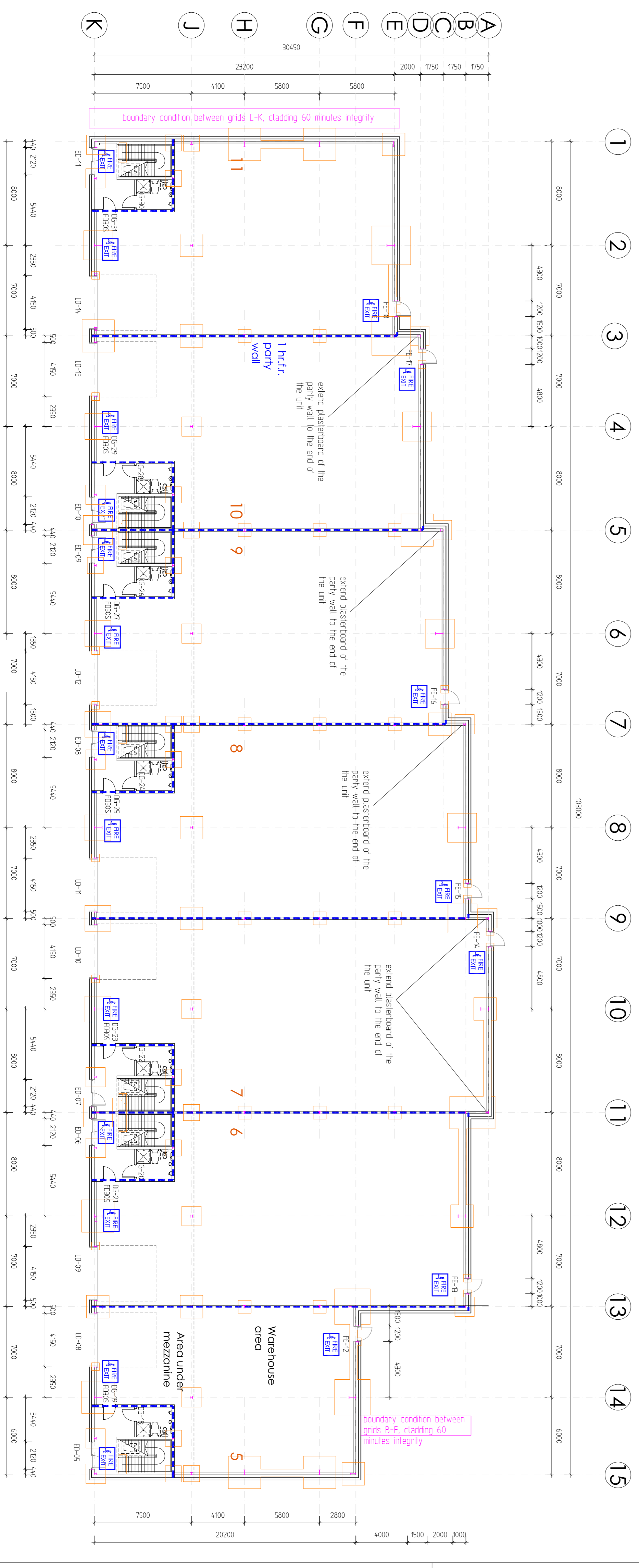
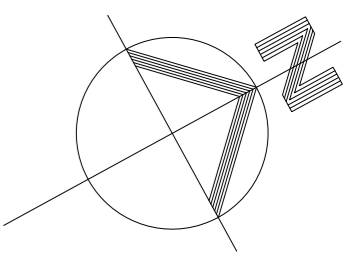


