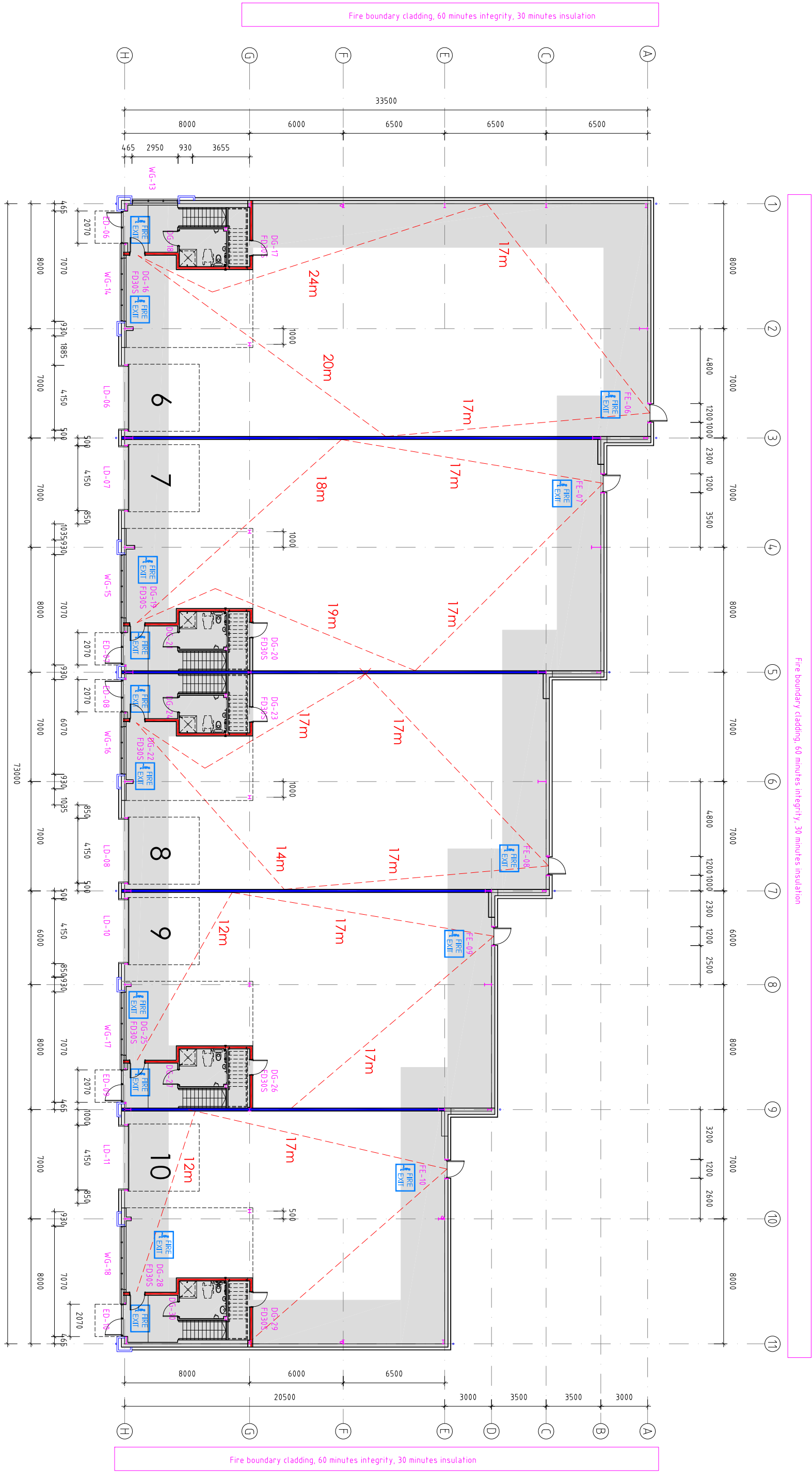


Part I statement

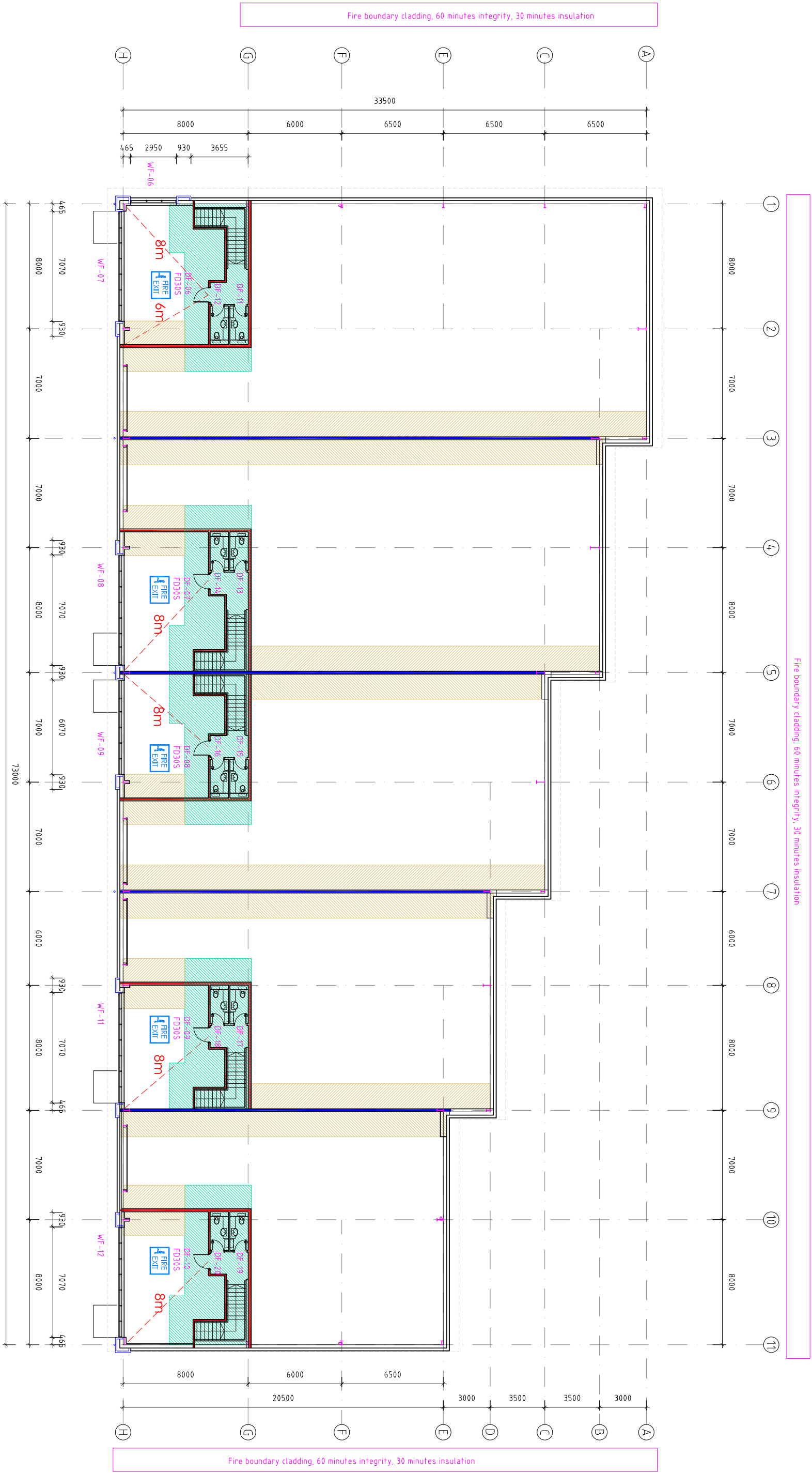
These are speculative units and number of occupants is not known. Warehouses are shell only construction and the provision of toilets is left to incoming tenants. Fitted out first floors have occupancy of 1 person per 10m2 based on the recommendations of British Council for Offices. The provision of WCs is based on the Workplace Health, Safety and Welfare Regulations 1992 Approved Code of Practice.

In line with point 114 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.

Mezzanine office net areas range from 4.3-50m2 with estimated occupancy of 4-5 persons. Male and female self-contained cubicles are provided and cater for up to 5 persons each.



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-contractor pricing tender packages should include ERS and all architectural drawing 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. In the face 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
- Works and materials at heights externally (ext walls, roof, window cleaning and internally)
- Works around staircases and holes in slabs
- Use of small hand held equipment (drills, power screwdrivers, small cutters and saws)
- Use of large and specialist hand held equipment (hoist) fixing equipment, large drills, large cutters and saws.)
- Use of large machinery (cranes, JCBs, J)
- Working with materials that give off dust, vapours and fumes (hardwood dust, paint, plaster, etc.)
- Handling and installation of heavy and large elements (floor plates, plasterboards, partitions, sheeting rails, roof panels, loading doors)
- Noise from using large drills, shot firing equipment
- Working with breakable elements (glass)
- Working with asbestos
- 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 33 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 (150mm insulation to jambs).

Fire escape door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 30mm less (25mm insulation to jambs).

