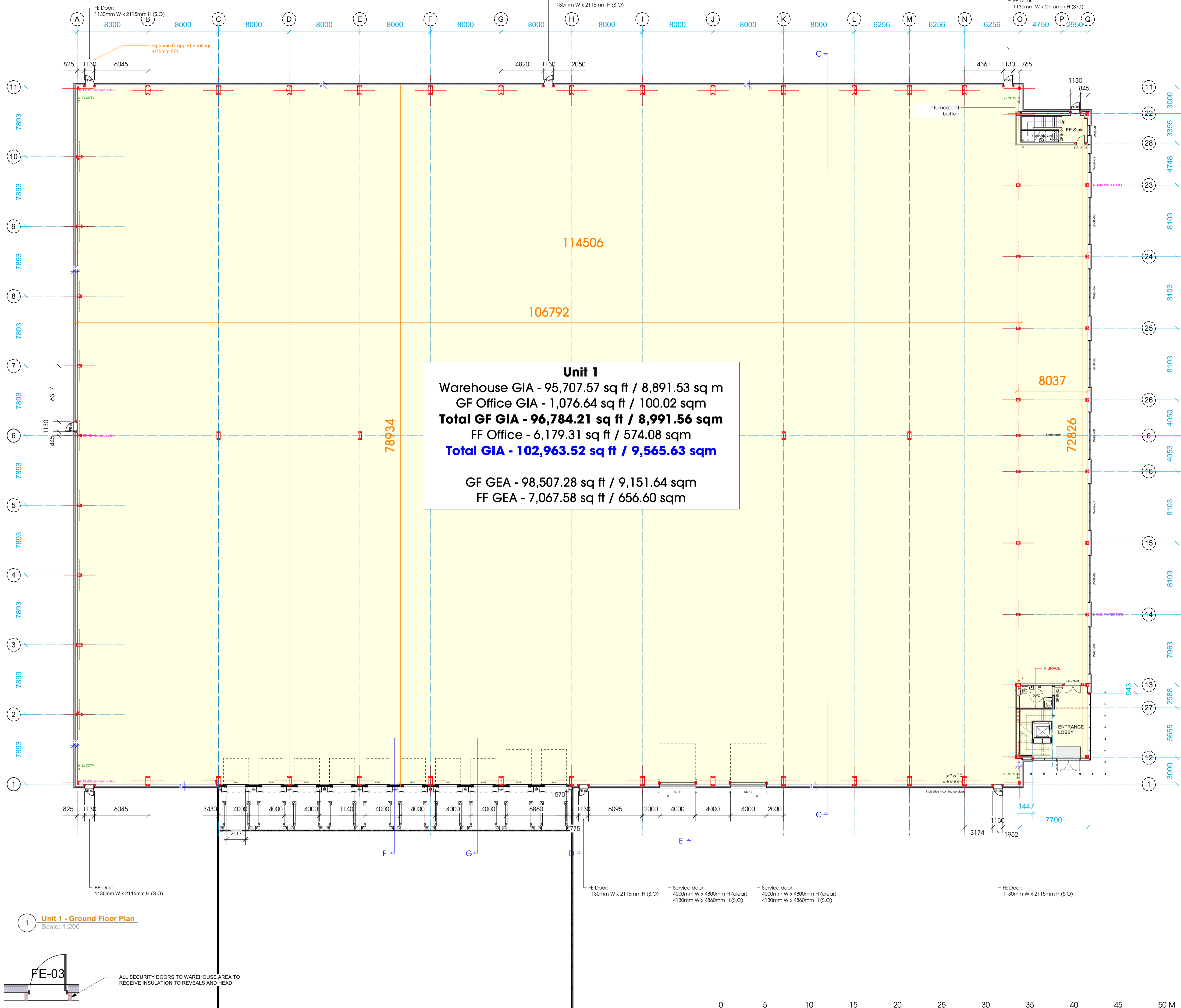


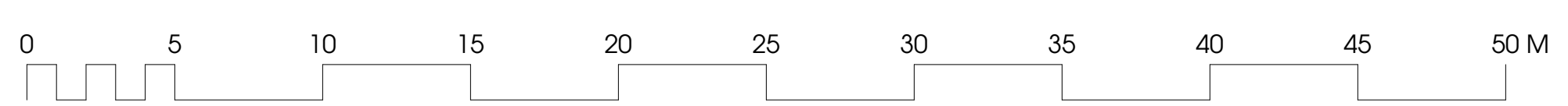
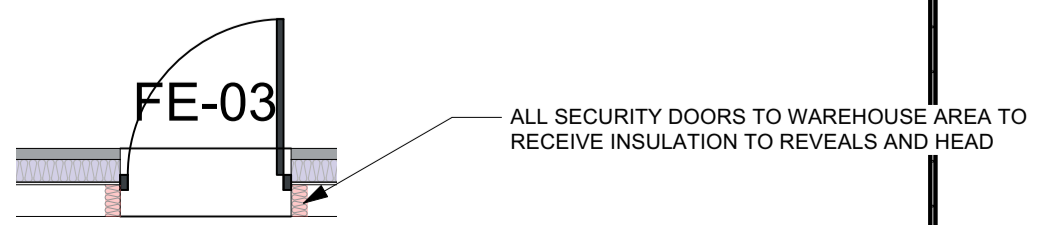
UNIT 1

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DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.
BOUNDARY SUBJECT TO TITLE PLAN CHECK
SUBJECT TO REVIEW OF LEVELS AND FALLS



1 Unit 1 - Ground Floor Plan
Scale: 1:200



Steelwork and grid taken from PRP drawings.

