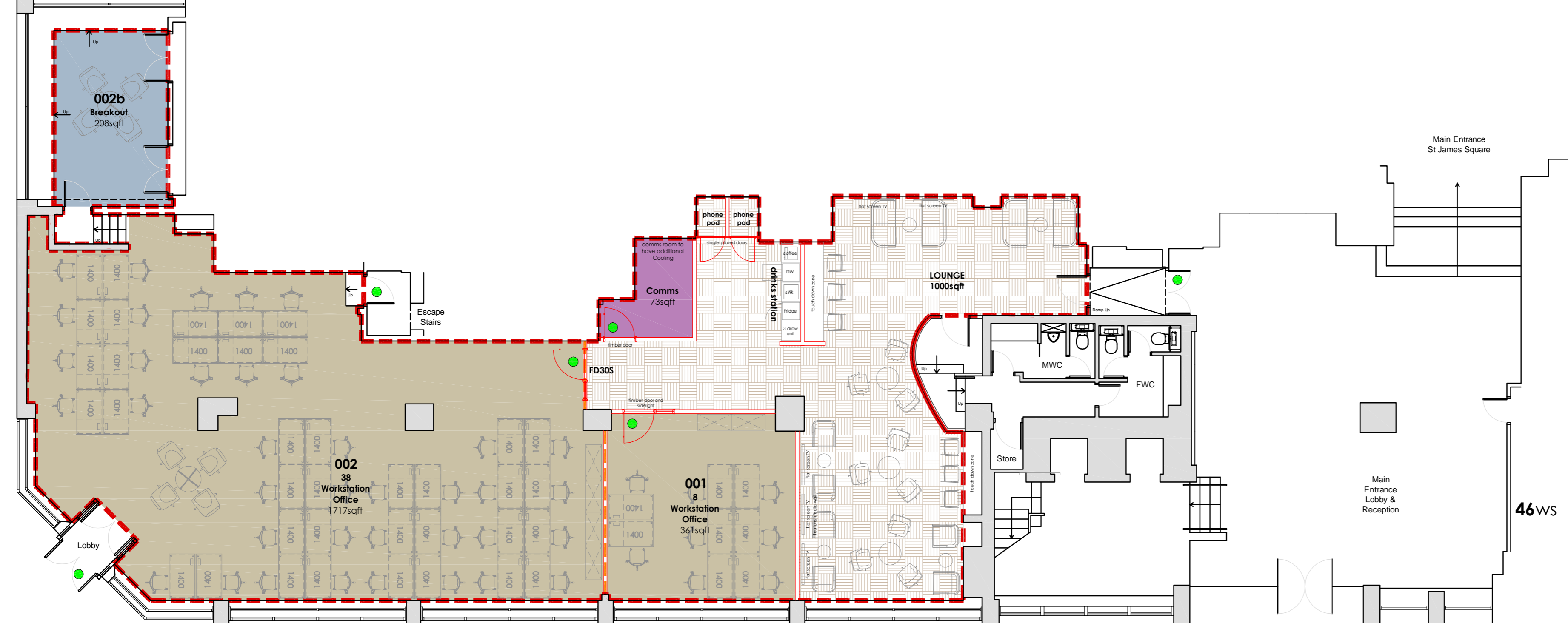
Area Information - FIRST
Total Floor Area = 7520sqft

Office Area 5329sqft
 Meeting Area 100sqft
 Reception 510sqft

Communal Areas - Karndean Floor Finish
 111ws Offices - 1400x800mm desks

TOTAL NUMBER OF FIRST FLOOR WORKSTATIONS = 111

FIRST FLOOR as proposed
 scale 1:100 @ A1



--- Elements to be removed
 --- New Elements

Area Information - GROUND
Total Floor Area = 3510sqft

Office Area 2286sqft
 Meeting Area 0000sqft
 Lounge 1000sqft

Communal Areas - Karndean Floor Finish
 46ws Offices - 1400x800mm desks

TOTAL NUMBER OF GROUND FLOOR WORKSTATIONS = 44

GROUND FLOOR as proposed
 scale 1:100 @ A1

GENERAL SPECIFICATION NOTES
 EXISTING DEMOLITION/STRIPOUT
 All elements that are to be removed are to be disposed of by the contractor to an appropriate waste facility. Refer to demolition drawing for details.
 PARTITIONS
 100mm jumbo metal stud with one layer 12.5mm Soundbloc board to each side. Cavity to be filled with quilt insulation. Partitions are to be constructed from existing raised access floor to underside of the existing suspended ceiling. Finish White Emulsion. Partitions are to be erected and fixed to manufacturers details.
 Single glazed proprietary glazing and doors as noted on the drawing, glazing to be toughened clear safety to BS 620 6. Manifestation to be agreed.
 DOORS/JOINERY
 All new internal doors shall be solid core interior quality with door, frames and architraves and fitted with good quality stainless steel trimmongery finish to match existing. Vision panels and side lights to be toughened clear safety to BS 6206 glass fixed into door with solid timber beads bed with glazing compound and fixed with stainless steel pins. Doors are to have appropriate fire rating. Manifestation to be agreed.
 Skirtings throughout are to be solid timber pencil rounded painted glass white.
 FLOOR FINISHES
 Cellular Office/Meeting/Comms areas/Business Lounge
 300x300 carpet tiles - Type, colour and design to be agreed.
 Public and Circulation areas
 Kardean Durable vinyl flooring - Type, colour and design to be agreed.
 Kardean products will be laid on 40mm WBP ply screw fixed to the existing floor at 200mm C/C. All Kardean products are to be laid in water based pressure sensitive adhesive.
 CEILING
 Refer to ceiling drawing
 SOUND PROOFING
 acoustic tile backers to void side of suspended ceiling.
 Fire barriers to double as acoustic break lines.

