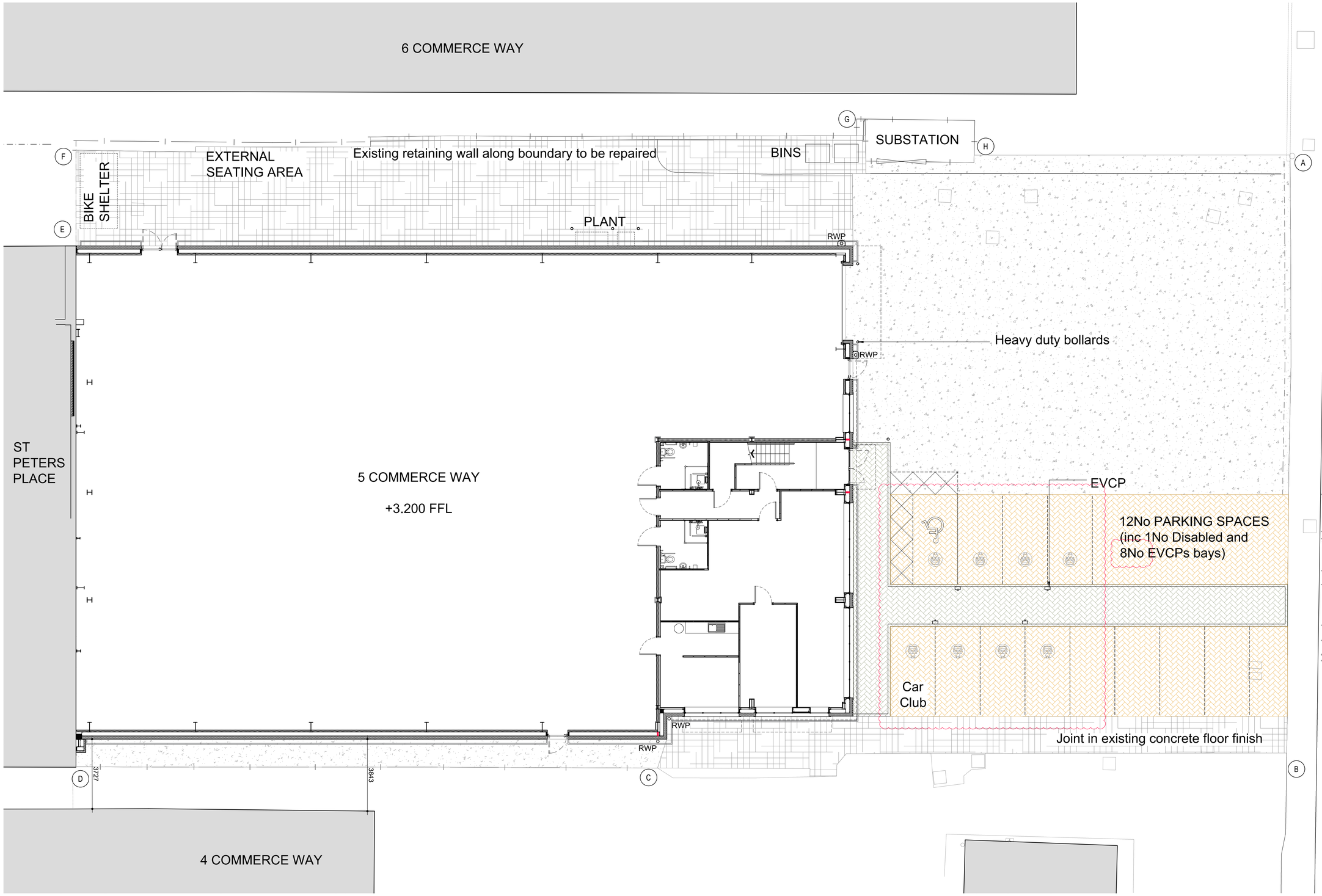

GROUND FLOOR PLAN SCALE 1:100

MATERIALS KEY:

- TARMAC
- CONCRETE
- BLOCK PAVING
- PERMEABLE BLOCK PAVING
- ACTIVE ELECTRIC VEHICLE CHARGING PARKING BAY
- PASSIVE ELECTRIC VEHICLE CHARGING BAY
- CAR CLUB — CAR CLUB SPACE
- ⊕ 10.000 E — EXISTING LEVEL
- + 10.000 P — PROPOSED LEVEL
- APPLICATION BOUNDARY
- RWP — RAIN WATER PIPES

Boundary Schedule

A-B	No treatment - back of pavement
B-C	Existing boundary studs
C-D	Existing guarding along boundary
D-E	Existing party wall to Peters Place
E-F	New 2.4m paladin fence - PPC dark grey
F-G	Existing 1.8m close boarded fence on repaired retaining wall
G-H	Existing close boarded fence around substation
H-A	No treatment

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General Notes

This drawing shall not be scaled. All dimensions are in mm unless otherwise stated.

All dimensions shall be checked on site prior to commencing the works and errors and omissions to be reported to the architects.

All works shall conform to the current edition of the building regulations and other statutory requirements.

