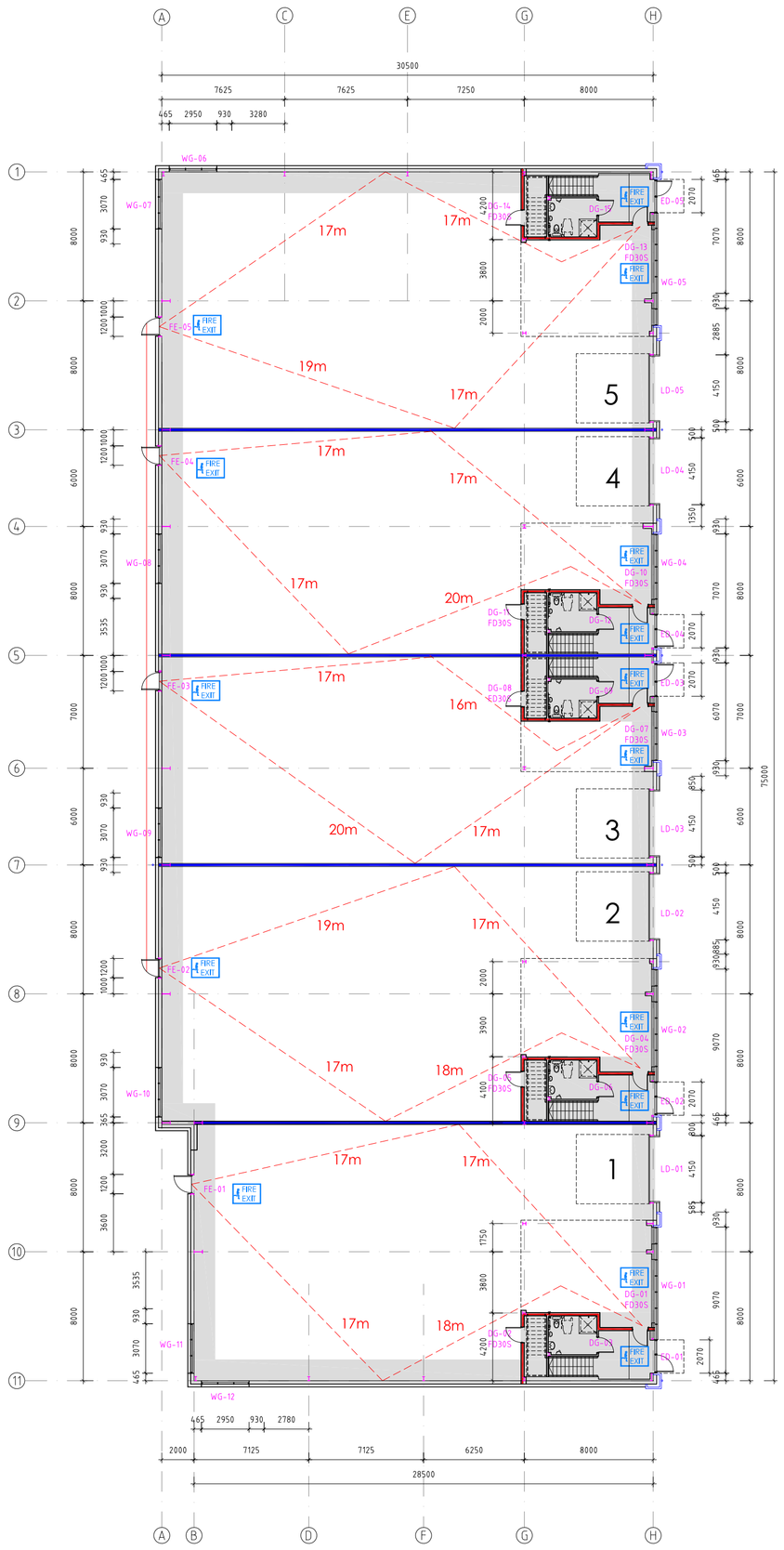
Denotes extent of 60mm thick Kingspan GreenGuard underfloor insulation to floor slab to give floor U-value of 0.18 Wm2/K - 1500mm wide strip to the building perimeter and under the whole of core areas
Total area of insulation shown - 426m2
GreenGuard GG300 can be used under the core areas
GreenGuard GG700 to be used in warehouse areas but a lesser grade GreenGuard GG500 may be acceptable subject to structural engineer's acceptance.

