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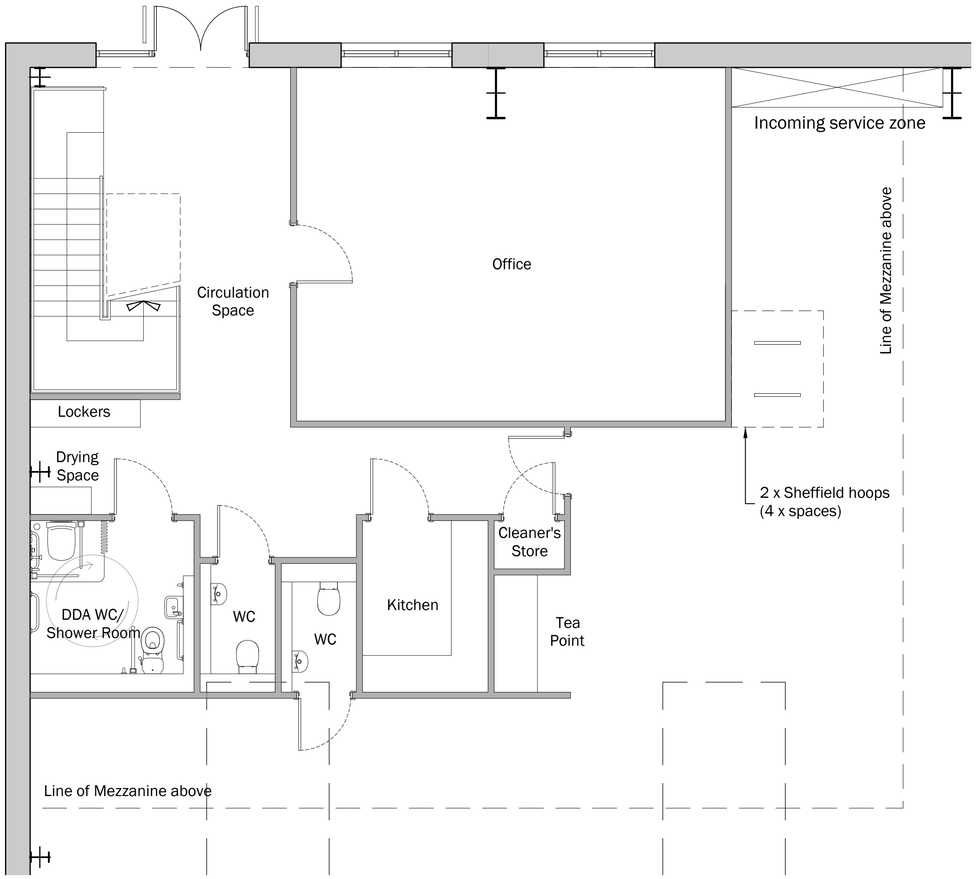
Scale Bar:

