

PROJECT RESIDUAL RISKS:
BELOW ARE BRIEF DETAILS OF THE REMAINING RISKS THAT COULD NOT BE REASONABLY REMOVED BY DESIGN AND MAY NOT BE EVIDENT TO A COMPETENT CONTRACTOR. PLEASE REFER TO RISK REGISTER.

REMAINING RISK:

1. WORKING AT HEIGHT: NETS & FALL ARREST SYSTEMS TO BE USED DURING ERECTION.
2. LIFTING/HANDLING OF LONG STRUCTURAL MEMBERS: METHOD STATEMENT PROVIDED AND AGREED PRIOR TO ERECTION. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENTS FOR TRANSPORTATION, HANDLING, CRANING OF LONG MEMBERS OF STEELWORK AND SEQUENCE OF WORKS FOR IN-SITU INSTALLATION OF LONG MEMBERS.
3. FLOOR MUST NOT BE OVERLOADED: SEE LOAD SPECIFICATION ON THIS DRAWING
4. TEMPORARY STABILITY OF FRAME WALLS & FLOORS: TEMPORARY BRACING TO BE USED DURING ERECTION OF THE MAIN FRAME TO ENSURE STABILITY IS MAINTAINED. METHOD STATEMENTS TO BE SUPPLIED AND APPROVED PRIOR TO THE ERECTION PROCESS.
5. EXCAVATIONS & EXISTING SERVICES: ALL EXISTING SERVICES NEED TO BE ESTABLISHED PRIOR TO ANY EXCAVATIONS. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENTS FOR ANY EXCAVATIONS DEEPER THAN 900MM. CONTRACTOR TO PROVIDE NECESSARY PRECAUTIONS TO PREVENT FALLING INTO EXCAVATED AREAS AND PREVENTION OF COLLAPSE OF EXCAVATIONS