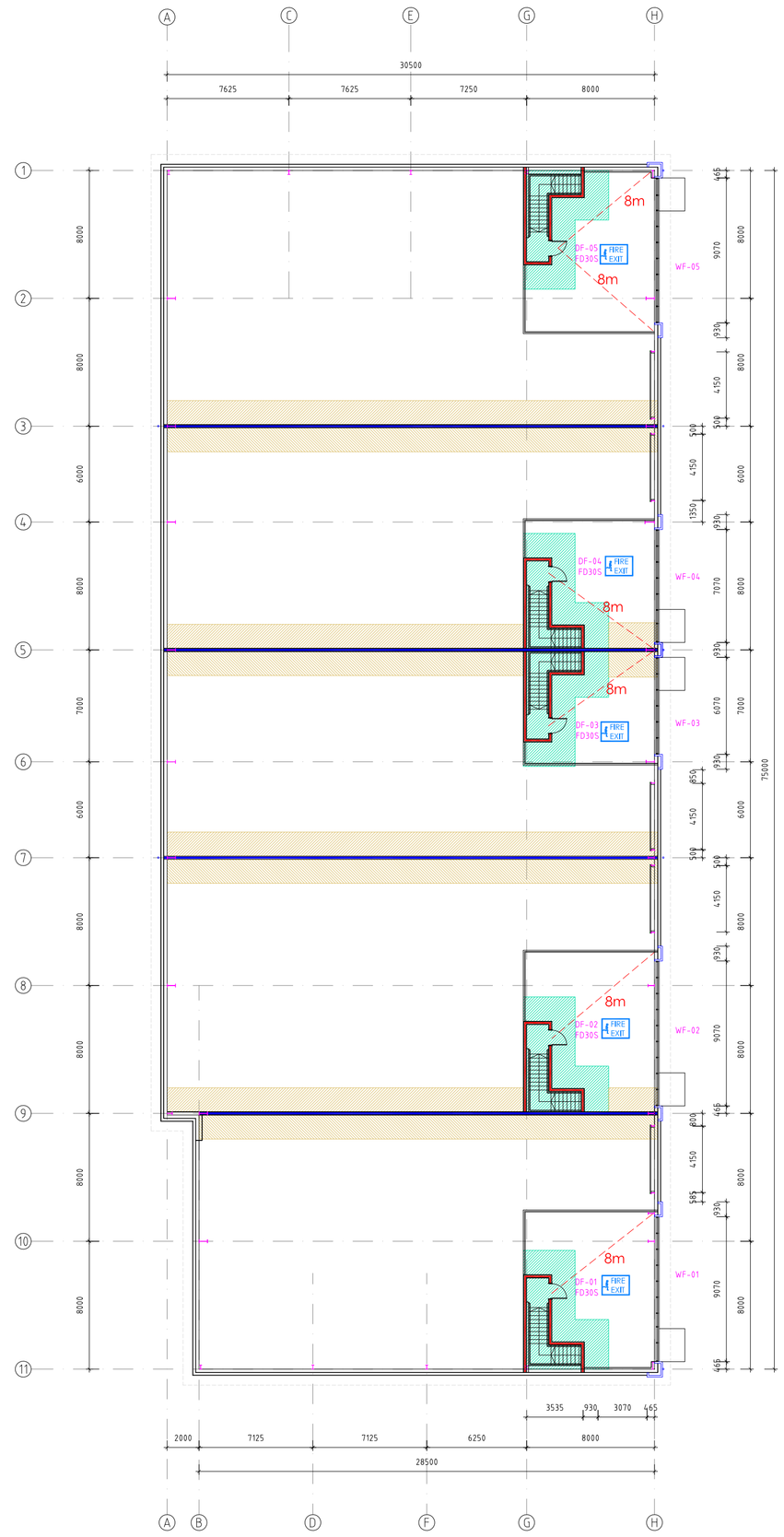
Part T statement:

These are speculative units and number of occupants is not known. Warehouses and mezzanines are shell only construction and the provision of toilets is left to incoming tenants.

In line with point 1.14 of Approved Document T wheelchair accessible unisex toilet has been provided on the ground floor of each unit. If tenants require more ground floor toilets then they can be installed as part of the tenant fitting out of the ground floor.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES:

The drawings should be read in conjunction with the NBS specifications and Employer's Requirements. Any discrepancy between the documents should be advised back to the Employer's Representative and the design team so that a corrected information is issued as an addendum.

When issuing tender information for sub-ontractor pricing tender packages should include ER's and all architectural drawings and specifications to enable informed pricing that includes all the items necessary for the completion and integration of the works as required by the design. Incomplete information leads to incomplete pricing. Interfaces between various packages should be carefully considered to include for all the required items.

Contractor proposals should include a compliant tender with a list of VE items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed.

