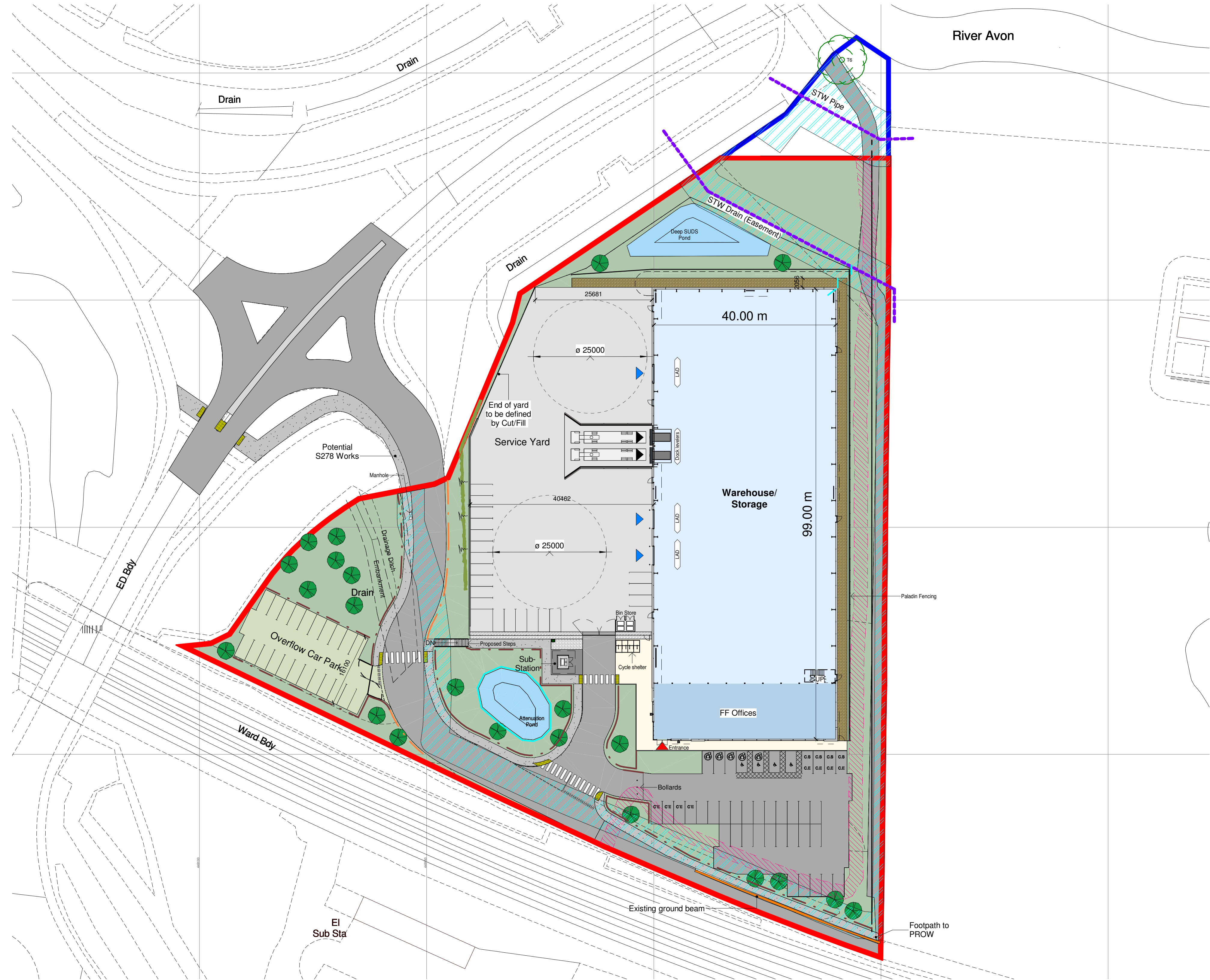
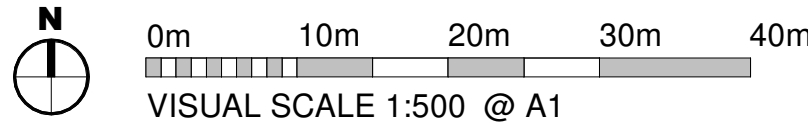




1 Site Plan As Proposed
1 : 500



GENERAL NOTES:

- Any on site levels indicated are to be verified on site by the contractor.
- Site road levels based on civil engineer's details and for intent only. Refer to Civil engineer's drawing for details.
- All steelwork and support structure shown is indicative, for full details and connectivity, refer to Structural Engineers design
- All main support structure to the elevations identified on the relevant fire plans are to be protected to provide a 60 minute fire condition
- Structural support and foundations are to be designed in accordance with the boundary condition to the full satisfaction of the Building Control Inspector.
- The target U-Values as stated in the specification documents are to be met or exceeded in all cases. Confirmation of the attained U-Values are to be submitted to the Mechanical Designer to ensure 'SBEM' and 'Part L2' Building Regulation compliance.
- The air tightness of the new building envelope is to achieve (as a minimum) the stated value in the specification documents. Once constructed, the buildings air permeability is to be tested in accordance with the relevant testing standards by an approved / accredited
- Boundary Lines shown are indicative, based on information provided - Land Registry title ownership to be confirmed by client.
- Soft Landscaping shown indicatively, refer to Landscape Architect scheme drawing for detailed proposals.

