

GA NOTES

All drawings to be read in conjunction with all architectural and consultant information, refer to drawings and specification as marked throughout:

- Plans 1300s
- Finishes 1600s
- RCPs 1600s
- Sanitary 2200s
- Internal Elevations 2300s
- Signage 3100s
- Joinery 3200s

Refer to detail drawings as marked throughout.

All setting out is based on measured survey from Flowman Craven received September 2023. All dimensions are to be checked on site and any discrepancies to be reported to the contractor administrator architect prior to the commencement of the works.

No unauthorised works are to be carried out without written consent from the Contractor Administrator. In the event of any unforeseen issues the contractor is to report the issue to the Contracts Administrator.

Refer to M&E information for extent of existing and proposed services equipment within plant rooms and riser areas. Any information shown on S&P drawings is indicative only.

Contractor to ensure that all redundant penetrations within floor slabs, partitions, walls, etc. to be made good to match existing and provide fire rating in accordance with fire strategy.

Service Penetrations - Contractor to refer to MEP information for quantity, location and size of service penetrations. Contractor to coordinate with structural engineer to ensure appropriate openings are created to accommodate service routes. All penetrations to be in accordance with fire and acoustic requirements.

Access Panels - Location, size and number of access panels contractor to refer to MEP information to be approved by project team on site in line with M&E requirements. All access panels to be beaded frame, metal door panels with budget lock - finish colour to match surround wall/ceiling finish. Fire rating as required in line with fire strategy.

Raised Access Floors - Contractor to retain and re-level existing raised access floors and replace any damaged panels.

Screed - In general all existing screed to be retained. To be inspected by Contractor to establish condition and suitability for re-use. Contractor to establish extent of screed to be retained and report back to design team. Contractor to make allowance for patch repair works to screed and levelling compound to be applied to all retained screeds. Surface quality to meet floor finish manufacturer's recommendations.

Internal Doors - Refer to Door Type Schedule CO.2100. Specification for extent of works to new and existing doors.

New Partitions - All new partitions as per NBS Section K10. Contractor to allow for pattingress to be installed within partition walls to support wall-mounted items such as sinks, benches, hand-dryers, etc., in conjunction with item manufacturer's recommendations. Refer to GA.1340 series for wall types and GA.1610 series for finishes.

Existing Windows/Doors/Curtain Walling - Existing frames, sills, cappings and lintels to be cleaned.

Existing Wall Linings - In general contractor to make good all walls. Where cracks have appeared in plasterboard junctions contractor to remove isolated skim coat and provide jointing paper/mesh in accordance with manufacturer recommendation and refinish to reduce future movement. Walls to be redecorated as per finishes drawings. Refer to Fire Strategy report for existing fire requirements for structural components.

Fire Stopping - Refer to Fire Stopping survey carried out by T&R Fire Protection LTD received March and April 2024 for all locations that require repair. All areas required for repair is to meet rating required by Fire Strategy. All fire stopping details to contractors design following intent drawings and on site review. Note, review of record drawings to also be carried out. All finishes subject to fire strategy requirements (by others). Surface linings of walls to achieve D-s3, d2 for small rooms of maximum internal floor area 30m²; C-s3, d2 for other rooms and B-s3, d2 for other circulation spaces. Upholstered seating, carpets and other textile floor coverings and under-lays should be resistant to ignition as specified in BS7176:2007+A1:2011 v for resistance to ignition of upholstered furniture for non-domestic premises.

Contractor Design Portion - All items listed under the Contractor Design Portion are to be submitted to contractor administrator and architect for review and comment prior to procurement. Items include:

- Fire stopping details
- Fixings to structure
- Joinery
- Signage
- External signage and fixings
- Cycle store foundations.

