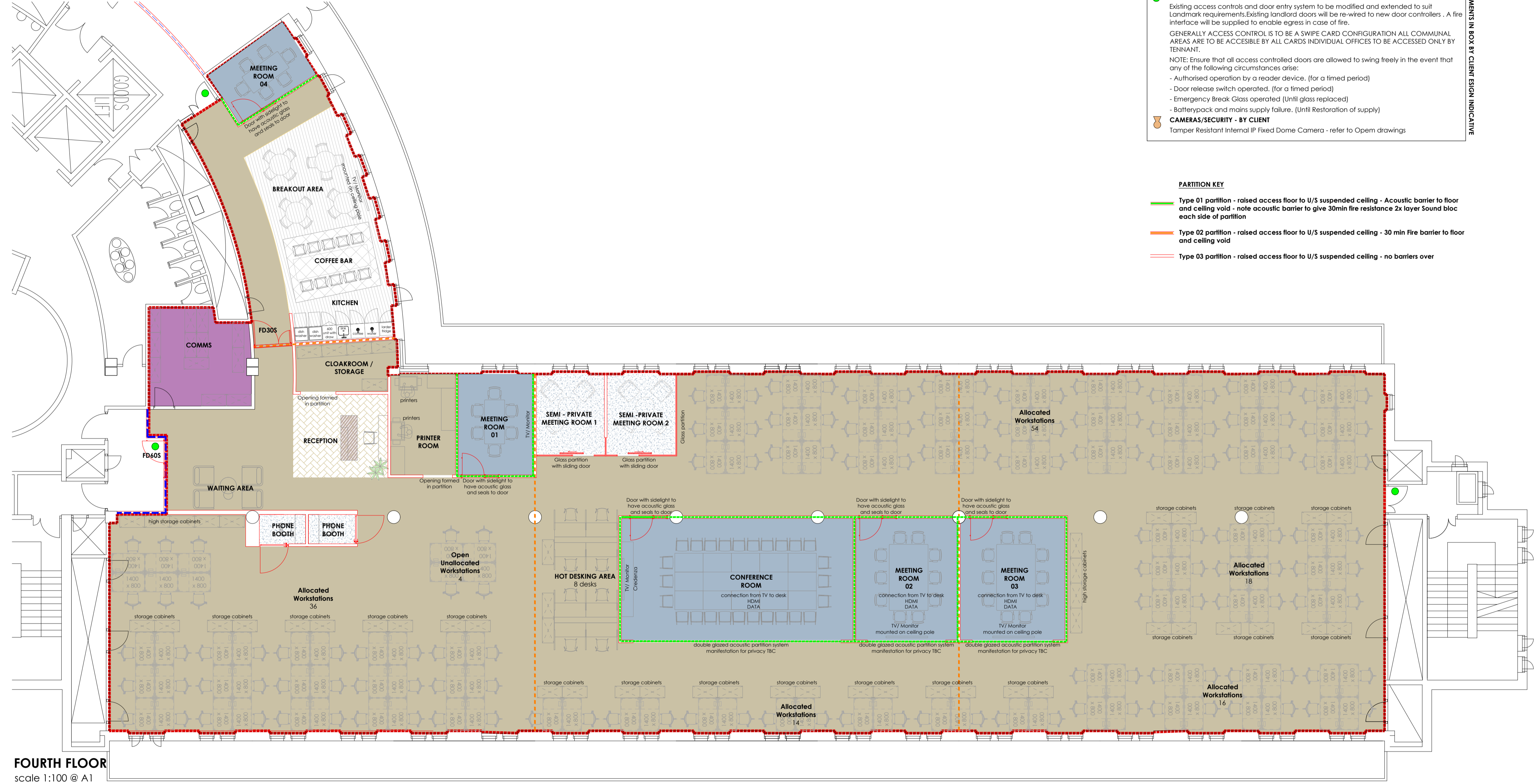


- New partitions - see specification notes
- - - - - Fire Barrier - 30 mins fire barrier
- - - - - Acoustic barrier under RAF and above ceiling
- - - - - 1hr Fire Partition - to be confirmed by fire consultant

