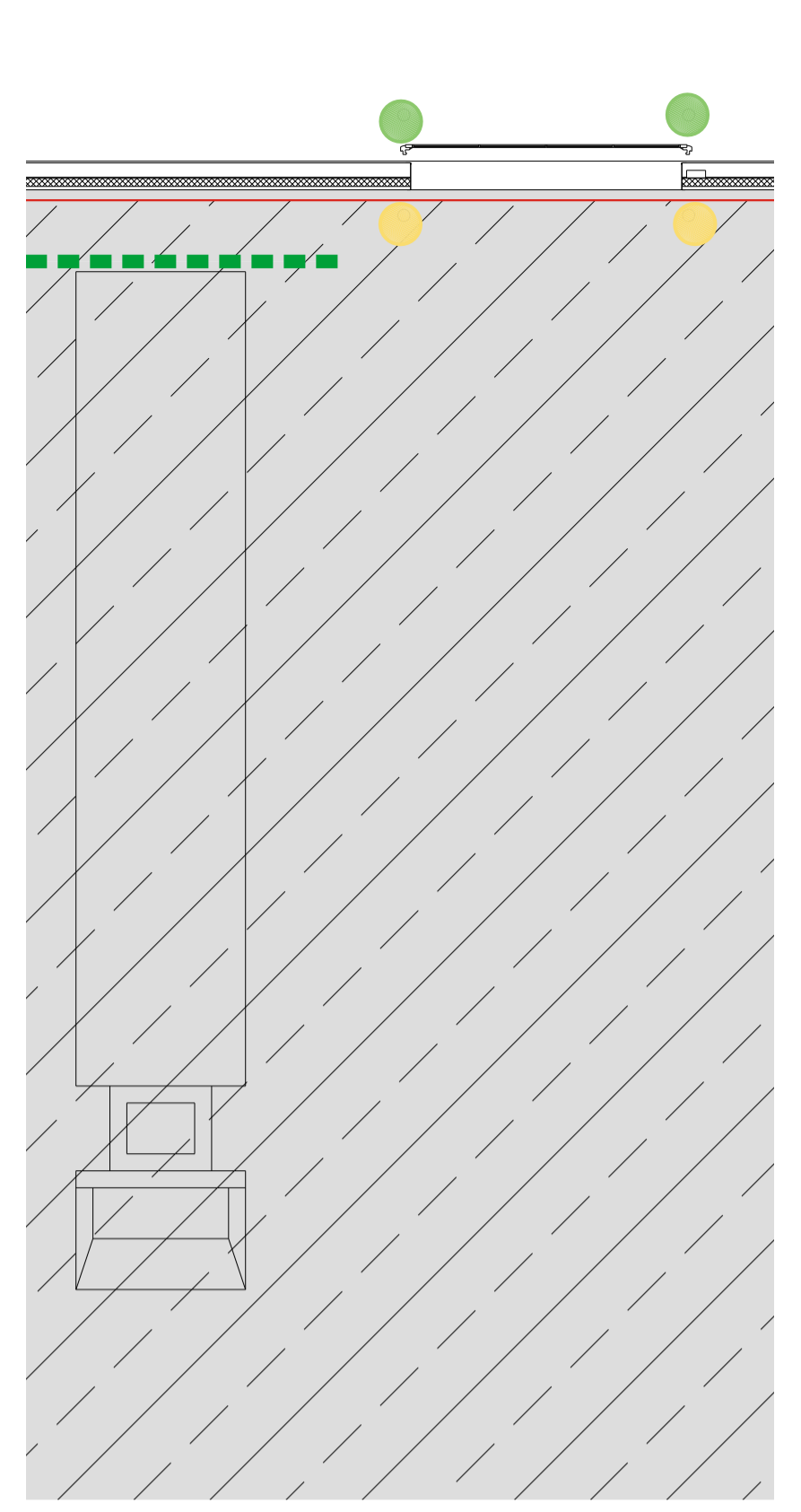
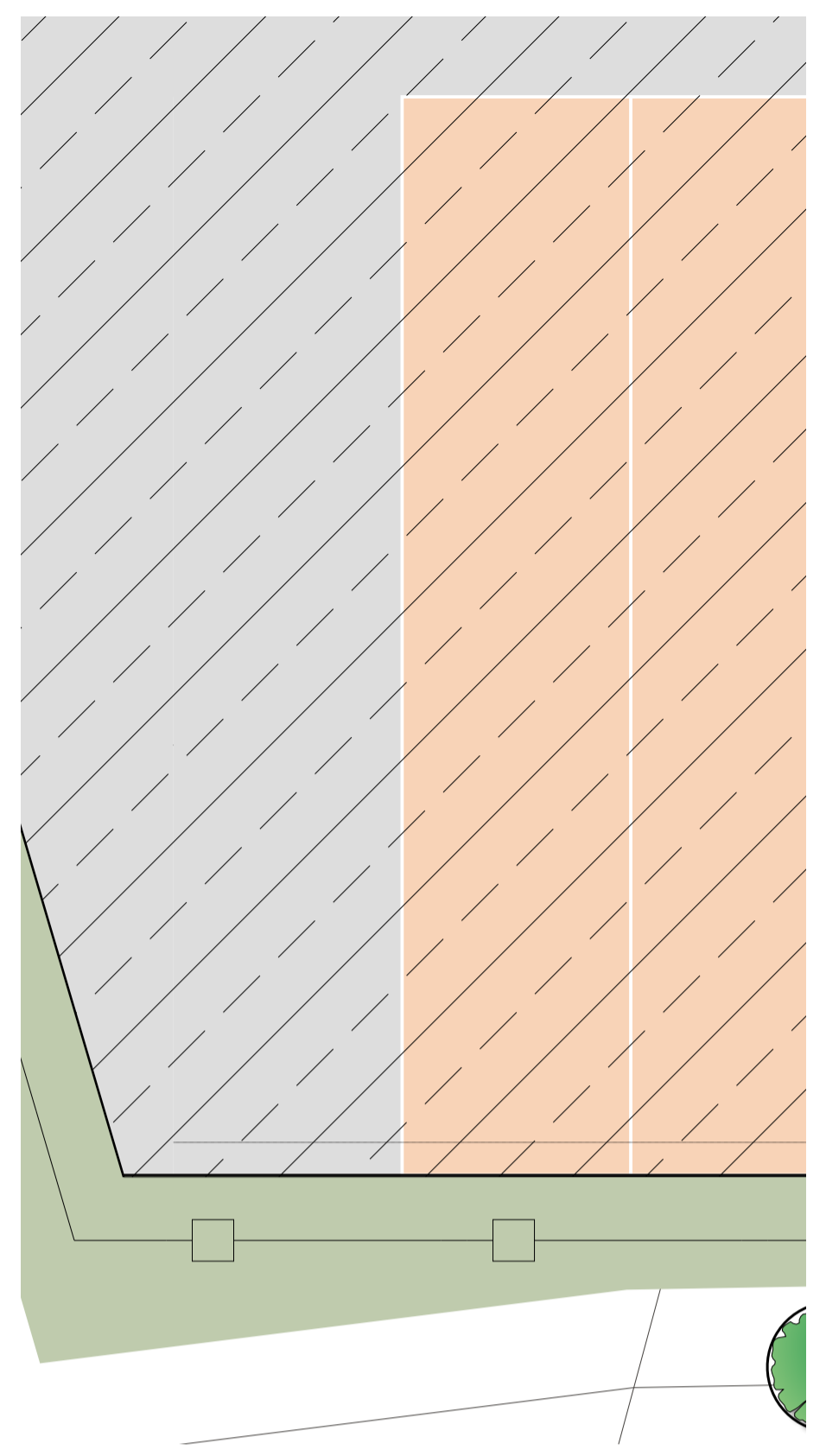