A	07/02/24	Measured building survey area note added	GS
B	10/10/23	REVISED TO AS BUILT	MBN
C	12/07/23	IPS REDUCED IN DS WC	MBN
D	28/04/23	STEELED	MBN
E	21/03/23	SCWS STEEL ADDED, LEFT POSITION REVISED	MBN
Rev	Date	Description	Drawn

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client
TUNGSTEN
PROPERTIES

project
Vaughan Park
Tipton

drawing title
Unit 1 - Ground Floor Plan
GA

date
October 2023

status
As Built

scale
1:200 @ A1

drawn
MbN checked DW

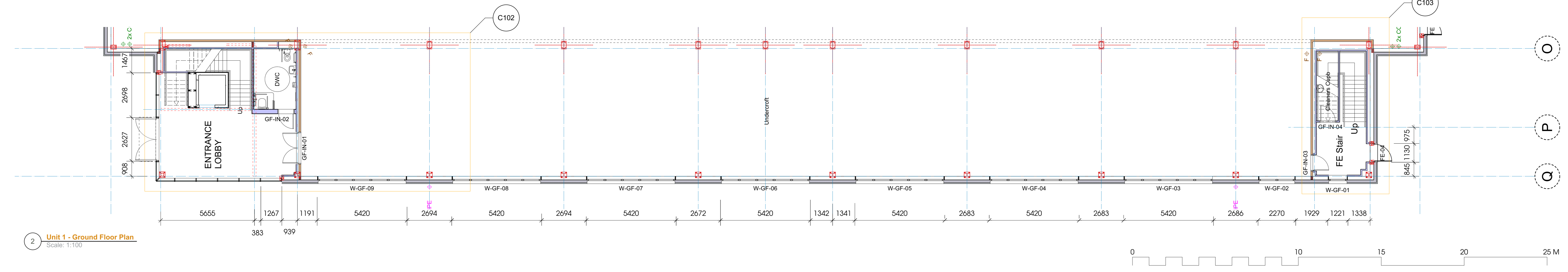
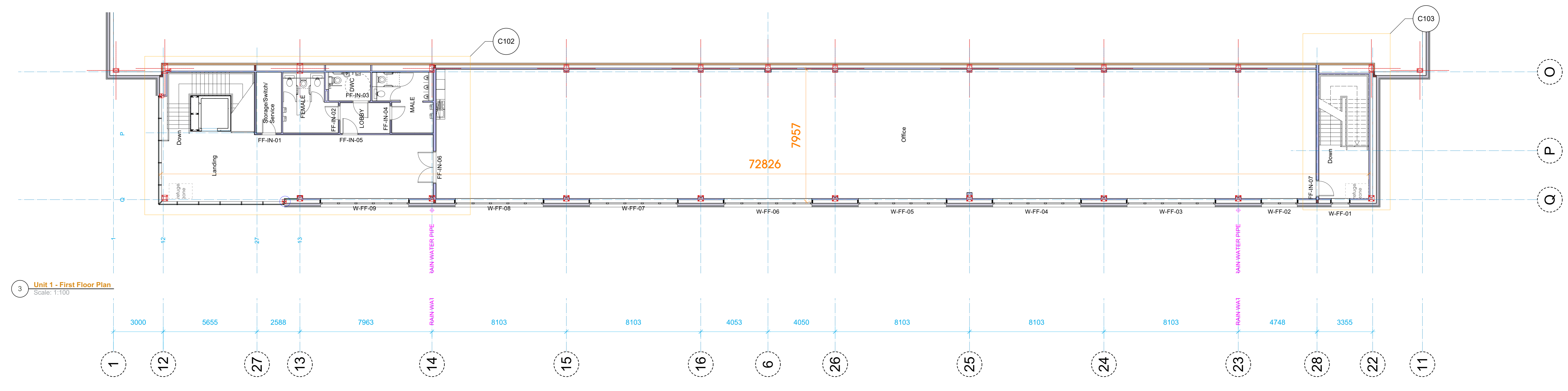
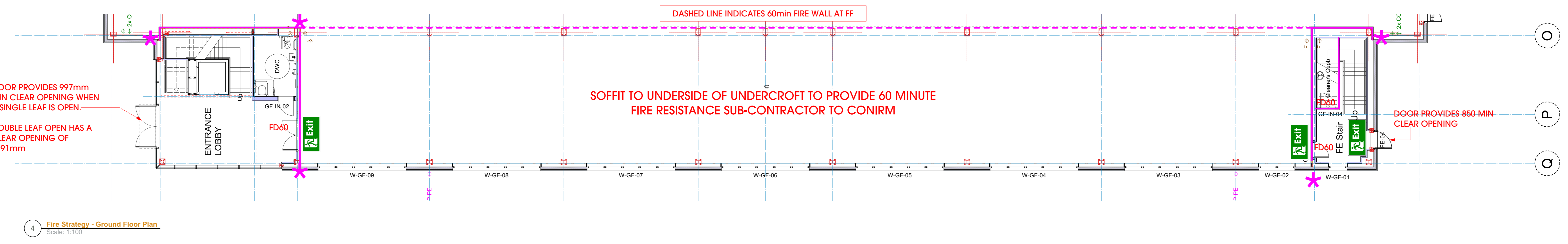
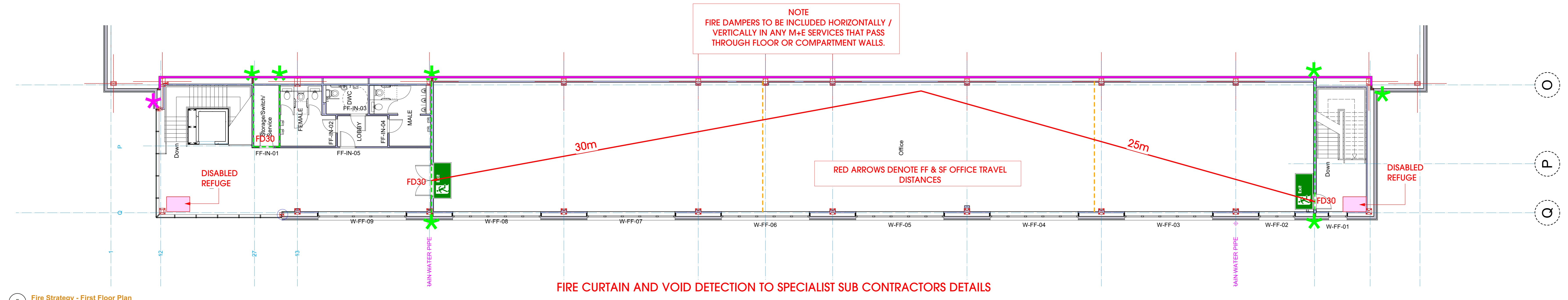
job no.
2701 dwg no. AB1-100ev. A