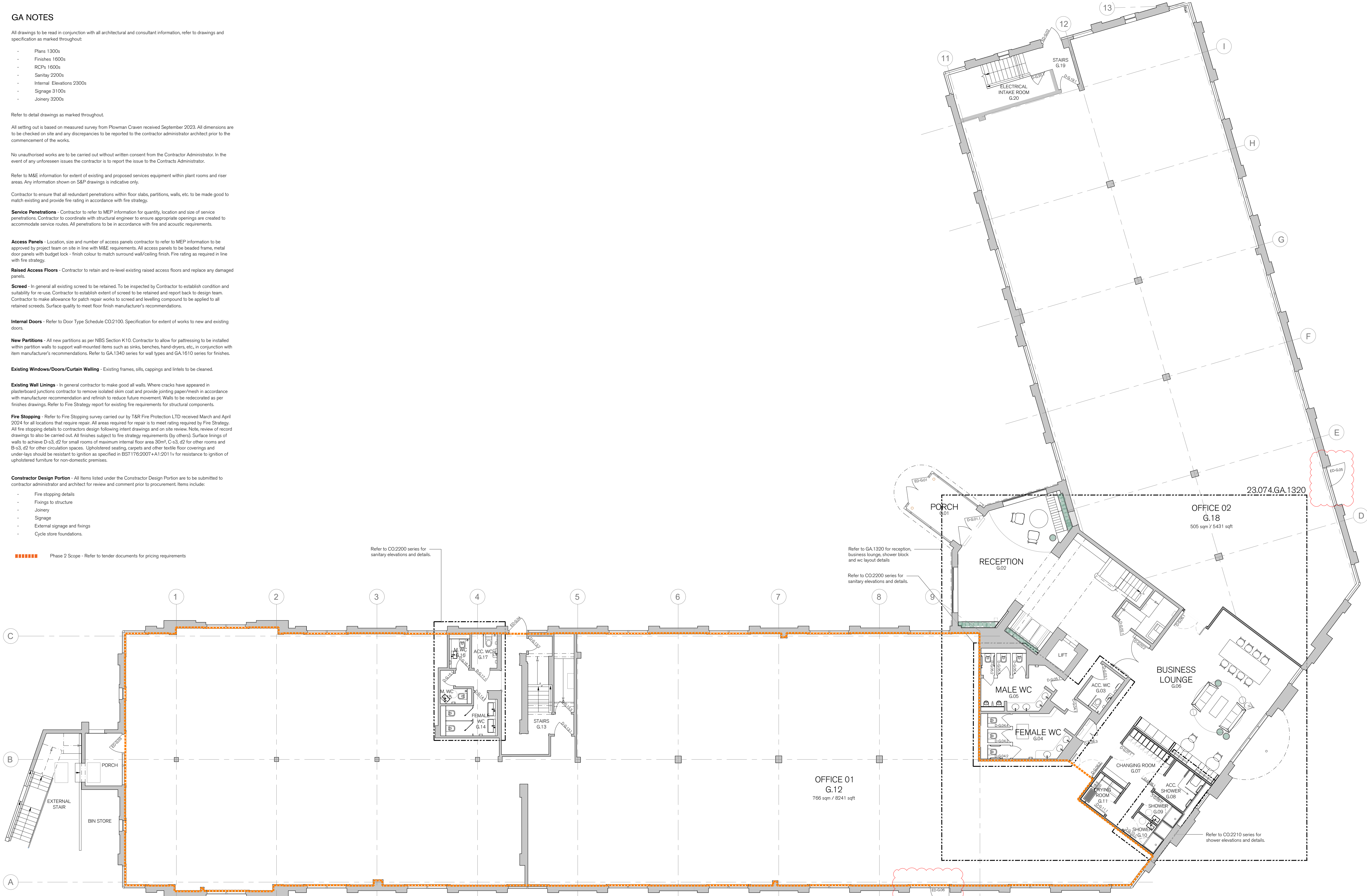
Phase 2 Scope - Refer to tender documents for pricing requirements

Refer to CO.2200 series for sanitary elevations and details.

Refer to GA.1320 for reception, business lounge, shower block and wc layout details

Refer to CO.2200 series for sanitary elevations and details.

Refer to CO.2210 series for shower elevations and details.



PROPOSED GROUND FLOOR GA PLAN

1:100

REV	ISSUED	DESCRIPTION	DRAWN	CHECKED
C	17.05.24	NEW WALL LINING, DRYING ROOM LAYOUT UPDATED	CW	DRC
D	01.07.24	AREA OF PHASE 2 SCOPE AMENDED	CW	DRC
E	31.07.24	NEW FIRE EXITS ADDED TO GROUND FLOOR OFFICE SUITES	CW	DRC