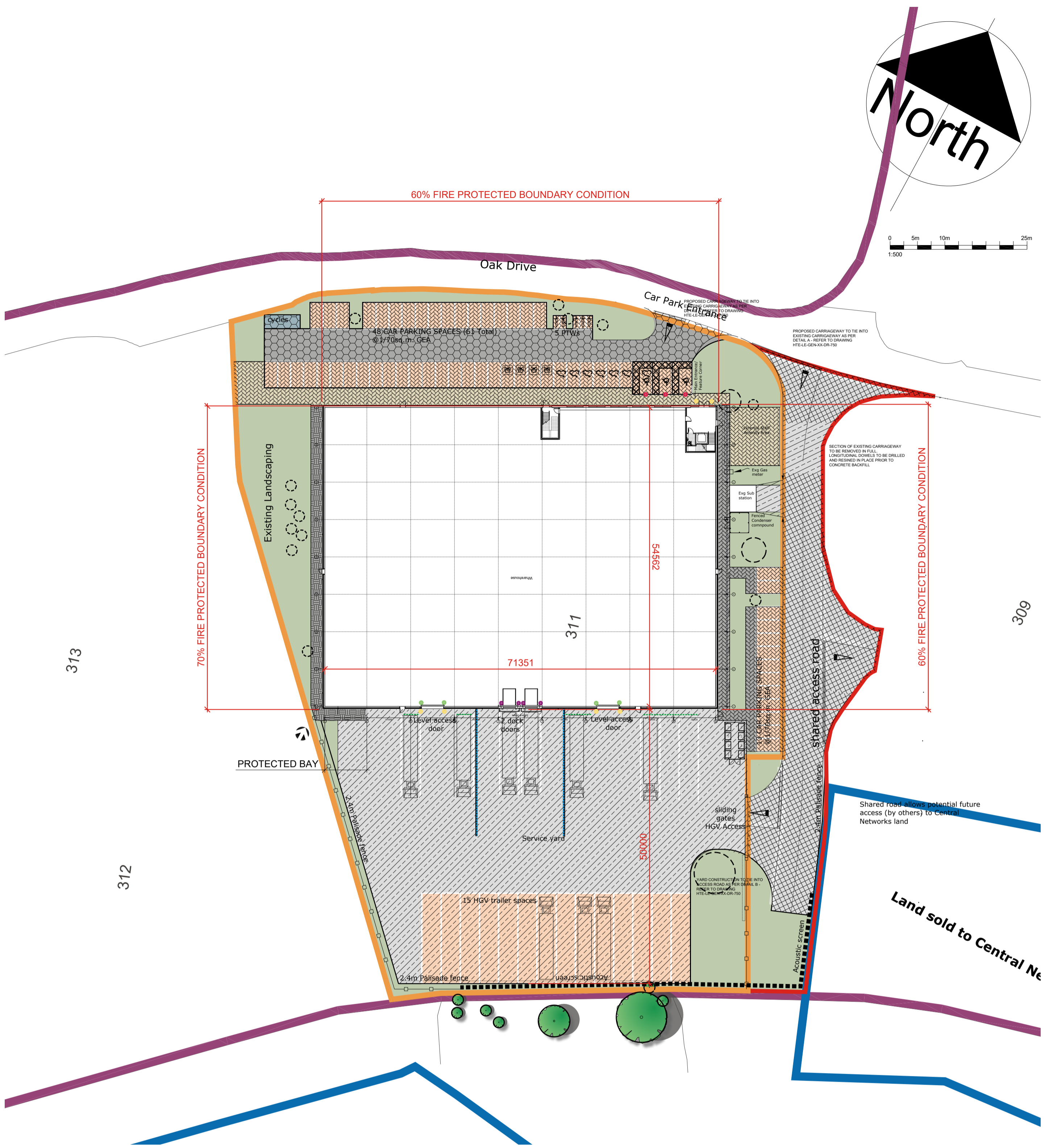