0 1 2.5 5
1:50

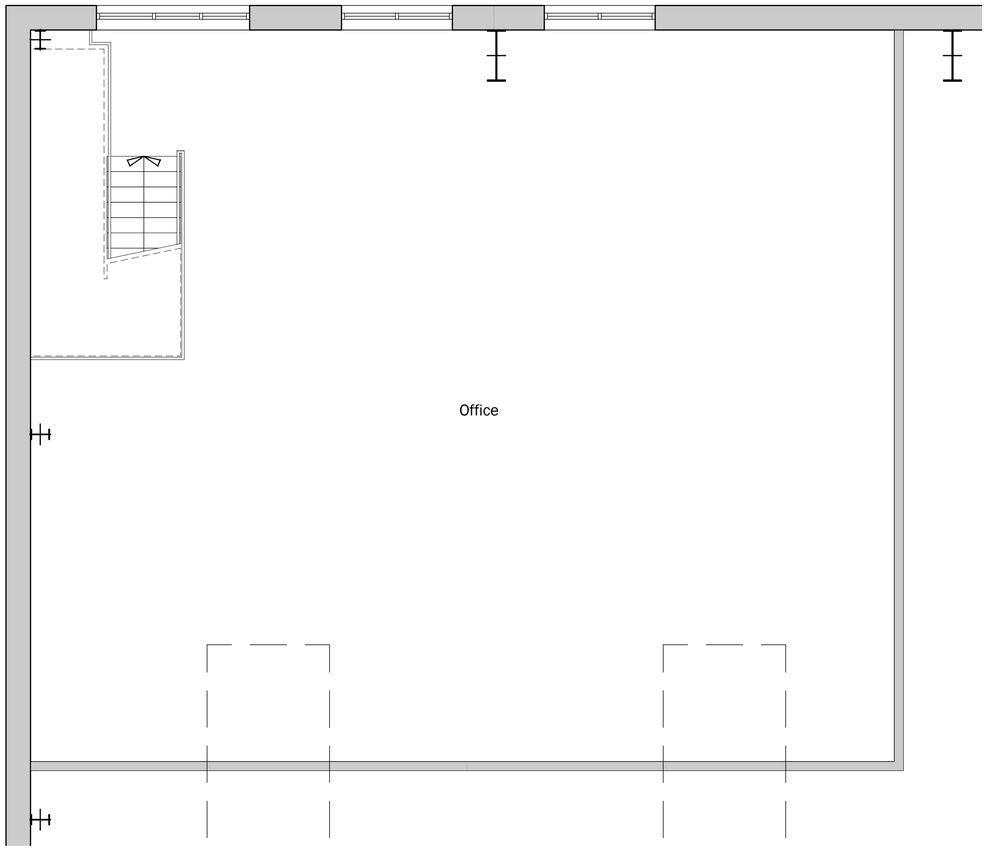
North Point:

N

Revision	Date	Description	Checked
A	31/03/23	Roller shutter provision updated due to parking provision.	JT



Typical Ground Floor Welfare Layout to Units 1 & 3
(Units 2 & 4 are identical layouts but handed)



Typical Mezzanine Welfare Layout to Units 1 & 3
(Units 2 & 4 are identical layouts but handed)

Mat 05 (Designing for durability and resilience)

Protection measures to be carried out as part of tenant fit-out, are as follow;

(CN3) Suitable durability and protection measures to vulnerable parts of the building can include:

1. Bollards or barriers, or raised kerbs to delivery and vehicle drop-off areas
2. Robust external wall construction, up to 2m high
3. Protection rails to walls of corridors
4. Kick plates or impact protection (from trolleys etc.) on doors
5. Hard-wearing and easily washable floor finishes in heavily used circulation areas (i.e. main entrance, corridors, public areas etc.)
6. Designing out the risk without the need for additional materials specification to protect vulnerable areas.

(CN3.1) Vehicle impact protection

Any vehicle impact protection measures specified must be positioned at an adequate distance from the building to protect the fabric from impact from any vehicle with a measurable overhang of the body from the wheel track, in particular for any goods delivery areas.

In vehicle movement areas only: where the external robust wall construction is specified to comply with the credit, additional protection must be provided to ensure against potential damage to the robust façade from vehicle movement, i.e. specifying bollards or protection rails.

(CN3.2) Preventing excessive material use

The specification or design measures chosen should reflect the need to balance the additional specification of materials with the need to protect building elements to minimise their replacement, insuring against excessive material use and promoting materials optimisation.

(CN3.3) Public or common areas

Consideration should be given to materials specification in public or common areas (especially public waiting areas and toilet areas) to provide protection against potential malicious or physical abuse, as far as possible.

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Client: FI Real Estate Management

Title: Typical Welfare Layouts

Date:	Scale:	Checked:
March 2023	1:50 @ A1	JT
Project:	**Dwg No:**	**Revision:**
1954	A2-02	A