1. THE CONTRACTOR IS TO EXECUTE THE WORKS TO THE AGREED SEQUENCE & PHASING AS INDICATED ON THE SUBMITTED MASTER CONSTRUCTION PROGRAMME, IN ACCORDANCE WITH ANY HOURS OF WORK RESTRICTIONS.
2. WORKS TO COMMENCE ONCE ALL THE 'PRE-CONSTRUCTION NOTES' HAVE BEEN REVIEWED, OBSERVED AND ANY REQUIREMENTS SATISFIED.
3. CONTRACTOR TO PROVIDE TWO SETS OF LIVE SAMPLES WITH ACCOMPANYING PRODUCT DATA SHEETS FOR ALL EXTERNAL FINISHING MATERIALS, BUILDING ENVELOPE & HARD LANDSCAPING. ONE SET TO BE RETAINED ON SITE FOR REFERENCE, THE OTHER ISSUED TO THE 'LPA' FOR RELEVANT CONDITION DISCHARGE IN ACCORDANCE WITH THE SUBMITTED 'SCHEDULE OF MATERIALS' DOCUMENT.
4. THE CONTRACTOR IS ALSO TO SUBMIT LIVE SAMPLES WITH ACCOMPANYING PRODUCT DATA SHEETS FOR ALL INTERNAL FINISHING MATERIALS AND FITTED FURNITURE ELEMENTS FOR APPROVAL. THESE ELEMENTS ARE ONLY TO BE PROCURED ONCE FULLY ACCEPTED BY THE 'CONTRACT ADMINISTRATOR' (CA) OR 'PROJECT ARCHITECT'.
5. THE CONTRACTOR'S 'DESIGN MANAGER' WILL BE RESPONSIBLE FOR THE COORDINATION OF THEIR SPECIALIST & SUB-CONTRACT DESIGN PORTIONS AND ASSOCIATED INSTALLATION TRADES. ENSURING THE CONTRACT DESIGN DOCUMENTS AND THEIR INTENT / REQUIREMENTS ARE PRESERVED AT ALL TIMES.
6. THE CONTRACTOR'S SUB-CONTRACT / WORK PACKAGES ARE TO PROVIDE WORKING AND/OR FABRICATION DRAWINGS IN ACCORDANCE WITH THE DESIGN INTENT DRAWINGS PROVIDED UNDER THE CONTRACT. FABRICATION ONLY TO COMMENCE ONCE THE RELEVANT CLIENT'S REPRESENTATIVE, 'CA', 'PROJECT ARCHITECT' OR 'ENGINEERING CONSULTANT' HAS CONFIRMED NO FURTHER COMMENT(S).
7. PROPOSALS THAT VARY FROM THE TENDERED DESIGN IS TO BE AGREED AND APPROVED BY THE 'CA' & CLIENT, SUBJECT TO REGULATORY COMPLIANCE.
8. THE NEW DEVELOPMENT IS TO ACHIEVE A 'BREEAM - VERY GOOD' RATING. CONTRACTOR TO REVIEW THE DESIGN STAGE TRACKER AND ENSURE ALL TARGETED CREDITS ARE ACHIEVED AND INCORPORATED DURING THE CONSTRUCTION STAGE OF THE PROJECT.
9. THE CONTRACTOR, SUB-CONTRACT PACKAGES AND ASSOCIATED SUPPLY CHAIN(S), ARE TO PROVIDE DOCUMENTARY EVIDENCE AND/OR DEMONSTRATE 'BREEAM' COMPLIANCE, TO THE FULL SATISFACTION OF THE ASSESSOR.
10. ALL ELEMENTS OF CONSTRUCTION ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND MANUFACTURERS GUIDANCE / RECOMMENDATIONS. NOTWITHSTANDING THIS, FULL COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS ARE TO BE MET (WHERE APPLICABLE).
11. THE CONTRACTOR IS TO ENSURE THAT ALL SITE/BUILDING INSPECTIONS ARE OFFERED IN STRICT ACCORDANCE WITH THE INTERVALS IDENTIFIED BY THE BCO/INSPECTORS SCHEDULE.
12. THE CONTRACTOR IS TO OBTAIN FROM THE 'BCO' THE 'FIRE OFFICERS' CONSULTATION REPORT, AND CONFIRM / INCORPORATE ANY ADDITIONAL REQUIREMENTS.