FIRST FLOOR PLAN

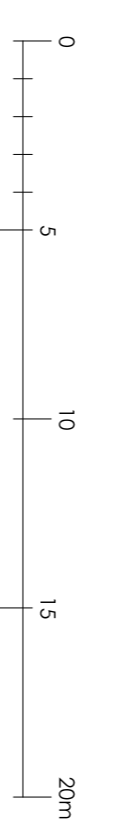


GROUND FLOOR PLAN



| CBC Unit | Gt. area            | Mezz. area        | Total (GtA)         |
|----------|---------------------|-------------------|---------------------|
| 5        | 287m <sup>2</sup>   | 108m <sup>2</sup> | 395m <sup>2</sup>   |
| 6        | 442m <sup>2</sup>   | 127m <sup>2</sup> | 569m <sup>2</sup>   |
| 7        | 469m <sup>2</sup>   | 127m <sup>2</sup> | 596m <sup>2</sup>   |
| 8        | 442m <sup>2</sup>   | 127m <sup>2</sup> | 569m <sup>2</sup>   |
| 9        | 476m <sup>2</sup>   | 127m <sup>2</sup> | 603m <sup>2</sup>   |
| 10       | 390m <sup>2</sup>   | 127m <sup>2</sup> | 517m <sup>2</sup>   |
| 11       | 369m <sup>2</sup>   | 124m <sup>2</sup> | 493m <sup>2</sup>   |
| Total    | 2,809m <sup>2</sup> | 837m <sup>2</sup> | 3,646m <sup>2</sup> |

| CBC Unit | Gt. area            | Mezz. area        | Total (GtA)         |
|----------|---------------------|-------------------|---------------------|
| 5        | 253m <sup>2</sup>   | 93m <sup>2</sup>  | 346m <sup>2</sup>   |
| 6        | 419m <sup>2</sup>   | 109m <sup>2</sup> | 528m <sup>2</sup>   |
| 7        | 445m <sup>2</sup>   | 109m <sup>2</sup> | 554m <sup>2</sup>   |
| 8        | 419m <sup>2</sup>   | 109m <sup>2</sup> | 528m <sup>2</sup>   |
| 9        | 393m <sup>2</sup>   | 109m <sup>2</sup> | 502m <sup>2</sup>   |
| 10       | 368m <sup>2</sup>   | 109m <sup>2</sup> | 477m <sup>2</sup>   |
| 11       | 336m <sup>2</sup>   | 108m <sup>2</sup> | 444m <sup>2</sup>   |
| Total    | 2,637m <sup>2</sup> | 746m <sup>2</sup> | 3,379m <sup>2</sup> |



**Ae built**

- Rev D
- Rev C: 29-3-2019, updated to as-built
- Rev B: 15-3-2019, Warehouse party wall on grid 'B' removed, new door added to 1st floor party wall on grid 'B'
- Rev A: 10-12-2018, Fire walls indicated

**Notes**  
 No dimensions are to be scaled from this drawing  
 Contractors must verify all figured dimensions at the drawings  
 Contractor's commencing any work or making any stop drawings  
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 JMD

**Chancerygate  
 Emerson Green  
 Bistrol**

Title  
**Plot 4  
 Units 5 - 11  
 Floor Plans**

Org No  
**C-225-23-03**

Date  
**4-2018** Scale **1:200 (A1)** Rev **C**

Drawn  
 Checked  
 CDM Regs  
 A-Preliminary  
 T-Header  
 C-Construction

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**BOUNDARY CONDITIONS** - Minimal resting bases to columns on grid 1  
 Steel frame on grid 1 to be protected to 60 minutes fire and all steelwork (columns and beams) supporting party walls, stairs and first floor slab

- 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 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 see drawings 74, 77 and 75 series  
 Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 50mm less (75mm insulation to joints).

Fire escape door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 50mm less (25mm insulation to joints).

Window opening widths are dimensioned as openings between cladding rails. Clear widths between flashings are 50mm less (25mm insulation to joints).

Party walls - 1 hour fire resistance  
 140mm blockwork to 2025cm height with full height vertical posts, PFC head restraint and 200mm r/o 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 faced blockwork perimeter wall to bays with windows (precast concrete lintel to window head  
 2250mm high 140mm thick faced blockwork perimeter wall to bays with FE doors (precast concrete lintel to window head)

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 fix additional thermal insulation to the skiff.

First floors fully fitted out with carpeted floors, skirting, trunking and suspended ceilings  
 Walls to warehouse are fire compartment walls and for SBBV need to be 200mm r/o stud wall with 140mm thermal insulation and to extend to U/S of roof with deflection head detail

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 rated ceiling