Rev	Date	By	Description
A	15.07.2022	AK	Updated to Tender Review Comments
B	20.07.2022	AK	External surface finishes updated
C	02.08.2022	FR	Updated no. of EV spaces to 7
D	02.09.2022	mjm	Additional Car Sharing Space indicated as required under BREEM Tra02



Unit 311 Schedule:

OFFICE: 308 SQM / 3,316 SQFT
WAREHOUSE: 3,831 SQM / 41,237 SQFT

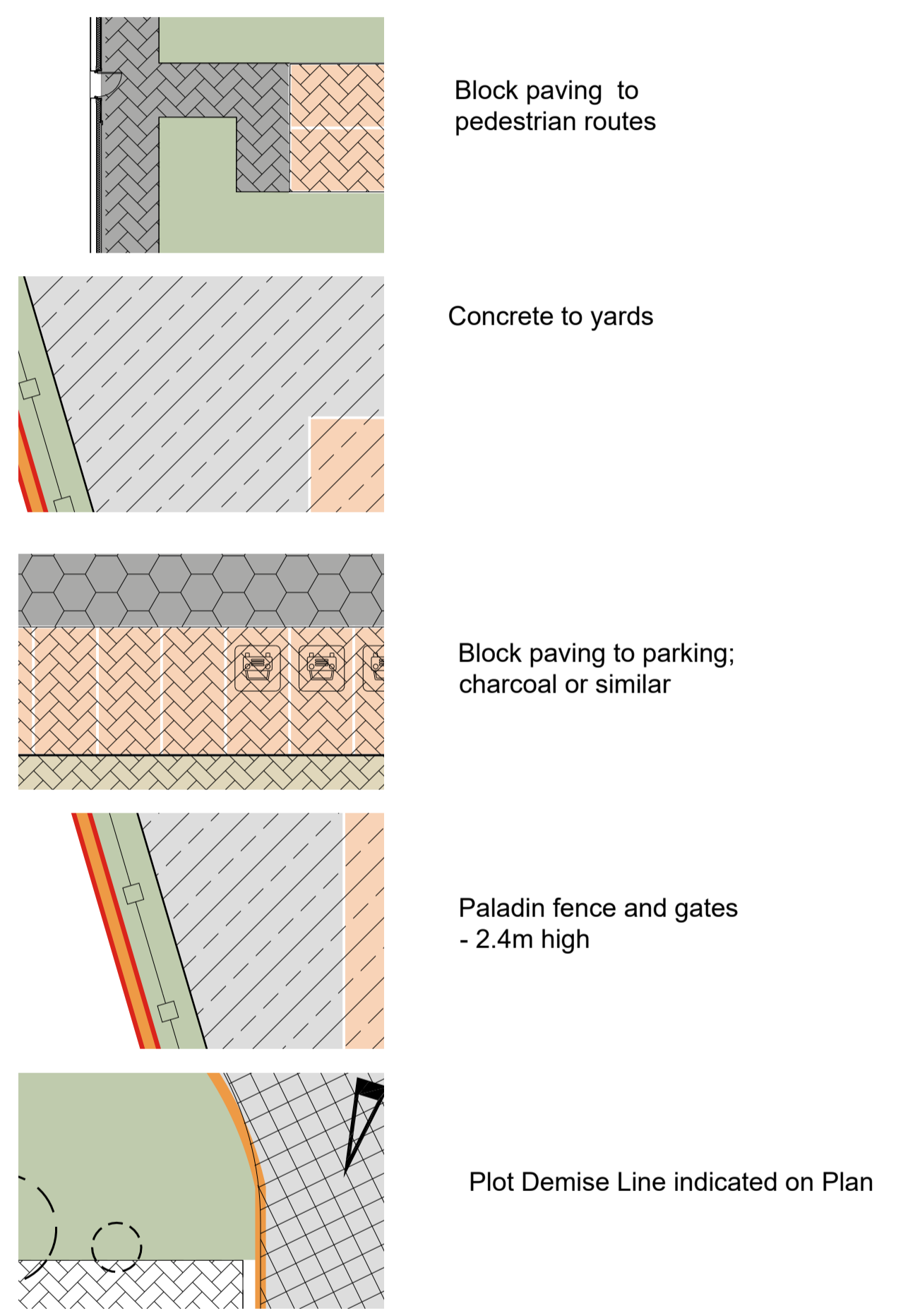
TOTAL GIA: 4,139 SQM / 44,552 SQFT
TOTAL GEA: 4,319 SQM / 46,488 SQFT

HAUNCH HEIGHT: 10M

CAR SPACES: 61 (INC. 3 ACCESSIBLE)
DOCK DOORS: 2
LEVEL ACCESS DOORS: 2
HGV PARKING SPACES: 15
CYCLE SPACES: 10

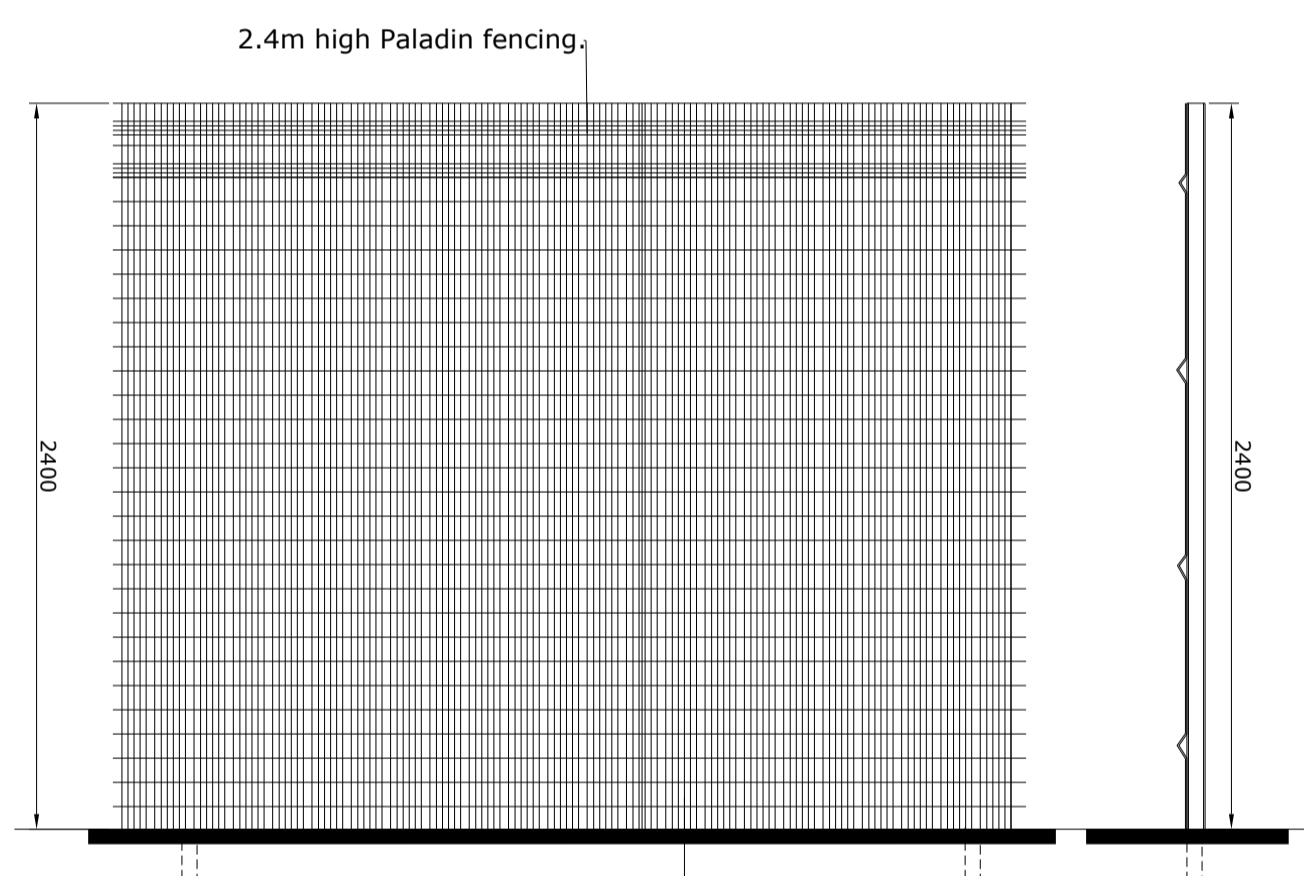
SITE AREA: 1.09 HECTARES

EXTERNAL FINISHES



HGV PARKING BAYS (AT YARD EDGE)
100mm wide yellow thermoplastic marking to HGV bays

HGV PARKING BAYS (AT BUILDING EDGE)
100mm wide yellow thermoplastic marking to HGV bays