13. ALL COMPARTMENTATION AND/OR FIRE-STOPPING WORKS ARE TO BE OFFERED FOR INSPECTION IN ADVANCE, WITH ADEQUATE NOTICE. TO ENSURE INSPECTIONS OCCUR PRIOR TO ANY COVERING-UP.
14. ALL PRIMARY CONSTRUCTIONS ARE TO BE APPROPRIATELY SUPPORTED AND FIRE PROTECTED WHERE REQUIRED, TO MAINTAIN STRUCTURAL INTEGRITY. ALL STRUCTURAL ELEMENTS ARE TO BE SUBSTANTIATED AND PROOFED BY CALCULATION. TO ENSURE 'PART A' BUILDING REGULATION COMPLIANCE.
15. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL APPROVED 'FIRE STRATEGY PLANS' OR TO A FIRE ENGINEERED SOLUTION UNDER BS9999. TO ENSURE 'PART B' BUILDING REGULATION COMPLIANCE.
16. WHERE WALL / FLOOR BUILDERSWORK IS CARRIED OUT IN CONNECTION WITH SERVICE INSTALLATIONS (INCLUDING HOLE / PENETRATION FORMATIONS), APPROPRIATE FIRE BARRIERS, SEALING AND/OR STOPPING IS TO BE INCORPORATED. ALL IN ACCORDANCE WITH 'PART B' OF THE BUILDING REGULATIONS & INDICATED ON THE FIRE STRATEGY PLANS.
17. LIFE SAFETY AND FIRE DETECTION / ALARM SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL ENGINEERED DESIGN AND ASSOCIATED DRAWINGS.
18. THE SITE / GROUND IS TO BE REMEDIATED AND/OR TREATED AS NECESSARY, THEN COVERED WITH A SUITABLY RATED & CONTINUOUS DAMP PROOF MEMBRANE, ALL IN ACCORDANCE WITH THE ENGINEERED DESIGN. TO ENSURE 'PART C' BUILDING REGULATION COMPLIANCE AND ADEQUATE PROTECTION OF THE INTERNAL ENVIRONMENT AGAINST ANY GROUND CONTAMINATION & MOISTURE.
19. ALL INSULATED BUILDING PRODUCTS ARE TO COMPLY WITH 'PART D' OF THE BUILDING REGULATIONS. IN ADDITION THE PRODUCT RATINGS SHOULD HAVE A ZERO 'OZONE DEPLETION POTENTIAL (ODP)' VALUE AND CORRESPONDING 'GLOBAL WARMING POTENTIAL (GWP)' RATING. ANY BREEAM CREDITS AND ASSOCIATED REQUIREMENTS ARE ALSO TO BE MET WHERE APPLICABLE.
20. THE BUILDING ENVELOPE & INTERNAL WALL/FLOOR SUB-DIVISIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ANY SPECIALIST CONSULTANT'S (ACOUSTICIAN'S) REPORT AND ITS RECOMMENDATIONS & PRESCRIBED DETAILING. TO ENSURE COMPLIANCE WITH THE APPROPRIATE STANDARDS AS REQUIRED OF 'PART E' OF THE BUILDING REGULATIONS.
21. VENTILATION PROVISION IS TO PROVIDED AND/OR COMPLY WITH 'PART F' OF THE BUILDING REGULATIONS IN LINE WITH THE MECHANICAL ENGINEERED DESIGN STRATEGIES AND RELEVANT 'CIBSE' REQUIREMENTS & GUIDANCE.
22. HYGIENE & SANITARY ACCOMMODATION PROVISION TO COMPLY WITH 'PART G' OF THE BUILDING REGULATIONS.
23. ALL DRAINAGE AND WASTE DISPOSAL SYSTEMS ARE TO COMPLY WITH 'PART H' OF THE BUILDING REGULATIONS.
24. NEW BELOW & ABOVE GROUND DRAINAGE SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT ENGINEERS DESIGN & DETAILS.
25. DRAINAGE CONNECTION INTO THE EXISTING PRIVATE OR PUBLIC SEWER IS TO BE MADE UNDER CONSENTED APPROVAL FROM THE RELEVANT WATER AUTHORITY (WHERE APPLICABLE) WITH THE WORKS UNDERTAKEN IN ACCORDANCE WITH ANY APPROPRIATE LICENCE AGREEMENT.