All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice.

If this drawing forms part of an application for planning permission on behalf of the applicant named below, it shall not be used for any other purpose without the express permission of Mountford Pigott LLP.

This drawing may incorporate information from other professionals. Mountford Pigott LLP cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appertaining to such information should be sought from the relevant profession or their appointment representative as listed below.

LIST OF INFORMANTS :

-
-
-
-

GENERAL NOTES
These drawings are to be read in conjunction with the employer's requirements & design specification and all other relevant consultants' drawings.
Compatibility of dpc materials must be checked with the architect prior to procurement and/or site usage.
All products specified on this drawing must be installed in accordance with the manufacturers' instructions, relevant British and European standards codes of practice and relevant BBA certificates.

FIRE STRATEGY NOTES

- This drawing is to be read in conjunction with the fire strategy.
- Final specification of the external envelope must be in accordance with the approved fire strategy.
- Fire performance requirements will be stated on the fire strategy drawings. For brevity, fire performance requirements might not be stated on all other drawings, the fire strategy takes precedence.
- Any materials, elements or systems referenced as requiring fire performance must have certification of performance.
- No substitution of any element of an external envelope system with a fire performance requirement is permitted without review and approval to ensure that the amended system is certified to the required level of performance.
- All fire performance detailing shall be designed installed and certified by a FIRAS accredited installer.

MOUNTFORD PIGOTT LLP TENDER STATEMENT

- The designs and specifications prepared for tender form part of the Employer's Requirements Documents describing the Scope of Works required. The Design Team has prepared this information without the Contractor's input. The Contractor should therefore note that these are not final designs suitable for construction purposes. The final design will be carried out post-novation by the Design Team for the Contractor. As such the Contractor is required to make financial and programme provisions within his tender to reflect all the risks that would be anticipated by a Contractor experienced in constructing projects of a similar nature. The Contractor is to allow for all necessary design development to meet the Employer's Requirements.
- If there are any discrepancies between drawings, specifications and other documents issued by Mountford Pigott LLP or any other parties for tender purposes the Contractor is to bring them to the attention of Employer's Agent for clarification. Should this not happen prior to tender return, the contractor is deemed to have allowed for the requirements of the higher specification.
- Should the contractor wish to vary the specification of products and or components etc., from those indicated by the Design Team, specific approval from the appropriate Design Team member must be obtained.

DRAWING, SPECIFICATION & SCHEDULE CO-ORDINATION NOTES:-
Drawings, specifications and schedules are to be read in conjunction with the following where applicable: -

a) Employer's Requirements documents
b) Agreements to Lease
c) Structural Engineer's drawings and specifications
d) Civil Engineer's drawings and specifications
e) M & E Engineer's drawings and specifications
f) Highways Engineer's drawings and specifications
g) Landscape Architect's drawings and specifications
h) Fire Engineer's Statement, drawings and specification
i) Survey drawings
j) Party Wall / Boundary Awards
k) Other specialist design consultants' and / or specialist design sub-contractors' requirements as appointed by the contractor
l) Steel sub-contractor is to check with cladding sub-contractor to ensure all necessary steelwork has been provided and located as required for the full completion of both sub-contracts
m) The Contractor will have the final responsibility for ensuring the interface requirements of the design sub-contractors is fully accounted for in his tender
n) The Contractor will be responsible for procuring the sub-contractors' design (or sub-contractors' information) in sufficient time to allow the Design Team to co-ordinate their works into the scheme within the production information programme.

CONTINUITY OF INSULATION AND SEALED BUILDING
The design and installation of all elements and components must ensure that there are no thermal bridges caused by gaps within and between elements of construction, and that the completed building will achieve an air leakage rate as required by the specification or if mute to meet the requirements of Part L of the Building Regulations by the use of robust construction details. The main contractor and specialist subcontractors will be responsible for ensuring all installations meet these requirements within the elements of construction for which they are responsible and at junctions with adjoining elements of construction

REVISIONS	DATE	DRN	CKD	REV
EVCP's ADDED, PARKING BAYS ADJUSTED, CAR CLUB BAY ADDED, STRUCTURE UPDATED TO SUIT SUBCONTRACTOR DESIGN	01.11.22	MW	MW	E
CONSTRUCTION ISSUE	21.10.22	CA	MW	D
CONTRACT ISSUE	11.10.22	CA	MW	C
DIMENSIONS TO 4 COMMERCE WAY ADDED	07.07.22	MW	MW	B
PLANT RELOCATED, COLUMNS SHIFTED TO SUIT SE SCHEME, WHEELSTOPS REMOVED	16.06.22	MW	MW	A

ISSUE STATUS

CONSTRUCTION ISSUE

CLIENT
THE TRUSTEES OF THE STRINGS & THINGS PENSION SCHEME LIMITED

PROJECT
5 COMMERCE WAY
LANCING

TITLE
GA SITE PLAN & LANDSCAPE FINISHES

DRAWN	CHECKED	SCALE	DATE
RP	MW	1:100 @ A1	MARCH 2022

DRAWING NO. 2346-001 REV E

MountfordPigott
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Design

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