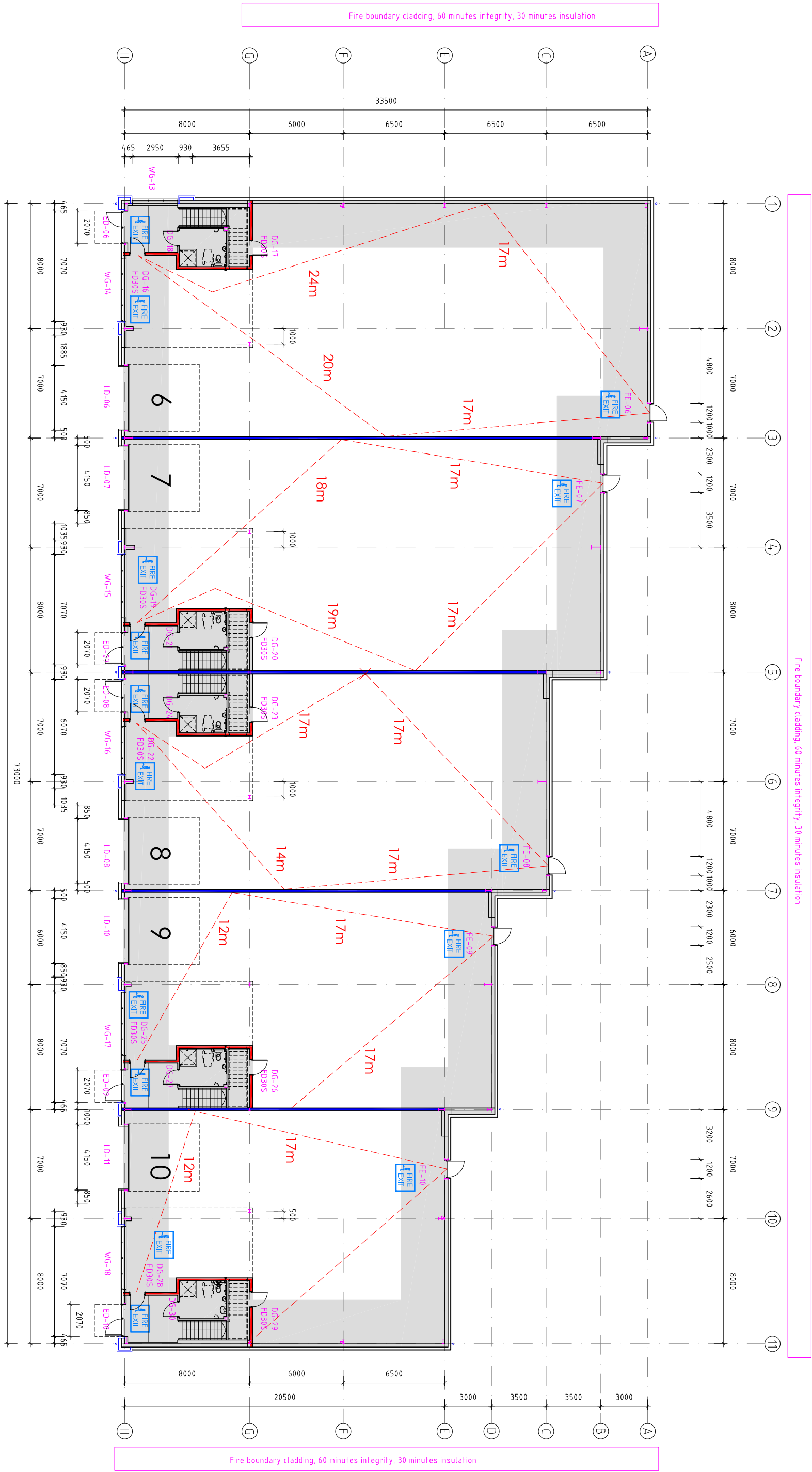
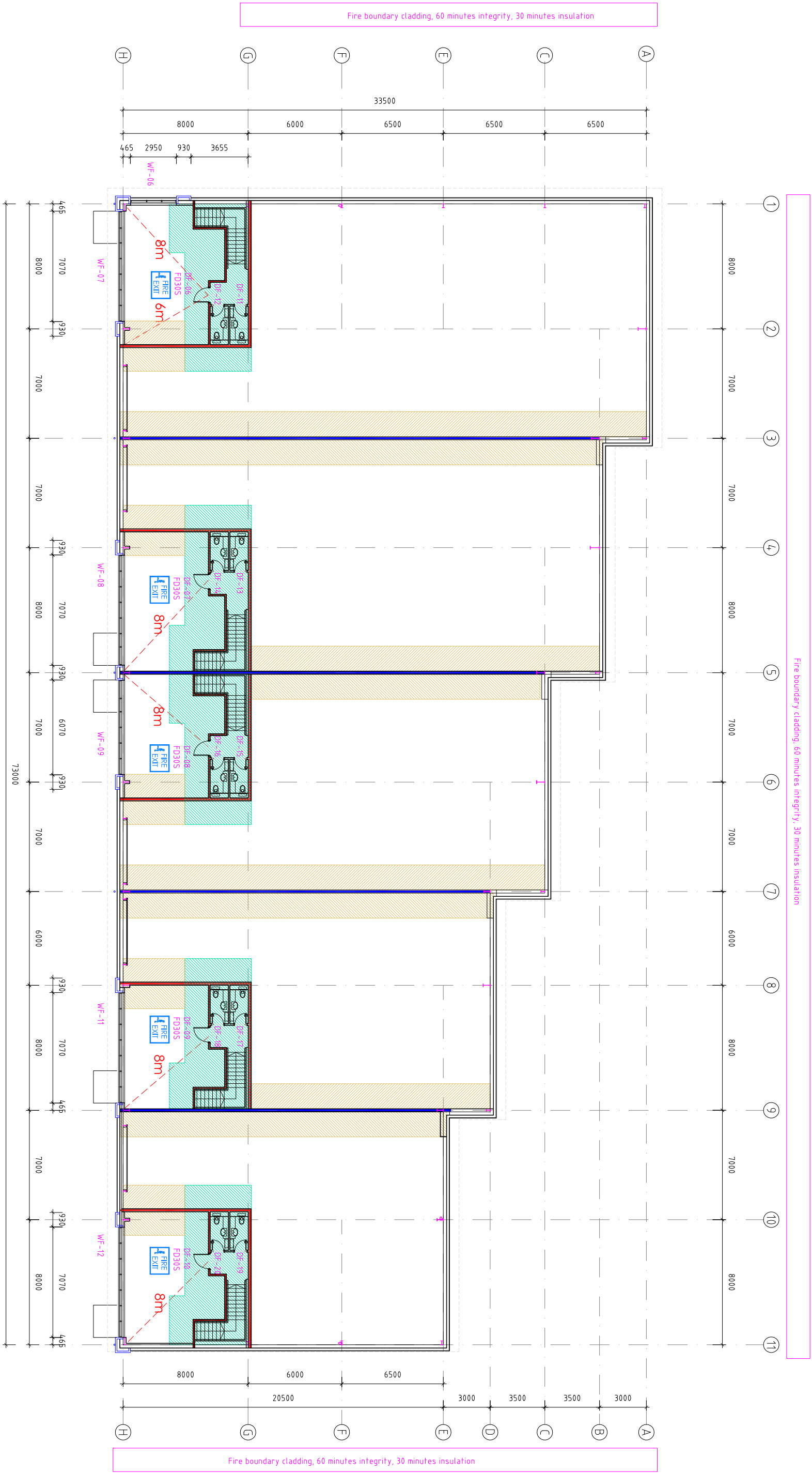
Window openings widths are dimensioned as openings between cladding rails. Clear widths between flashings are 50mm less (25mm insulation to jambs).