26. HARDSTANDING SURFACE WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN STRATEGY. THE CONTRACTOR IS TO ENSURE THAT ALL THE RELEVANT DISCHARGE APPROVALS AND/OR LPA CONSENTS HAVE BEEN OBTAINED, HARD COPY TO BE INCLUDED WITHIN THE CONSTRUCTION PHASE PLAN.
27. ROOF RAINWATER GENERALLY COLLECTED BY GRAVITY RAINWATER DRAINAGE SYSTEM, REFER TO OUTLINE SPECIFICATION AND ENGINEERS REQUIREMENTS FOR BASE-LINE PARAMETERS. ALL DESIGN AND CALCULATIONS TO BE UNDERTAKEN BY SPECIALIST CONTRACTOR, AND SUBMITTED FOR ENGINEER REVIEW AND ACCEPTANCE.
28. RAINWATER GUTTER / DOWNPIPE SIZING AND OUTLET TYPES / FREQUENCY ALSO TO BE CONFIRMED BY SPECIALIST DESIGN. TO BE COORDINATED WITH THE BUILDING DESIGN INTENT, FORM, LAYOUT AND ASSOCIATED STRUCTURAL FRAME DESIGN. ANY INTERNAL RAINWATER COLLECTION PIPEWORK LOCATED WITHIN HEATED OR HABITABLE SPACES ADEQUATELY INSULATED TO PREVENT CONDENSATION.
29. ABOVE GROUND FOUL DRAINAGE SYSTEMS ARE TO BE INSTALLED TO MAINTAIN CORRECT FALLS, FOUL-AIR WATER SEAL DEPTHS AND DRAIN RUN VENTING, INCORPORATING LOCAL AIR ADMITTANCE VALVES (AAV). THE HEAD OF EACH MAIN DRAIN RUN IS TO BE VENTED TO ATMOSPHERE.
30. ACCESSIBILITY AND ASSOCIATED PROVISION OF STAIRS, RAMPS AND ACCESS ROUTES WITHIN, AROUND AND INTO THE BUILDING ARE TO COMPLY WITH 'PARTS K & M' OF THE BUILDING REGULATIONS AND SATISFY THE REQUIREMENTS OF 'BS 8300:2001'. THESE STRATEGIES SHOULD BE READ IN CONJUNCTION WITH ANY 'ACCESS STATEMENT' AND ANY OTHER REQUIREMENTS LISTED IN THE OUTLINE SPECIFICATION.
31. ALL INTERNAL, EXTERNAL AND FAÇADE GLAZED ELEMENTS TO COMPLY WITH 'PART K' OF THE BUILDING REGULATIONS. CRITICAL LOCATIONS OF GLAZING AS INDICATED IN 'K4' (BETWEEN FFL & 800m GENERALLY / FULL & 1500mm AT DOORS) TO BE SAFETY GLASS. APPROPRIATE FORMS OF MANIFESTATION TO BE INSTALLED AS REQUIRED UNDER 'K5'.
32. THE BUILDING ENVELOPE IN TERMS OF ITS MAKE-UP, ASSOCIATED THERMAL PERFORMANCES, AIR-TIGHTNESS AND HEATING/COOLING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE TARGETS SET WITHIN THE APPROVED 'SBEM'. TO ENSURE COMPLIANCE WITH 'PART L2A' (2013 Edition) OF THE BUILDING REGULATIONS.
33. ALL MECHANICAL & ELECTRICAL SYSTEMS ARE TO BE FULLY COMMISSIONED AND TESTED TO ENSURE COMPLIANCE WITH THE APPLICABLE GOVERNING BODIES, 'CIBSE' GUIDANCE REQUIREMENTS & 'PART P' OF THE BUILDING REGULATIONS.
34. THE ELECTRICAL SYSTEMS AND ASSOCIATED WIRING ARE TO BE INSTALLED TO THE ENGINEERS DESIGN AND IN ACCORDANCE WITH THE CURRENT AND APPLICABLE INSTITUTIONAL WIRING REGULATIONS. INSTALLATION ALSO TO OBSERVE AND COMPLY WITH THE REQUIREMENTS AS LISTED UNDER 'PART P' OF THE BUILDING REGULATIONS.