PROJECT	BUILDING 200 COLCHESTER BUSINESS PARK COLCHESTER	DESCRIPTION	PROPOSED GROUND FLOOR GA PLAN	DATE	APR '24	SCALE AT A1	1:100	JOB NO	23.074
CLIENT	PICTON CAPITAL LIMITED	STATUS	TENDER	DRAWN	CW	CHECKED	DRC	REV	E
								DRAWING NO	GA.1310

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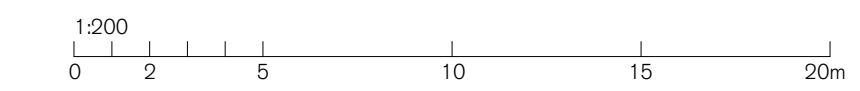
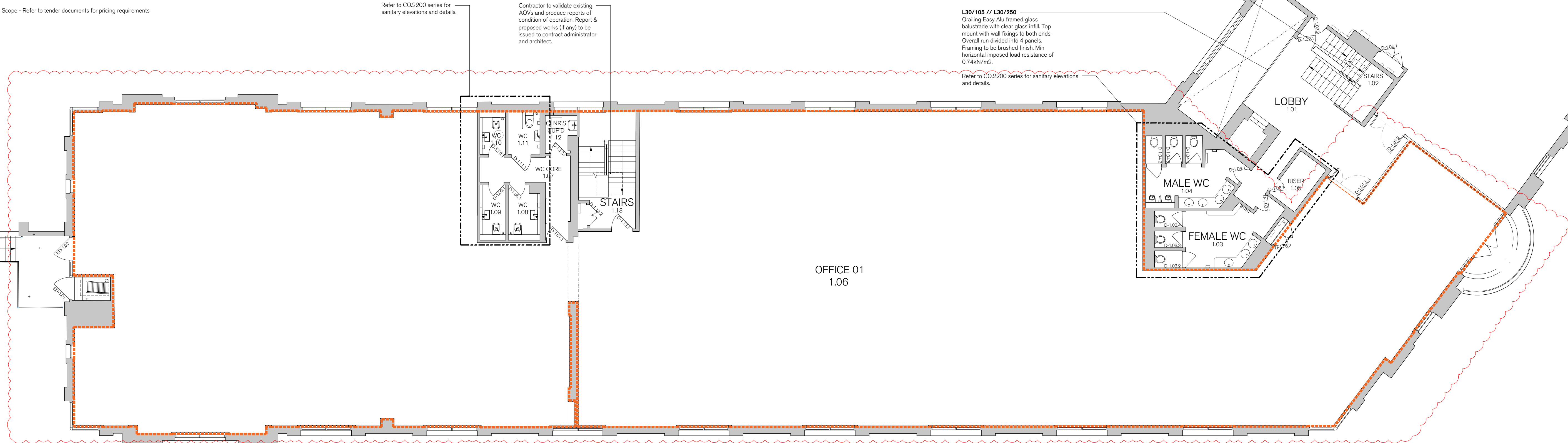
Contractor to validate existing AOVs and produce reports of condition of operation. Report & proposed works (if any) to be issued to contract administrator and architect.

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L30/105 // L30/250
Chaining Easy Alu framed glass balustrade with clear glass infill. Top mount with wall fixings to both ends. Overall run divided into 4 panels. Framing to be brushed finish. Min horizontal imposed load resistance of 0.74kN/m2.