Residual Risk / Hazard Register:

- Risk of escape in emergency situations due to overall size of building.
- Tenant to put in place appropriate fire strategy / plan prior to occupation of building.
- Fire authority requirements:
 - Rear access road to achieve 24T capacity to meet fire truck weight criteria.
 - All fire doors to have minimum 750mm clear S.O.C (IBC dependent on occupier requirements) and to be max 60m apart (Subject to fire escape strategy and plan).
 - Fire hydrants to be provided within 90m of all access doors and max 90m apart.
- Risk of working at height both constructing and maintaining building.
- Risk of collision / injury within car park / service yard due to both staff vehicle / servicing vehicle manoeuvres.
- Risk maintaining building from highway outside ownership due to proximity of building to boundary.
- Risk of collision on corner of building due to lack of visibility / circulation clearance.
- Tenant to put appropriate risk assessment in place to ensure no persons moving through yard in this location.
- Risk of underground services.

KEY

- ROUTE OF ESCAPE FROM BUILDING (ALL APPROPRIATE ESCAPE SIGNAGE TO BE INSTALLED IN LINE WITH BUILDING REGULATIONS REQUIREMENTS)
- 60 MINUTES FIRE RATED COMPARTMENT LINE
- 30 MINUTES FIRE RATED COMPARTMENT LINE IN CEILING VOID ONLY
- 30 MINUTES FIRE CURTAIN ABOVE CEILING LINE TO U/S OF ROOF
- 60 MINUTE PROPRIETARY VERTICAL / HORIZONTAL FIRE BAIT BARRIERS INSTALLED
- PRODUCT TO BE SPECIFIED BY SPECIALIST CONTRACTOR
- 30 MINUTE PROPRIETARY VERTICAL / HORIZONTAL FIRE BAIT BARRIERS INSTALLED
- PRODUCT TO BE SPECIFIED BY SPECIALIST CONTRACTOR
- 30 MINUTES FIRE RATED COMPARTMENT LINE
- 30 MINUTES FIRE RATED COMPARTMENT LINE WITH FIRE CURTAIN ABOVE AT HIGH LEVEL TO U/S OF ROOF



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Client: **TUNGSTEN PROPERTIES**

Project: **Vaughan Park Tipton**

Drawing Title: **Unit 1 - Office Floor Plans GA**

Date: **October 2023**
Status: **As Built**
Scale: **1:200 @ A1**
Drawn: **MbN** checked: **DW**
Job no: **2701** Drawing no: **AB1-101 Rev. 0**