General Notes

Do not scale from this drawing. Only work to written dimensions.

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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TENDER

KEY

Area Schedule (Gross Internal Area):		
Warehouse Area	854 sqm	(9192 sqft)
GF Office Area	75 sqm	(807 sqft)
FF Office Area	190 sqm	(2045 sqft)
Total GIA	1,119 sqm	(12,044 sqft)



Unit D - GA Reference Drawings

- 15051-FRA-D1-00-DR-A-2301
Unit D - Proposed GA Ground Floor Plan
- 15051-FRA-D1-RL-DR-A-2302
Unit D - Proposed GA Roof Plan
- 15051-FRA-D1-RL-DR-A-2303
Unit D - Proposed GA Roof Plan
- 15051-FRA-D1-ZZ-DR-A-2304
Unit D - Proposed GA Office Plans
- 15051-FRA-D1-ZZ-DR-A-2305
Unit D - Proposed GA Sections

- Site Layout Plans - 1000 Series
- General Arrangements - 2000 Series
- Detail Arrangements - 3000 Series
- Fire Strategy Plans - 4000 Series
- Internal / Joinery Details - 5000 Series
- External / Site Details - 6000 Series

Note:

Steelwork shown indicatively. Refer to Structural Engineers details.

T2	GIA Schedule Updated	03.04.19	CN	MW
T1	Issued for Tender	29.03.19		
Rev.	Description	Date	ISS	APP

Scale: **As indicated @ A1**
Status: **Tender**
Drawn By: **CN**
Checked By: **BC**
Date: **21.12.18**