HEALTH, SAFETY & ENVIRONMENT

The following specific hazards have been identified through design risk assessment. The planning and execution of the works should take into account all usual and specific hazards. Hazards should also be taken into account in the maintenance, operation, decommissioning and demolition of the works.

Excavations (live services present on site, soft spots, hazardous material)
Deep excavations and works in trenches
Ground conditions may be unstable during excavation
Incoming services (electricity, gas, water, telephone)
Works and materials at heights externally (ext. walls, roof, window cleaning) and internally
Works around staircases and holes in slabs
Works in confined spaces
Use of small hand held equipment (drills, power screwdrivers, small cutters and saws..)
Use of large and specialist hand held equipment (shot firing fixing equipment, large drills, large cutters and saws..)
Use of large machinery (cranes, JCBs, ..)
Working with materials that give of dust, vapours and fumes (hardwood dust, paints, adhesives, varnishes, glues, mineral fibres, cement, ..)
Handling and installation of heavy and large elements (door planks, plasterboards, purlins, sheeting rails, roof panels, loading doors)
Handling of sharp elements
Noise from using large drills, shot firing equipment
Working with breakable elements (glass)
Slipping in wet areas
Window cleaning
Working adjacent to existing neighbouring sites
Working around existing gas main, sewer, HV cables and substations

For site plan see drawings 10 series
For cores, stairs and suspended ceiling grids 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 canopy details see drawings 33 series
For toilets see drawings 75 series

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 150mm less (75mm insulation to jambs).

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

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

Party walls in the warehouse- 210mm - 1 hr. fire resistance
2x15mm FireLine boards (each side) on 146mm stud

Party walls to cores - 210mm - 1 hr. fire resistance
2x15mm FireLine boards (each side) on twin stud wall with 150mm insulation infill

Fire strategy and boundary conditions:

- Fire Exit signs on the drawing indicate FE doors / routes
- No fire boundaries for units 1-5
- Fire protect to 60 minutes f.r. all columns and beams supporting mezzanines and all party wall steelwork either by intumescent coatings or Firecheck board encasement
- No moment resisting bases
- The units are considered to be industrial uses, purpose Groups 6 within Approved Document B, and have been designed for single occupancy use
- The occupancy level of the units is based in accordance with Table C1, Appendix C page 135 of Approved Document B Volume 2, warehouse occupancy rates are 1 person per 5m2
- All escape distances are in accordance with Part B for industrial premises of normal risk. Industrial use - 25m (17m) for one direction of escape or 45m (30m) for more than one direction of escape
- FE - Denotes Final Exit door with panic bar or similar approved device to BSEN 1125. All final exit doors to have fire safety signage to BS 5499-1 : 2002
- Staircases are fire compartments, staircase walls need to go to u/s of roof with deflection head detail

Denotes internal 60 minutes party wall

Denotes internal plasterboard fire walls

19m Denotes travel distances to FE doors

Denotes purlin plasterboard encasement 1.5m to both sides of the wall line - purlins run perpendicular to the wall

Denotes purlin plasterboard encasement to both sides of the wall, should not be more than 1.8m wide which is a span between 2 purlins - purlins run parallel to the wall

Unit	G.f. area	Mezz area	Total (GEA)
1	479m2	85m2	564m2
2	500m2	86m2	586m2
3	406m2	62m2	468m2
4	437m2	70m2	507m2
5	511m2	89m2	600m2
Total	2,333m2	392m2	2,725m2

Unit	G.f. area	Mezz area	Total (GIA)
1	450m2	72m2	522m2
2	480m2	76m2	556m2
3	389m2	54m2	443m2
4	420m2	62m2	482m2
5	482m2	76m2	558m2
Total	2,221m2	340m2	2,561m2

For construction

0 5 10 15 20m

Rev

Rev

Rev C1: 5-9-2025: Construction issue

Rev C01: 3-7-2025: Mezzanine fitout omitted, cores updated, grids A-H amended, amended notes clouded

Notes:
No dimensions are to be scaled from this drawing.
Contractors must verify all figured dimensions at the site before commencing any work or making any shop drawings
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Job
Trade City Development by
Kier PGIM Logistics Propco 3 Ltd
Former Vauxhall Garage, Brick Knoll Park, Ashley Road, St Albans, AL1 5UG

Title
UNITS 1-5
PROPOSED FLOOR PLANS

Drg No
KP-259-20-01

Date	Scale	Rev
7-2022	1:250 (A1)	C1

Drawn | Checked | CDM | P-Preliminary | A-Approval | T-Tender | C-Construction

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