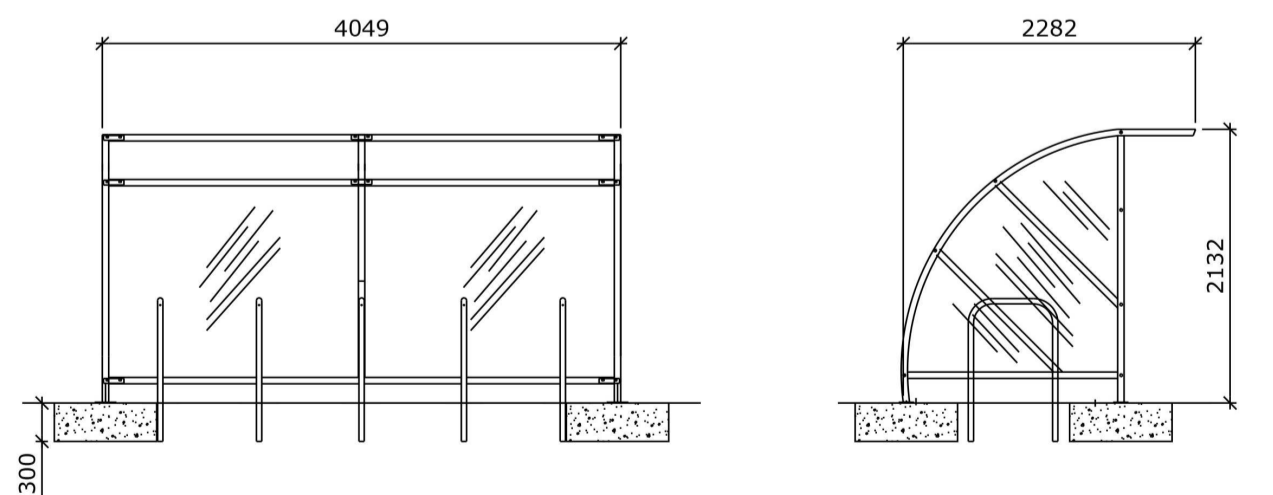
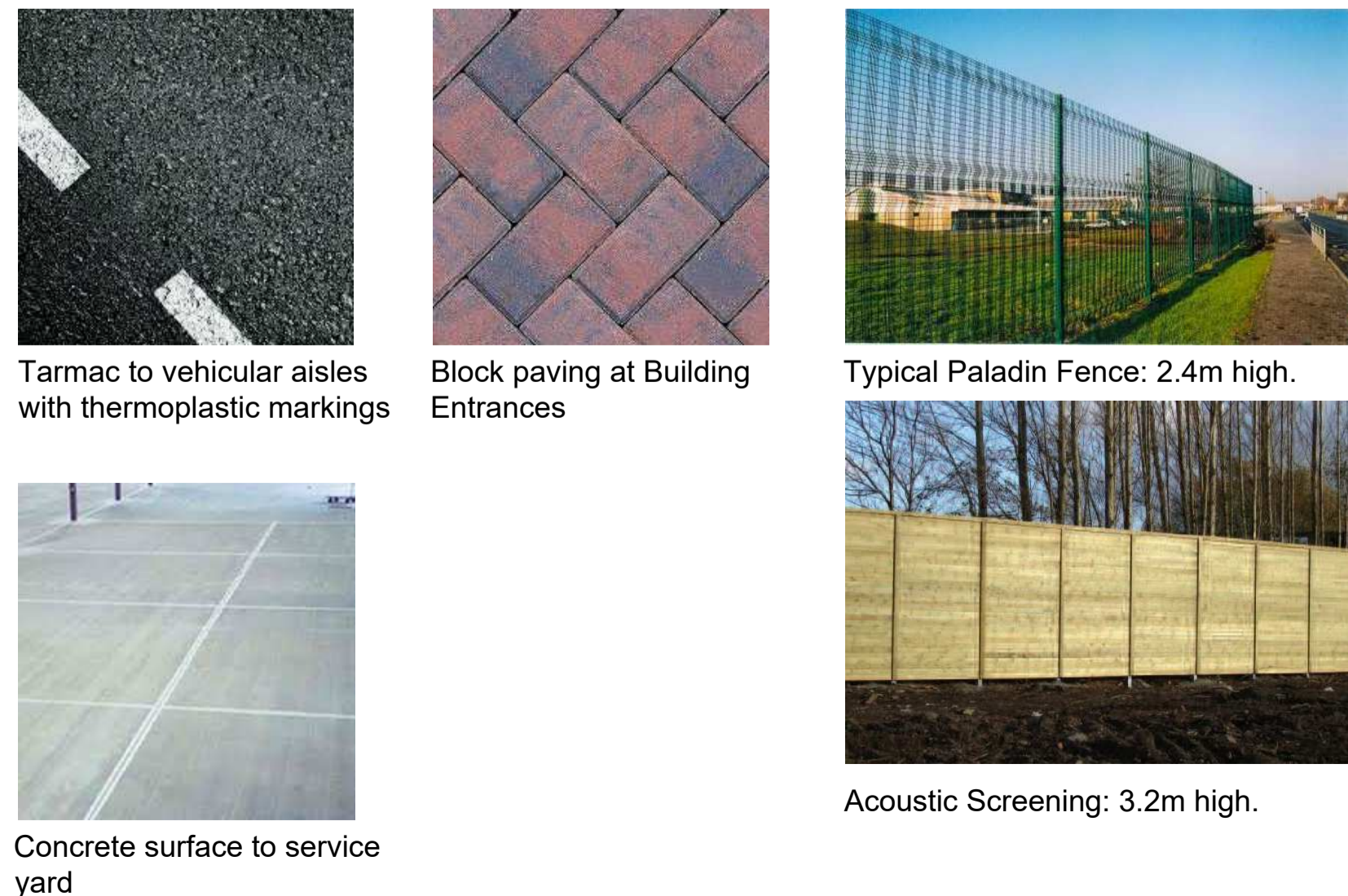


Notes:

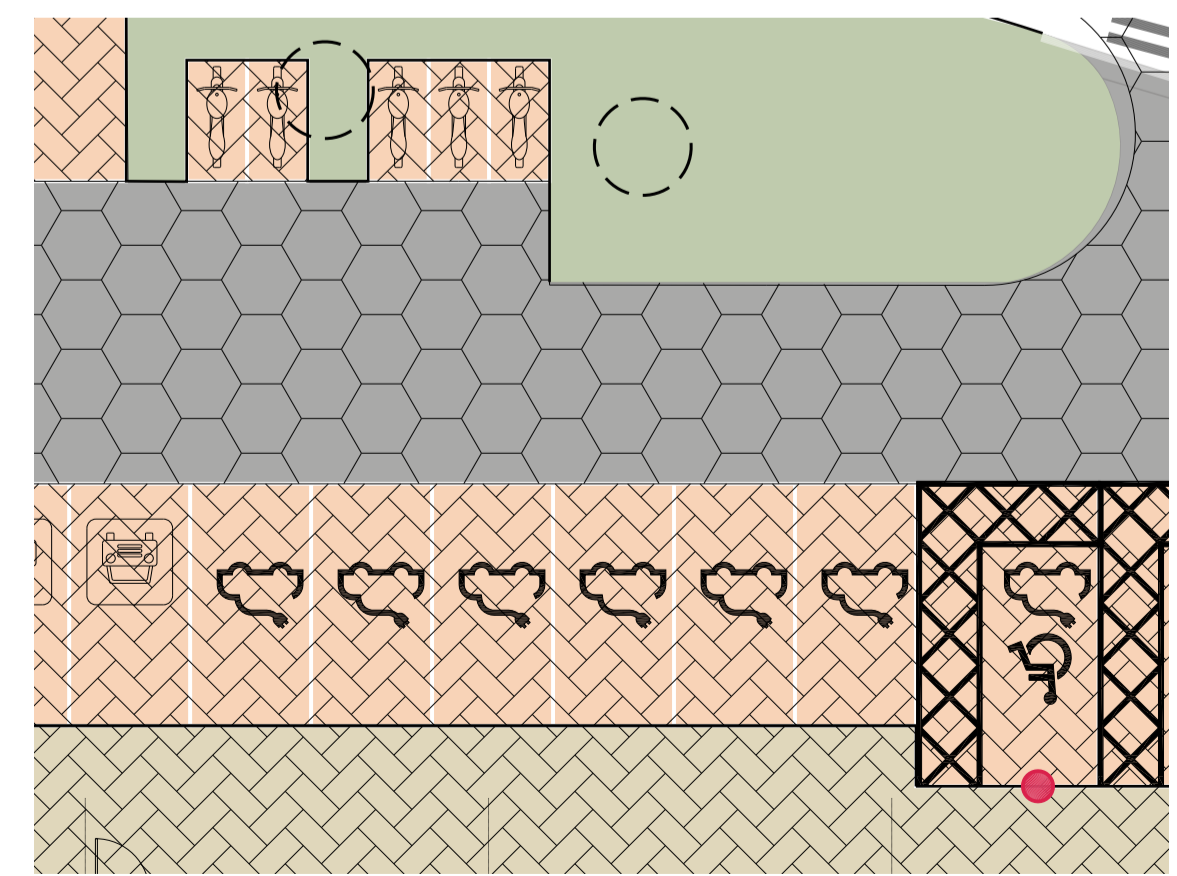
- Post and struts - Galvanised pier to painting. Post - 60x60 at 2.5m.
- Fence panel Colour to be green to perimeter and blue where adjacent to the building

Paladin fence to finish at ground level (max 50mm from bottom of fence to ground at any point).

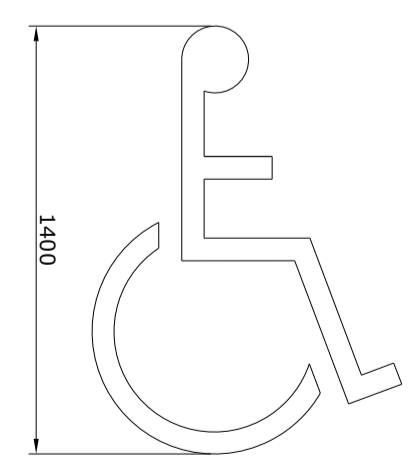
Scale 1:25
Paladin Fence Details (to Service Yard)



FRONT ELEVATION SCALE 1:50 @ A3
SIDE ELEVATION SCALE 1:50 @ A3



PARKING BAYS thermoplastic marking to Accessible bays, EV charging bays, car share spaces and motorcycle bays



Accessible parking logo and signage to every Accessible parking Bay

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Hartlebury 45 Trading Estate
Unit 311

Drawing Name:
Site Plan

Drawing Stage: TENDER

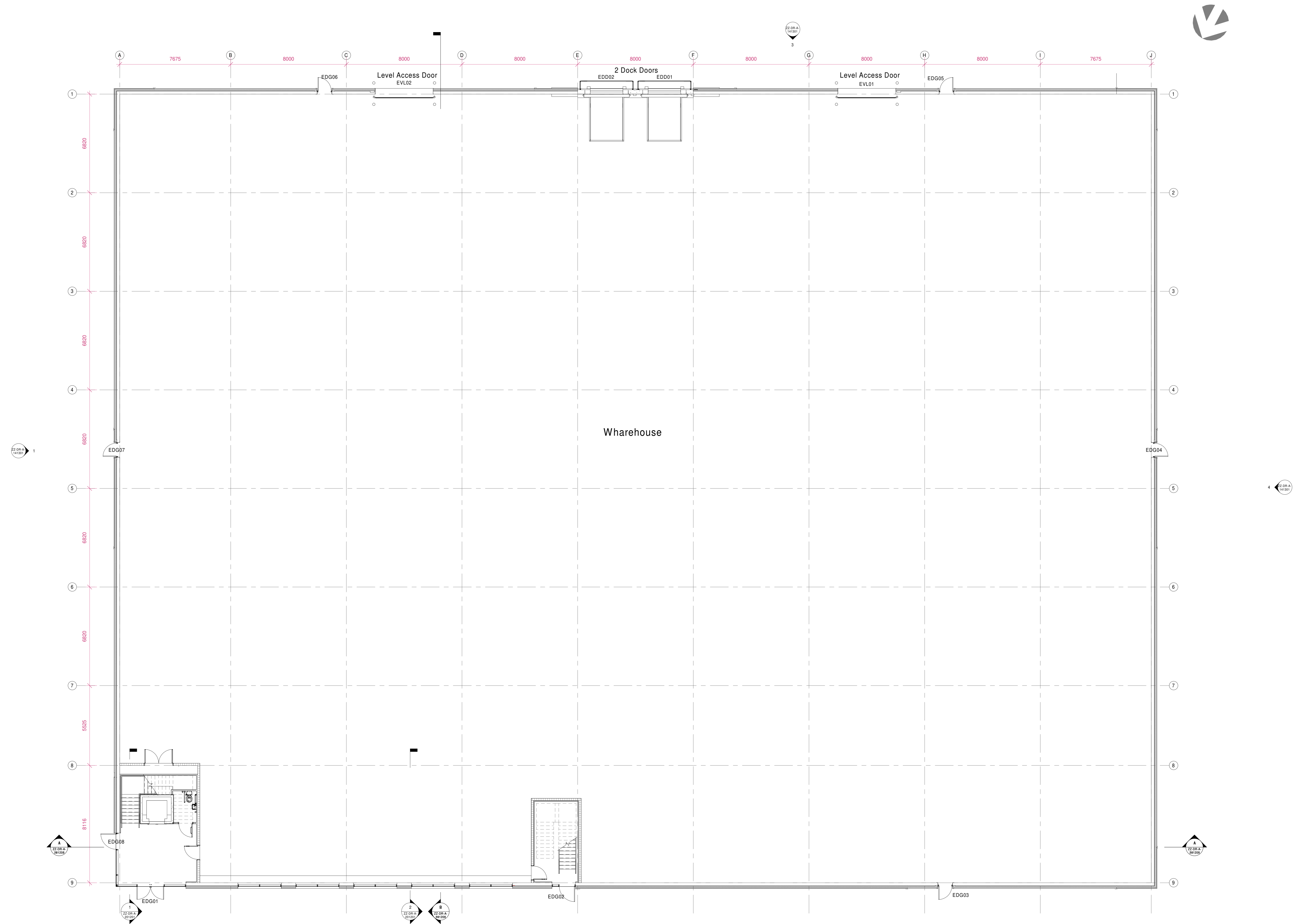
Suitability: S3 - For Review & Comment

SGP File Ref: 13125-SGP-006-EG-DR-A-201001(D) - Site Plan.dwg

SGP Project No.	Date	Drawn	Team	Scale	Rev
13-125	14/05/22	FR	JN	1:500 @ A1	D

Drawing Number: 13125 -SGP-006-EG-DR-A- 201001

Project Code	Originator	Volume	Level	Type	Role	Number
13125	SGP	006	EG	DR	A	201001