Client: **Chancerygate (Aintree) LTD**

Project: **'Mersey Reach' Dunnings Bridge Road**

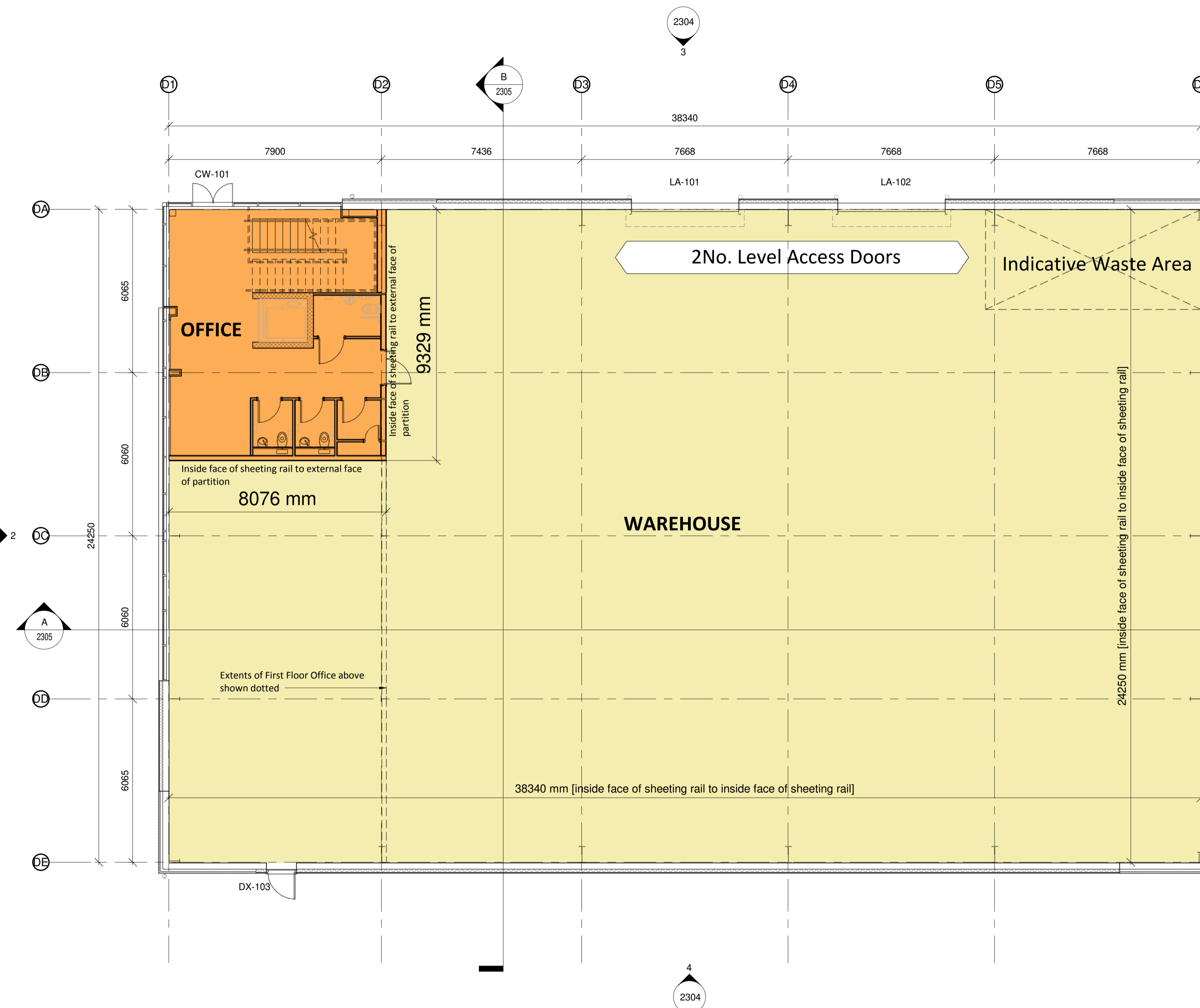
Sheet Name: **Unit D Proposed GA Ground Floor Plan**

Project No. Orig. Zone Level Type Role Dwg No. Rev
15051-FRA-D1-00-DR-A-2301 -T2

fletcher-rae
Architects | Master Planners | Designers

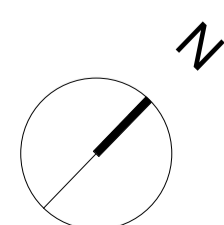
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Unit D Ground Floor