Party walls in the warehouse - 210mm - 1hr 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
- The fire load is to be stated in drawings 25 series
- Fire is to be rated to 60 minutes for the fire escape frame/jail columns, beams and ceiling) 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 (1m for one direction of escape or 45m (50m) for more than one direction of escape
- Fire escape route door with panic bar or similar approved to BS EN 17925. All fire 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

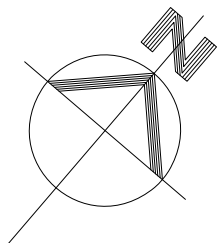
FIRST FLOOR PLAN



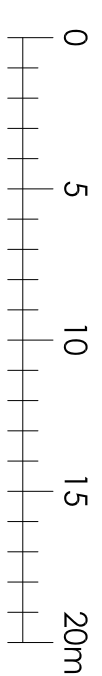
GROUND FLOOR PLAN

Unit	G.f. area	Mezz area	Total (GfA)
6	528m ²	81m ²	609m ²
7	470m ²	78m ²	548m ²
8	390m ²	70m ²	460m ²
9	341m ²	70m ²	411m ²
10	327m ²	77m ²	404m ²
Total	2,055m ²	376m ²	2,431m ²

Unit	G.f. area	Mezz area	Total (GfA)
6	497m ²	69m ²	566m ²
7	451m ²	69m ²	520m ²
8	372m ²	62m ²	434m ²
9	323m ²	62m ²	385m ²
10	302m ²	65m ²	367m ²
Total	1,945m ²	327m ²	2,272m ²



For construction



Rev	Rev
Rev 01	3-7-2025 Construction Issue
Rev 01	3-7-2025 Mezzanine part 1 WCs added, cores updated, amended notes clouded

Notes:
No dimensions are to be scaled from this drawing.
Dimensions are to be taken from the drawing.
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Trade City Development by
Kier PGM Logistics Propoco 3 Ltd
Former Vauxhall Garage, Brick Knoll
Park, Ashley Road, St Albans, AL1 5UG

UNITS 6-10
PROPOSED FLOOR PLANS

Dwg No	Scale	Rev
7-2022	1:250 (A1)	C1
Down	Checked CDM	Preliminary A-Approval
	Intender	C-Construction

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