

COMMERCIAL UNIT SPLIT - ADDITIONAL NOTES

SERVICES

The splitting of MEP components of a unit is perhaps the most complex element to splitting a commercial unit. To reduce impact on the fabric of the building, the benefits and disadvantages between individually metered supplies and sub metering should be given full consideration.

Water:

Building Management to confirm if additional supply is required or if sub-metering solution is being considered. The current supply provision can technically be subdivided, and two sub-meters installed but this will impact on water pressure and meter monitoring by Building Management would also be required.

Drainage:

Above ground drainage will be affected by the proposed unit split – specifically on Unit 4B. The number of usable discharge stacks will be reduced and may require extension / relocation to suit. Alternatively, the layout needs further consideration to maximise existing provision – MEP to advise.

Natural Gas:

Gas supply to be available at a location nominated by the Building Management for all tenancies (Gas Meter Room). Future Tenant to install meter and supply pipe into respective retail unit.

Electricity:

Each unit has been provided with a single LV power supply with TP&N Cut Out. Additional supply is subject to existing LV switchboard requirements and meter connection; it may need reviewing with utility supplier.

Communications:

Telecommunications backbone cable connection box will be provided to all tenancies for voice and data communication.

Fire Alarm:

Additional connection and interface unit required; existing unit adjacent to Service Yard door needs relocating due to layout changes.

Extract Ductwork:

Current provision consists of 700x600 fire rated kitchen extract capped within retail unit. MEP consultant to advise on requirements for additional extractor and connections. Alterations are subject to plenum box sizes. New ductwork extensions within the fire protected lobby must comply with all performance requirements (including access points and connections).

Unit Plant Room:

MEP consultant to advise on requirements and confirm suitable strategy. Additional plant area provision is limited by spatial constraints, ventilation, containment routes, etc. If feasible, consideration should be given to splitting/sharing exiting plant room to avoid huge costs and minimise disruption. The only other areas worthy of consideration are Landlords Store and space above substation - usage/application and access may be limiting factors.

OTHER DESIGN CONSIDERATIONS

Fire strategy:

The proposed design changes will require review and approval by Building Control.

Waste Management:

Although we are not increasing floor space, the refuse storage space ought to correspond with the overall number of commercial units. The space provision was based on current unit numbers / commercial gross areas, further review may be required by the Building Management.

Commercial Unit Signage:

Locations for branded signage are described in detail on the Tenant Design guide, the document also defines the design intent within projecting flag signs and behind the curtain walling glazing. Unfortunately, number and locations of projecting flags corresponds to actual number of commercial units and can't be increased.

Service Transfers:

Service transfers (such as soil pipes) penetrating the new compartment wall (within the ceiling zone) must be fitted with a firestopping solution (fire collar / intumescent pipe wraps) to prevent the spread of fire and smoke.

Design changes to Building Envelope:

Proposals for a new entrance along East Walk may be subject to planning permission.

GENERAL NOTES:
This drawing is © 2017 PTE Architects.
Use figured dimensions only.

All dimensions are in millimetres unless noted otherwise.

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.

If in doubt, ask.

SETTING OUT NOTES:
All setting out to be confirmed on site prior to construction - any discrepancy must be immediately reported to the Architect.

All setting out to face of structure or to grid. All partitions set out to studwork or structure.

For setting out and specification of MSE services refer to MSE Consultants documents.

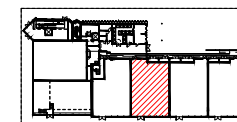
For setting out and specification of structure refer to Structural Engineer's documents.



KEY TO SYMBOLS	
	High level ductwork in soffit
	Steel structure (to BE design and specification)
	A3 Unit (Key Plan only)
	A3 Unit GIA outline
	A3 Unit Mezzanine Level demise
	Service Yard / Access Corridor
	Signage Zone
	Height above ordnance datum (meters)
	Ramp slope (up)
	Existing/infill ground
	Section Reference
	Refuge area with two-way emergency voice communication (ECV)
	Rainwater pipe
	Dry riser
	Soil vent pipe
	Sub stack
	Floor gully

DRAWING NOTES:

- To be read in conjunction with Demise Site Plans (SK 556 & 557) and A3 Unit Outdoor Seating Plans (SK 580 - 585)
- Drawing content subject to review with Mass & Co and Baddinton Borough Council Legal Advisors
- Areas shown are based on the latest construction issue information, RCI3 method of measurement and subject to minor adjustment due to construction tolerances.
- Incoming services shown based on latest subcontractor information. Awaiting confirmation of BT supply positions.
- A3 Unit 2 Mezzanine has maximum capacity of 60 occupants.
- All plans to be read in conjunction with draft tenancy packs prepared by Cushman & Wakefield and Outline Specification prepared by McLaren design team. Plans and proposals are subject to compliance with all associated shell and core technical, maintenance and servicing strategies.



Key Plan

Scale: 1 : 1000

Rev. No. Date Description

1 30.04.21 Updated in line with BRC technical comments AK TR

2 30.04.21 Updated in line with comments from Baddinton Borough Council advisor AK TR

3 30.11.20 For comment AK TR

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