1:100



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TENDER

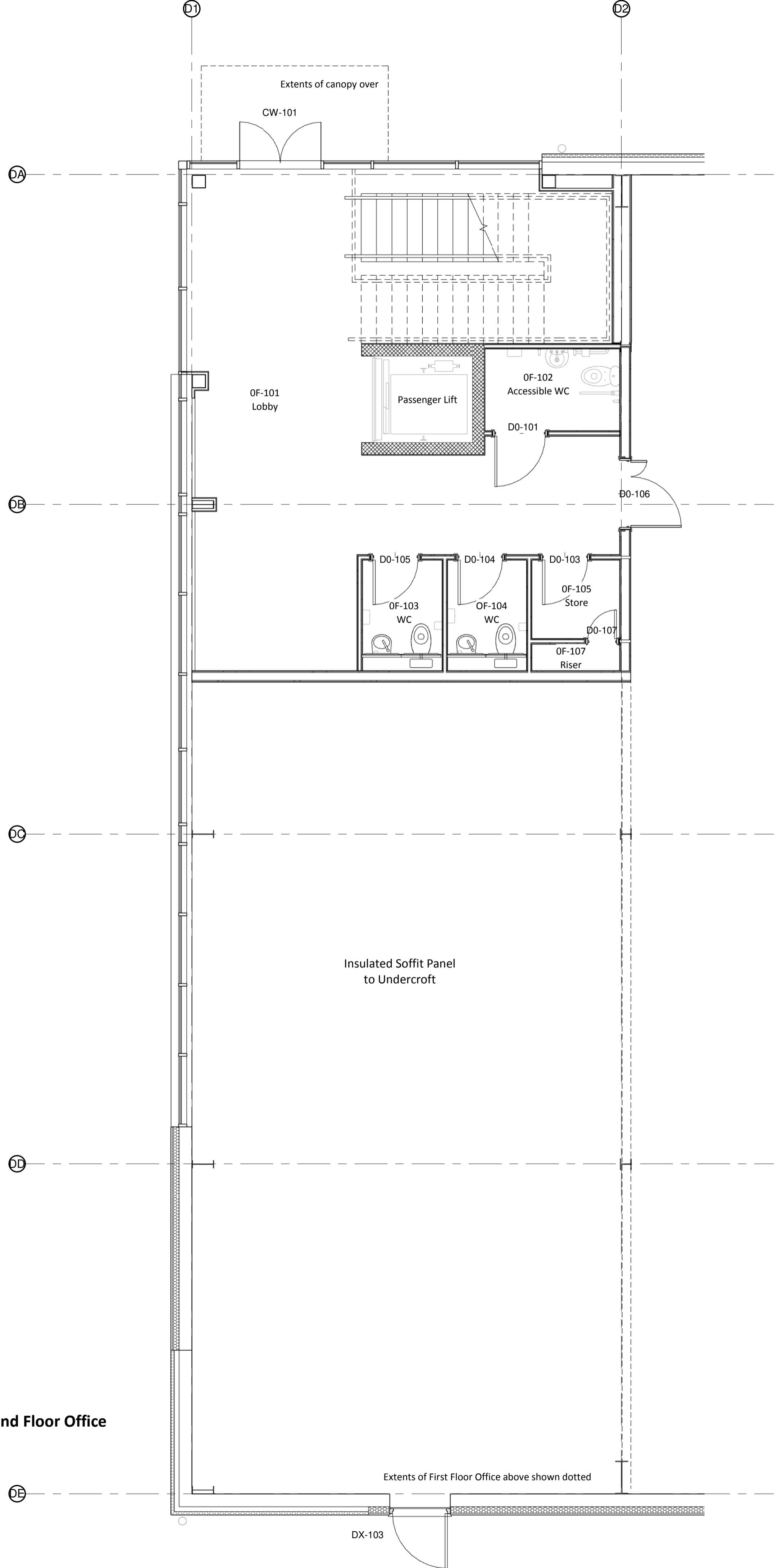
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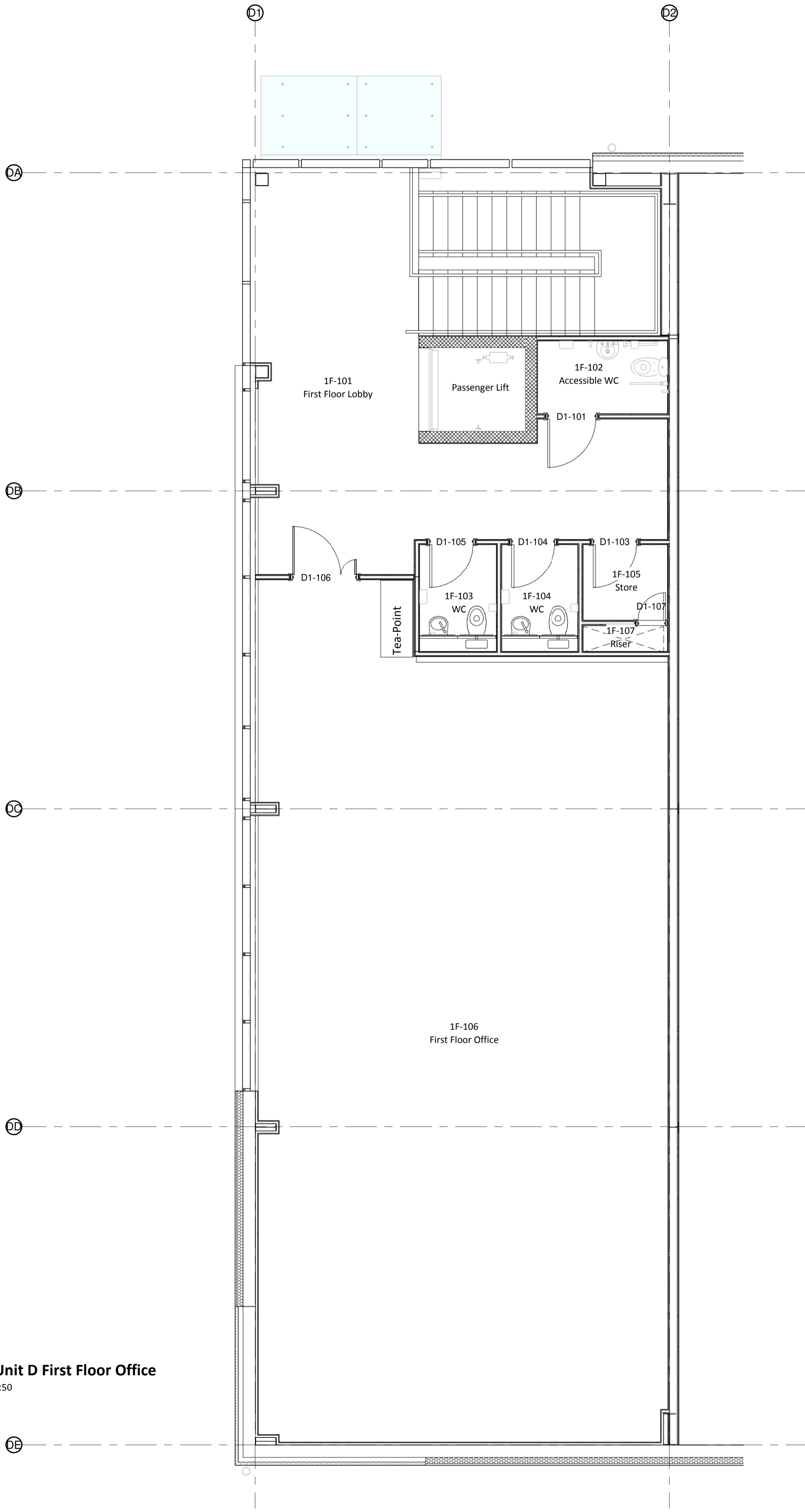
Note:
 Steelwork shown indicatively. Refer to Structural Engineers details.

T1	Issued for Tender	29.03.19		
Rev.	Description	Date	ISS	APP
Scale	As indicated @ A1			
Status	Tender			
Drawn By	CN			
Checked By	Checker			
Date	03.01.19			
Client:	Chancerygate (Aintree) LTD			

Project:
'Mersey Reach' Dunnings Bridge Road
 Sheet Name:
Unit D
Proposed GA Office Plans



Unit D Ground Floor Office
 1:50



Unit D First Floor Office
 1:50