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Unit H311
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 Kidderminster

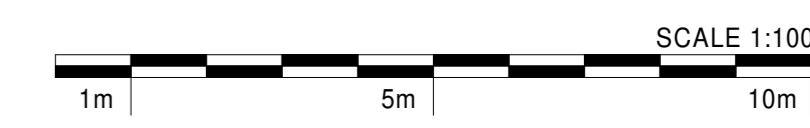
Drawing Name:
 Warehouse GA Plan

Drawing Stage: **Tender**

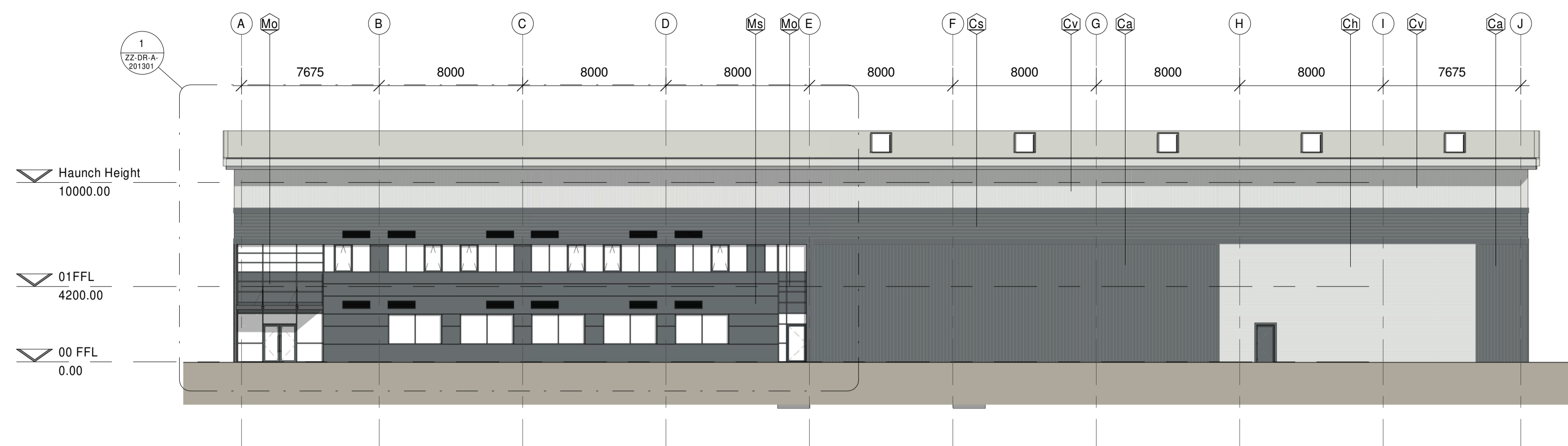
Status: **S3**

SGP File Ref: 13125-002-SGP-ZZ-DR-A-00001
 13125-006 13/06/22 TP MMS 1:100 @ A3 P1
 SGP Project: Date: Draw: Team: Scale: Rev:

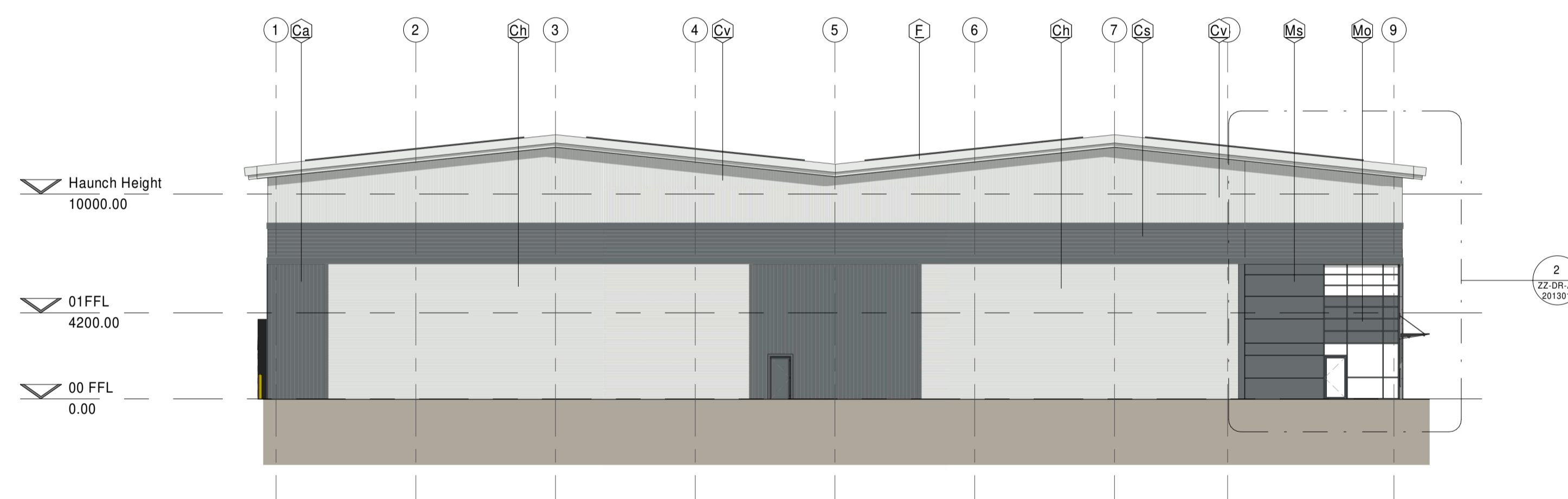
Drawing Number:
 13125-SGP-006-ZZ-DR-A-201100
 Project Code: Original: Volume: Level: Type: Role: Number:



Red Line Boundary based on O/S Data and NOT confirmed as the Legal Boundary
 This drawing, the works and concepts depicted are copyright of Stephen George + Partners LLP and may not be reproduced or made use of, either directly or indirectly without express written consent. All heights, levels, sizes and dimensions to be checked on site before any work is put to hand.



