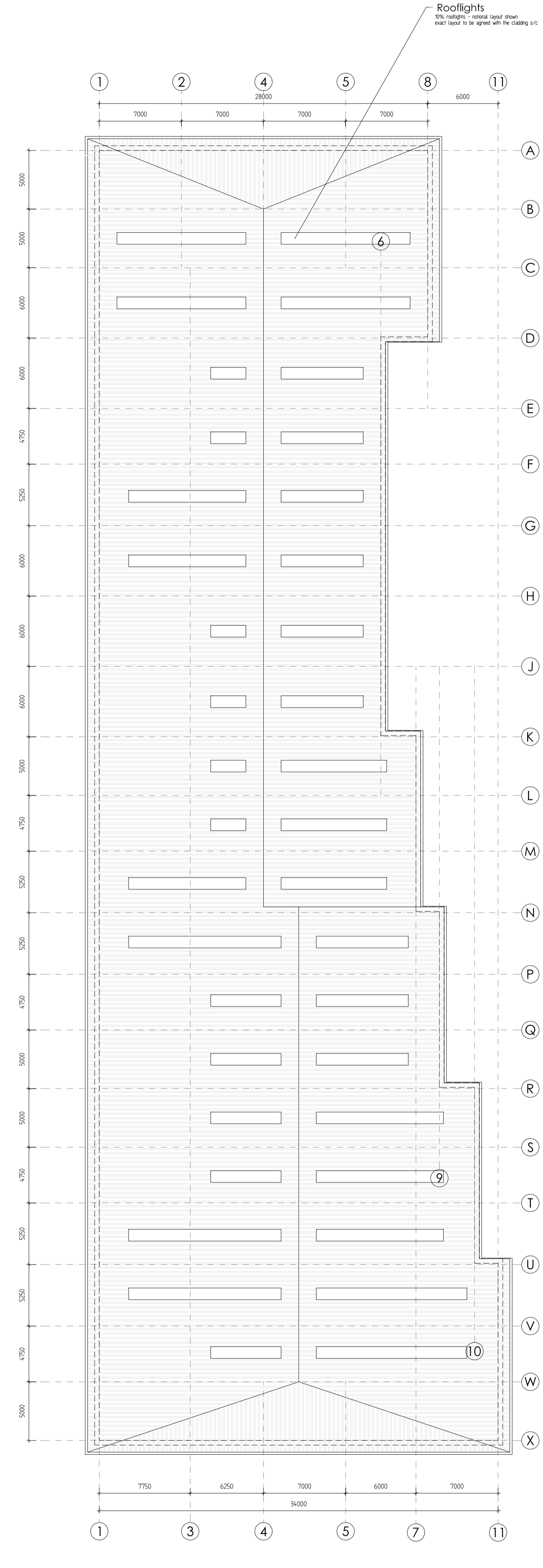


GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF 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 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)
- 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 off 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
- Below ground obstructions from previous buildings.

BOUNDARY CONDITIONS: - Intumescent paint the whole steel frame - no moment resisting bases. Steel frame to be protected to 60 minutes fr.

- Fire strategy:
- Each unit is a compartment (party walls are 1hr. fr.)
 - Each staircase is a compartment with fire doors
 - First floors are fitted out
 - Fire Exit signs on the drawing indicate FE doors / routes
 - All escape distances are in accordance with Part B for industrial premises of normal risk
 - All fire boundaries are shown on the drawings

For site plan see drawings 10 series
For staircase plans & sections 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 cores see drawings 24 and 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 clear openings between cladding returns.

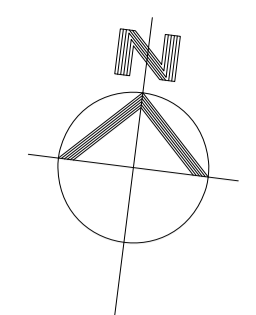
Party walls - 1 hour fire resistance
All party walls are 60 minutes fire resistant 200mm o/a stud plasterboard partitions with telescopic deflection head to u/s of roof. 3mm steel mesh to first 2.4m height of the wall.

Soffits of mezzanines are not insulated because ground floor spaces can be fitted as offices by incoming occupiers. If the occupiers do not wish to fit additional offices on the ground floor they should fix additional thermal insulation to the mezzanine soffit.

First floors fully fitted out with carpeted floors, skirting trunking and suspended ceilings.

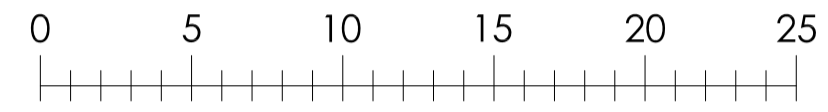
Walls to warehouse are fire compartment walls and for SBEM need to be 200mm o/a stud wall with 140mm thermal insulation and to extend to u/s of roof with deflection head detail.

Staircases are fire compartments
Staircase walls need to go to u/s of roof with deflection head detail or stop short of the roof with the fire rated ceiling.



Unit	Ground Floor	First Floor	Total GEA
4	470m ²	159m ²	629m ²
5	395m ²	90m ²	485m ²
6	445m ²	100m ²	545m ²
7	417m ²	82m ²	499m ²
8	447m ²	82m ²	529m ²
9	491m ²	82m ²	573m ²
10	535m ²	85m ²	620m ²
Total	3,200m ²	680m ²	3,880m ²

Unit	Ground Floor	First Floor	Total GIA
4	442m ²	135m ²	577m ²
5	378m ²	81m ²	459m ²
6	426m ²	90m ²	516m ²
7	399m ²	73m ²	472m ²
8	428m ²	73m ²	501m ²
9	473m ²	73m ²	546m ²
10	504m ²	72m ²	576m ²
Total	3,050m ²	597m ²	3,647m ²



Tender

Rev D:
Rev C:
Rev B:
Rev A:

Rev A:
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 LUTON

UNITS 4-10 FLOOR AND ROOF PLANS

Org No KP-220 - 20 - 02

Date 7-2019 Scale 1:250 (A1) Rev -

Drawn	Checked	COM Regs	P-Preliminary	A-for Approval
			1-Tender	C-Construction

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