BREAK DOWN OF SPACE

- ALLOCATED WORKSTATIONS - 138
- UNALLOCATED WORKSTATIONS - 4
- HOT DESK SPACES - 8
- SOUND PROOF PODS - 2
- MEETING ROOMS - 4
- PRINT ROOM - 1
- INFORMAL MEETING SPACES - 2
- CONFERENCE ROOM - 1

- Shared Office (138 Allocated desks/ 4 Unallocated Desks)
- Meeting Rooms
- Communal Areas - Carpet
- Kitchen / Breakout Area
- Reception / Meeting Area



FOURTH FLOOR
scale 1:100 @ A1

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 opportunities for 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 layout.
HEATING
To be altered to suit new 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 layout. Lighting is to be banked to suit new office layout.
DATA & SMALL POWER
Power to the offices/desks is to be supplied by means of busbar below the raised access to individual floor boxes within the cellular offices via a coax cable. All data cabling to be ran back to the existing comms room on first floor via existing services riser routes. All existing fire barriers are to be re-instated after installation.
One double socket per desk with 5amp 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.

ACCESS CONTROL/DOOR ENTRY SYSTEMS - BY CLIENT
Existing access controls and door entry system to be modified and extended to suit Landmark 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 ACCESSED ONLY BY TENNANT.
NOTE: Ensure that all access controlled doors are allowed to swing freely in the event that any of the following circumstances arise:
- Authorized 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)
CAMERAS/SECURITY - BY CLIENT
Tamper Resistant Internal IP Fixed Dome Camera - refer to Open drawings

PARTITION KEY
— Type 01 partition - raised access floor to U/S suspended ceiling - Acoustic barrier to floor and ceiling void - note acoustic barrier to give 30min fire resistance 2x layer Sound bloc each side of partition
- - - - - Type 02 partition - raised access floor to U/S suspended ceiling - 30 min Fire barrier to floor and ceiling void
- - - - - Type 03 partition - raised access floor to U/S suspended ceiling - no barriers over

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
Type 1 - Raised Access Floor to U/S Ceiling - 78mm metal stud with one layer 12.5mm Soundbloc board to each side [2 layers each side where acoustic barriers are noted. Cavity to be filled with 50mm quilt insulation. Partitions are to be constructed from raised access floor to underside of the suspended ceiling, Finish White Emulsion. Partitions to be erected and fixed to manufacturers details.
DOORS/JOINERY
All new internal doors shall be solid core interior quality with door, frames and architraves and filled with good quality stainless steel ironmongery 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. Manufacture TBC.
Skirtings throughout are to be solid timber pencil rounded painted glass white.
Ceilings
TBC
SOUND PROOFING
acoustic fire 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 - TO BE INSTALLED IN CAT A WORKS
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. Recessed 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 enclosed with Quelfire fire stop seal collars, proprietary fire dampers or quelfire 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 140mm 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 rating cavity barriers installed within Cat A works
FD30S
30 minute fire door complete with intumescent & smoke seals. Vision panel Glazing to be min 10mm Pyran/Pyrodur with intumescent mastic/gasket to the door with solid timber beads

ELEMENTS IN BOX BY CLIENT DESIGN INDICATIVE

NOTES
This drawing has been produced to indicate the maximum number of workstations able to be accommodated in the net-lettable area. This does not translate directly into the number of people in the Landmark space.
In practice, less than 85% of the accommodation will be contracted to companies at the same time.
It is also generally accepted, that fewer than 70% of occupants will be in the office at any one time. This can be substantiated through the intelligent Access Control System operating at every Landmark building throughout the UK.

ALL M&E DESIGNS TO BE UNDERTAKEN BY M&E SUB CONTRACTORS TO BRITISH DESIGN AND INSTALLATION STANDARDS

NORTH	<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 A Layout altered to suit client comments</p>	<p>DATE 31.01.2019</p>	<p>BY IB</p>	<p>CHECKED AC</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p>CHECKED</p>	<p>Project ONE TEMPLE QUAY, BRISTOL</p> <p>for LANDMARK OFFICE Ltd</p> <p>Title FOURTH FLOOR PLAN</p> <p>as PROPOSED</p>	<p>Scale 1:100 @ A1</p> <p>Date 31.01.2019</p> <p>Drawing Number 1229 (SK) 20190131 (01)</p>	<p>Drawn by IB</p> <p>Checked by AC</p> <p>Revision A</p>
<p>SCALE 0 5 10 15m</p>												
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