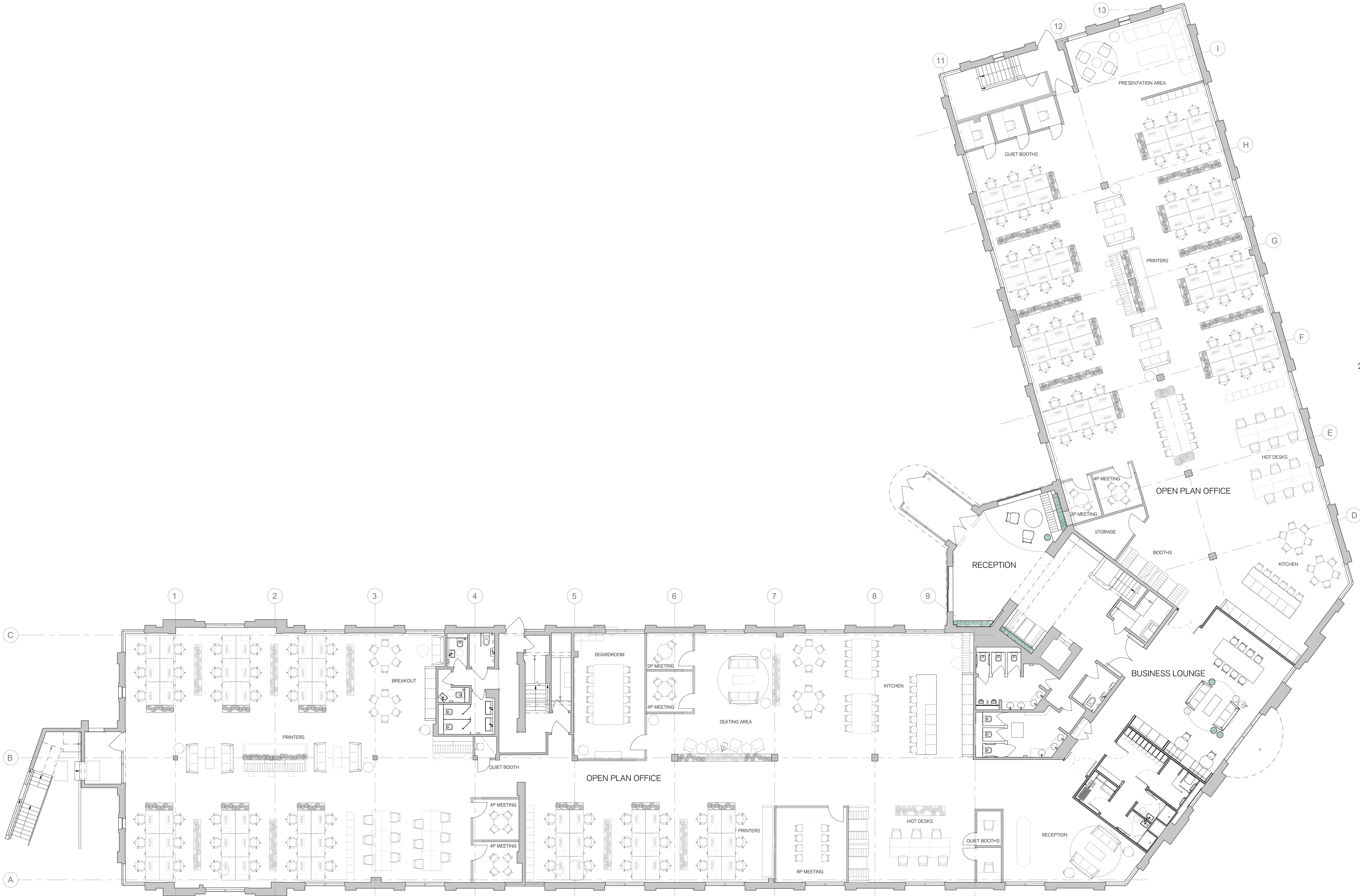
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PROPOSED FIRST FLOOR GA PLAN
1:100

REV	ISSUED	DESCRIPTION	UPDATE	DRAWN	CHECKED	PROJECT	DESCRIPTION	DATE	SCALE AT A1	JOB NO
A	01.05.24	PLAN AND NOTES UPDATE		CW	DRC	BUILDING 200 COLCHESTER BUSINESS PARK COLCHESTER	PROPOSED FIRST FLOOR GA PLAN	APR '24	1:100	23.074
B	03.05.24	KEY AND NOTE UPDATES		CW	DRC			TENDER		GA.1311
C	01.07.24	NEW DEMISE SPLIT ADDED, AREA OF PHASE 2 SCOPE AMENDED		CW	DRC	CLIENT PICTON CAPITAL LIMITED		DRAWN CW	CHECKED DRC	REV C



1:100
0 1 2 3 4 5 10m

REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED	PROJECT	DESCRIPTION	DATE	SCALE	JOB NO.
A	31.05.24	OPEN PLAN OFFICES	JC	CK	BUILDING 200 COLCHESTER BUSINESS PARK COLCHESTER	PROPOSED GROUND FLOOR SPACE-PLAN	MAR '24	1:100	23.074
					CLIENT		STATUS		DRAWING NO
					PICTON CAPITAL LIMITED		SKETCH		SK.1310
							DRAWN	CHECKED	REV
							DRC	CK	A

SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS
INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE. THIS DRAWING IS COPYRIGHT.

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