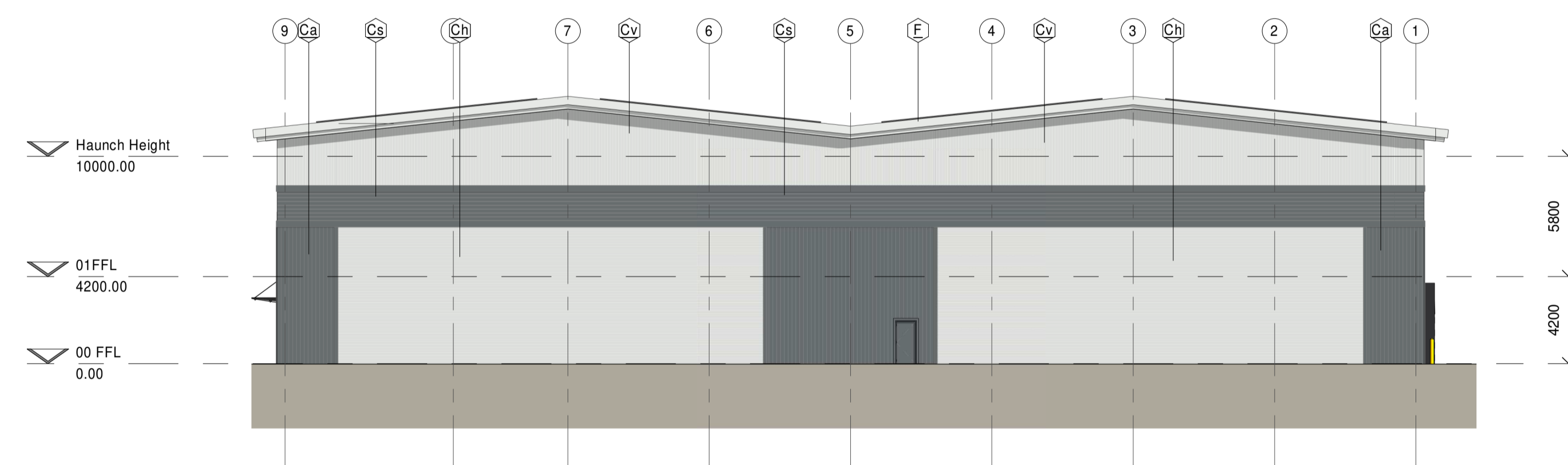
Elevation North
1 : 200



Elevation East
1 : 200



Elevation South
1 : 200

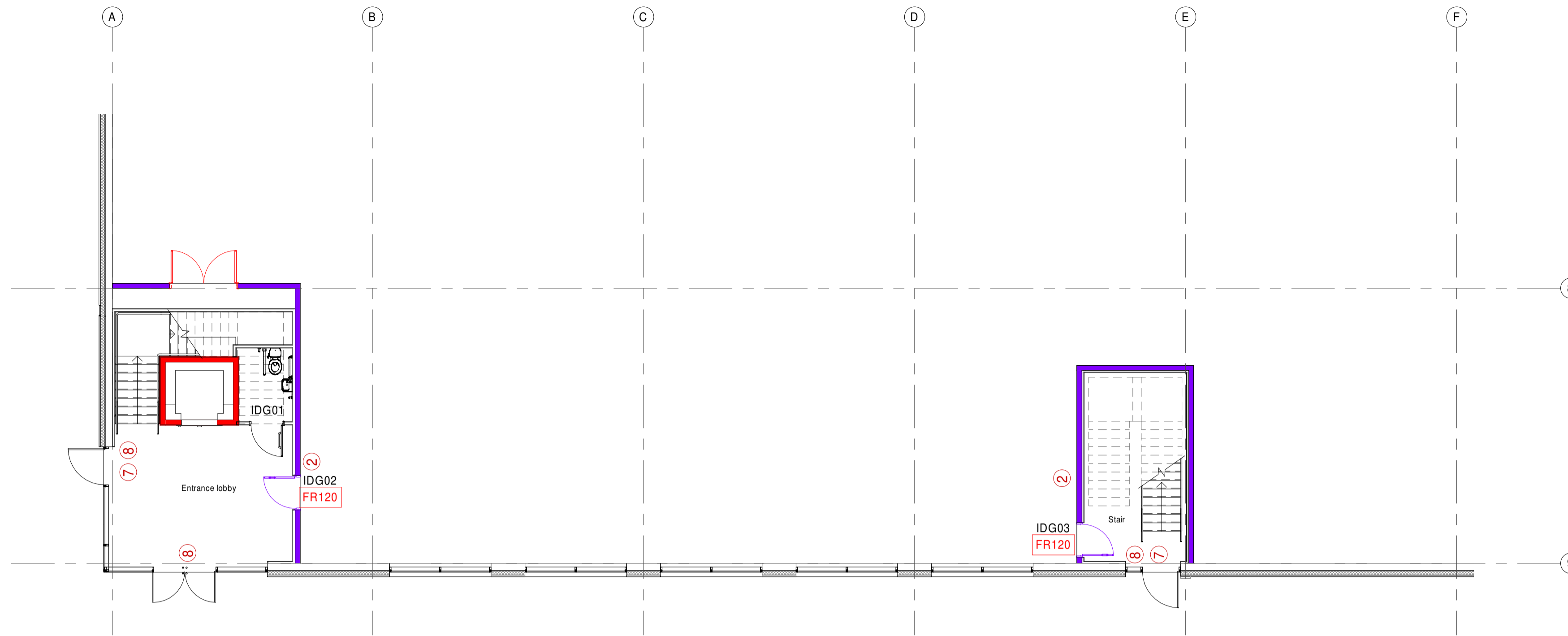


Elevation West
1 : 200

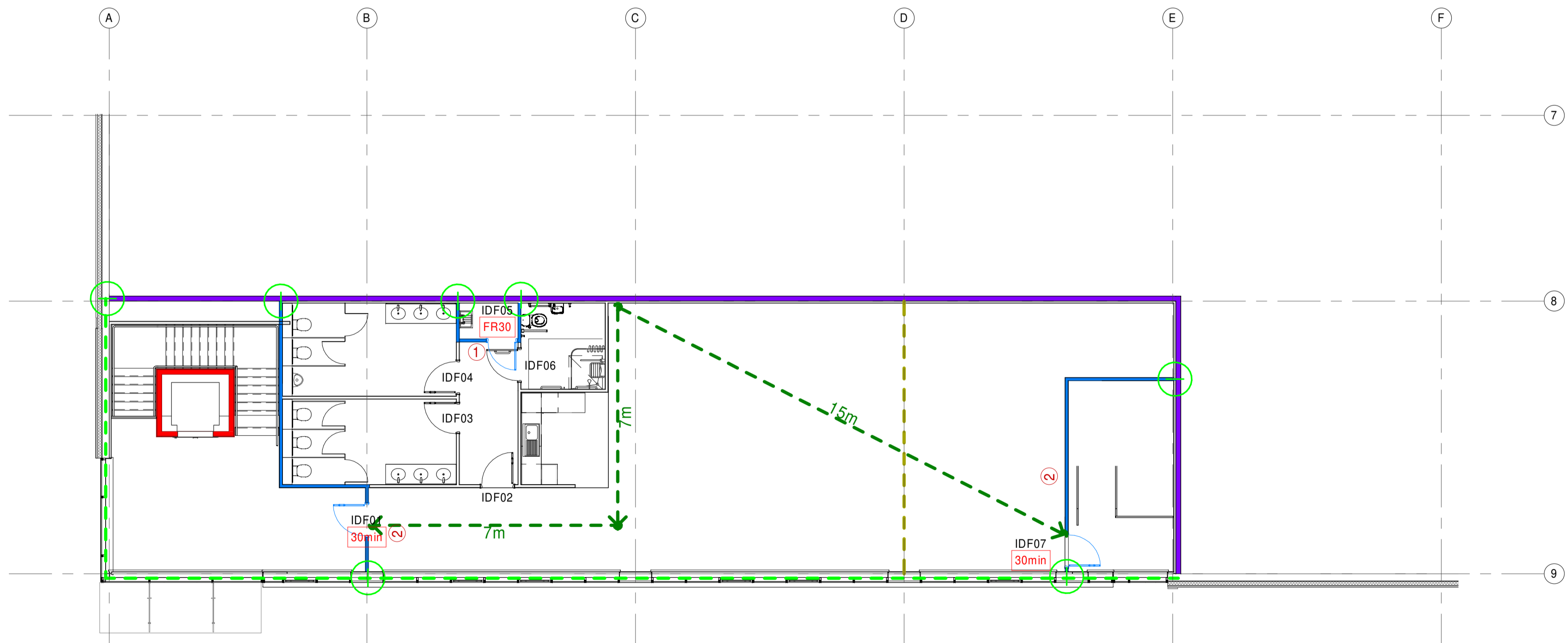
Materials Notes:

- Ca Cladding in trapezoidal profile** (laid vertical)
Profile Ref: JIC_32-200-1000_MW5CS
Colourcoat Prisma Slate Grey - (RAL 7012)
- Ch Cladding in trapezoidal profile** (laid horizontal)
Profile Ref: JIC_32-200-1000_MW5CS
Colourcoat Prisma Oyster - (RAL 7035)
- Cs Cladding in trapezoidal profile** (laid horizontal)
Profile Ref: JIC_32-200-1000_MW5CS
Colourcoat Prisma Slate Grey - (RAL 7012)
- Cv Cladding in trapezoidal profile** (laid vertical)
Profile Ref: JIC_32-200-1000_MW5CS
Colourcoat Prisma Oyster - (RAL 7035)
- D Doors** (external face finish)
Dock and level access doors - Silver (RAL9006)
Hydraulic dock leveller - Black (RAL 9005)
Non-glazed personnel doors - to match adjacent cladding colour
Glazed personnel doors - see 'W'
- F Fascias and soffits**
Colour coated pressed metal, Oyster (RAL 7035)
- Mo Microrib in Oyster**
Walls - CA Trimoterm or equal colour coated composite microrib panel with non-combustible rockwool core.
Colourcoat Prisma Oyster - (RAL 7035)
- Ms Microrib in Slate Grey**

Walls - CA Trimoterm or equal colour coated composite microrib panel with non-combustible rockwool core. Colourcoat Prisma Slate Grey - (RAL 7012)
- R Roof**
Colour coated profiled metal sheeting
Profile ref CA 32 1000 or similar approved
Colourcoat HPS200 Ultra Goosewing Grey - (RAL 7038)
- W Windows**
Windows, Curtain Walling and Glazed Doors
Polyester powder coated finish to aluminium frame - Slate Grey - (RAL 7012). Grey glazing.
- Wo Opacified Windows**
As 'W' but with opacified glazing.
- X Canopy**
Glazed canopy. Support metalwork / structure to be colour coated, Oyster (RAL 7035).
- Y Rooflights**
Non-fragile proprietary insulated rooflight following the profile of the roof.



1 Office Fire Plan Level 00
1 : 100



2 Office Fire Plan Level 01
1 : 100

Fire Safety Key:

- 30min Fire Rating to Wall
Fire Boundary Location
- 60min Fire Rating to Wall
Fire Boundary Location
- 120min Fire Rated
Compartment wall
- - - Horizontal Cavity barrier