COORDINATION NOTES:

- Surface regularity of the new warehouse slab is to meet the requirements of the client where FM2 fitness is to be achieved and accepted as a benchmark required prior to installation.
- New syphonic drainage system to approved contractor design. This design is to be signed off by SE and Building Control.
- 10-15% rooflights to be provided to new roof.
- Mansafe system to be provided to achieve full roof coverage - refer to roof plan.

DEVELOPMENT KEY

- Application boundary edged red
- Adjacent land ownership edged blue
- Public Right of Way

GIA Area Schedule		
vg	Area	
	Metric	Imperial
Unit 04		
GF Warehouse	3,960.00 m²	42,625 ft²
FF Offices	475.87 m²	5,122 ft²
2	4,435.87 m²	47,747 ft²
TOTAL: 2	4,435.87 m²	47,747 ft²

Site Parking Schedule		
Description	Count	
Accessible parking bay	2	
Cable Enabled Parking	8	
Electric Charge car parking bay	3	
Electric Charge Disabled parking bay	2	
Standard car parking bay	67	
TOTAL: 82	82	

Site Area			
Name	Area		Acres
	Metric		
Site Area	15945.12 m ²	3.94 acres	
TOTAL: 1	15945.12 m ²	3.94 acres	

Hazard Status
CONSTRUCTION

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Hazard Identification		
ref	hazard	date

PROJECT NOTES

- Development proposals are to be read in conjunction with all referenced drawings and documents.
- Any proposed ground or floor slab levels are indicative and subject to change to suit Engineered design and/or determined by site conditions.

REFERENCE DRAWINGS:

Architectural 20104-C4P-;

Refer to 01 Series for Existing Site
Refer to 04 Series for Proposed Masterplan Site
Refer to 05 Series for Proposed Site
Refer to 86 Series for Proposed Site Demises

Refer to 20 Series for Building GA Plans
Refer to 21 Series for Building GA Elevations
Refer to 22 Series for Building GA Sections
Refer to 23 Series for Setting Out Plans
Refer to 24 Series for RCPs
Refer to 25 Series for Detailed Sections
Refer to 30 Series for Floor Types
Refer to 32 Series for Internal Partitions
Refer to 33 Series for Roof Plan
Refer to 34 Series for Main Staircase and Secondary Escape Stair
Refer to 40 Series for Proposed Curtain Wall and Ribbon Windows
Refer to 42 Series for Glazed Entrance Canopy Details
Refer to 43 Series for External Door Schedules
Refer to 44 Series for Internal Door Schedules
Refer to 50 Series for Finishes Plans
Refer to 62 Series for Fire Strategy
Refer to 71 Series for Accessible WC (Typical)
Refer to 72 Series for Office Tea Point
Refer to 73 Series for Unisex WC

C06	footpath near main carpark updated	GV	08.08.25	GV
C05	Steps location updated	GV	31.07.25	GV
C04	Fencing updated an substation location revised	GV	23.07.25	GV
C03	Updated following discussion with Pioneer and TD	AR	06.05.25	AR
C02	Site Updated as per latest as per DGS information	GV	07.03.25	NR
C01	Issued for Construction	GV	20.12.24	AR
P10	Site updated as per latest civil engineer's drawing	GV	15.11.24	AR
P9	Issued for Approval	GV	25.10.24	AR
P8	Site Layout Amended as per Latest Structural Engineer's Design	GV	09.10.24	AR
P7	Footways updated	AH	23.09.24	AR
P6	Tender Re-Issue	AH	30.08.24	AR
P5	Issued for information	AH	03.09.24	AR
P4	Drainage strategy & S278 works updated	AH	27.08.24	AR
P3	Additional footway and stairs added to plan	AH	22.08.24	AR
P2	Coordination issue for CD	AH	12.08.24	AR
P1	Issue for Coordination	AH	09.08.24	AR
Rev	Revision Details	Drawn	Date	Checked

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Project Management • Architecture • Building Surveying • Cost Consultancy

Client
Total Developments UK Ltd

Project
Newbold, Rugby

Drawing Title
Site Plan as Proposed

Status Purpose of Issue

A APPROVED

Drawn by AH Created AUG 24

C4 Job no. 20104 Scale As indicated @ A1

Drg no.	Rev
20104-C4P-AV-XX-DR-A-0501	C06