FIRE STRATEGY NOTES
 STANDARDS
 All works to comply with relevant British Standards, Codes of Practice, Building Regulations latest editions etc.
 COMPARTMENT WALLS
 All compartment walls to have a fire resistance as indicated on the drawings.
 FIRE DOORS
 All fire doors to be self closing. Fire doors are to be provided with sealmaster or equal approved intumescent strips, smoke seals, intumescent plugs at hinges and strike plates all fitted in strict accordance with manufacturers recommendations. Panic bolt type fastenings must not be locked with a padlock or other locking device whilst persons are on the premises.
 FIRE STOPPING
 Corofix access floor fire stops (or similar approved system) to give 30 minutes fire resistance. To be provided above floor slab up to underside of raised floor located at line of fire rated compartment walls and at a maximum 20m centres to other floor voids. Rockslip smoke & fire barriers (or similar approved system) to give 30mins fire resistance. To be provided above suspended ceiling up to underside of floor slab or roof at maximum 20m centres. Corofix fire stop strips to top of fire walls to underside of floor slab or roof structure and generally around staircase and mechanical/electrical risers etc. All services penetrating compartment walls to be suitably encased with Queltire fire stop seal collars, proprietary fire dampers or quiltire fire stop pillows or similar approved all to maintain fire resistance. All services penetrating fire barriers & fire stops to be suitably taped up or sleeved with non combustible material minimum 1m either side of barrier up to 160mm internal diameter. All materials to suit fire resistance of compartment wall & floors and to be fixed in line with manufacturers recommendations.

FIRE RATING KEY
 30 minute fire ceiling/protection
 (To include Rockwool Conifit Firestop system, or similar, from top of compartment wall to u/s of slab, inc. profile of floor deck to maintain 30 minutes FR and Corofix access floor fire stops (or similar approved system) to give 30 minutes fire resistance)
 FD30S FD30S
 30 minute fire door complete with intumescent & smoke seals. Vision panel glazing to be min. 10mm Pyron/Pyrodur with intumescent mastic/gasket to the door with solid timber beads
 ACCESS CONTROL/DOOR ENTRY SYSTEMS
 Corofix access controls and door entry system to be modified and extended to suit I2 requirements. Existing landlord doors will be re-wired to new door controllers. A fire interface will be supplied to enable egress in case of fire.
 GENERALLY ACCESS CONTROL IS TO BE A SWIPE CARD CONFIGURATION ALL COMMUNAL AREAS ARE TO BE ACCESSIBLE BY ALL CARDS. INDIVIDUAL OFFICES TO BE ACCESSIBLE ONLY BY TENANT
 NOTE: Ensure that all access controlled doors are allowed to swing freely in the event that any of the following circumstances arise:
 - Authorised operation by a reader device. (for a timed period)
 - Door release switch operated. (for a timed period)
 - Emergency Break Glass operated (Until glass replaced)
 - Battery pack and mains supply failure. (Until Restoration of supply)

MECHANICAL SPECIFICATION NOTES
 GENERAL
 Existing Mechanical installations shall be reconfigured to suit the proposed fit-out works to create cellular offices, meeting rooms, kitchen area and comms room.
 All existing installations shall be isolated from the Landlords systems prior to works commencing. Upon completion of the works the capportioned air, chilled water and heating flowrates allocated to from the Landlords system shall not be exceeded. This shall be demonstrated to the Landlords representative upon completion of the works.
 VENTILATION
 To be altered to suit new cellular layout.
 HEATING
 To be altered to suit new cellular layout.
 ELECTRICAL SPECIFICATION NOTES
 GENERAL
 The Contractor shall be responsible for the entire design, detailing, supply, installation, testing and commissioning of the complete electrical installation to the British standards and regulations together with all planning and management necessary to ensure a logical, efficient and satisfactory execution of the works.
 LIGHTING
 Lighting layout is to be altered to suit new cellular layout. Lighting is to be banked to suit new office layout. Feature floor spot lights are to be added to corridor areas.
 DATA & SMALL POWER
 Power to the offices/desks is to be supplied by means of data trunking. All data cabling to be run back to the comms rooms on each floor via trunking routes. All existing fire barriers are to be re-installed after installation. One double socket per desk with Sump fly lead to desk top Cat 5e Data - Aim to supply 150% outlets of total workstations.
 FIRE ALARM/SPRINKLERS
 layout and alterations are to be made to suit new cellular layout.

<p>GENERAL NOTES This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of Garnett Netherwood Architects Ltd.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISED</th> <th>CHECKED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISED	CHECKED					<p>PROJECT St JAMES SQUARE - LONDON for i2 OFFICE</p> <p>TITLE FLOOR PLANS - PROPOSED AS PROPOSED</p> <p>GARNETT NETHERWOOD ARCHITECTS 46 The Calls, Leeds, LS2 7EY. T: 0113 244 8858 F: 0113 244 8125 www.garnettnetherwood.com</p>	<p>Scale 1:100 @ A1</p> <p>Date 30.07.2015</p> <p>Drawing Number 1527 (SK) 20150730 (01) -</p>	<p>Drawn by NO</p> <p>Checked by NDB</p> <p>Revision -</p>
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