Rockwool SP60 Firestop slab
fixed with SP/L brackets
- - - Ceiling Cavity Barrier
(maximum 20m)
- 60min Fire Protection to
structure and any elements
where premature failure of the
load-bearing structure may
occur.
- 120min Fire Protection to
structure and any elements
where premature failure of the
load-bearing structure may
occur.
- Ⓜ Vertical cavity barrier
Rockwool SP60 Firestop slab
fixed with SP/L brackets
- Fire exit sign with supplementary
text, positioned at 2.1m above
door & 2.0m on wall.
- ⌘ Fire exit signs (double sided)
with supplementary text,
suspended at 2.1m from FFL.
- ↔ Indicates arrow direction seen
from the direction of escape,
signage as below:
- ① Fire door keep locked
sign to both sides of door.
- ② Fire door keep shut sign to
both sides of door.
- ③ Push bar to open sign to one
side of door leaf.
- ④ Exit and fire signs to be in
accordance with BS 5499:
Part 1:1990
- ⑤ Fire exit sign with directional
arrow.
- ⑥ Fire exit do not obstruct sign
to both sides of door.
- ⑦ General fire procedure sign
mounted on the wall.
- ⑧ Fire exit sign with directional
arrow straight ahead.

All Fire Protection Requirements to be confirmed by the Approved Inspector

Fire Resistance and Compartmentation:

The Fire resistance of the Building is 120 minutes

Additionally the following items should be provided with fire resistance:

Elements of Structure:	60mins
Walls in Boundary Conditions	60mins
Walls Enclosing Hazardous Storage	60mins
Compartment Wall Between Uses	120mins
Cleaners Cupboards	30mins
Stair Enclosures	30mins
Lift Shafts	60mins
Service Risers	60mins
Cavity Barriers	30mins

Emergency Lighting:

Emergency Lighting is to be provided in accordance with BS5266 Part 1 2011
To be read in conjunction with M&E consultant drawings.



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Unit H311
Hartlebury Trading Estate
Kidderminster

Drawing Name:
Office Fire Strategy Plans

Drawing Stage: **Tender**

Status: **S3**

SGP File Ref: 13-125-002-SGP-ZZ-M3-A-00001

13-125-006 13/06/22 TP MMS As @ A1 P1
SGP Project No: Date: Drawn: Team: Indicated: Rev:

Drawing Number:

13125- SGP- 006-ZZ-DR-A- 210101

Project Code Originator Volume Level Type Role Number

