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## Outline specifications Warehouse / Showroom / Office Schiphol Trade Park plot B phase 1+2

### Building Description

#### Plot B Phase 1, units 1+2+3:

➤ Site Area	approx. 25,125 m <sup>2</sup> (part of plot B)
➤ Warehouse	approx. 12,216 m <sup>2</sup> GFA
➤ Showroom	approx. 1,080 m <sup>2</sup> GFA
➤ Mezzanine	approx. 821 m <sup>2</sup> GFA
➤ Offices	approx. 1,308 m <sup>2</sup> GFA
➤ Mezzanine dock side optional	max 1,645 m <sup>2</sup> GFA
➤ Parking spaces	151

#### Plot B Phase 2, units 4+5+6+7:

➤ Site Area	approx. 25,125 m <sup>2</sup> (part of plot B)
➤ Warehouse	approx. 15,360 m <sup>2</sup> GFA
➤ Showroom	approx. 1,313 m <sup>2</sup> GFA
➤ Mezzanine	approx. 818 m <sup>2</sup> GFA
➤ Offices	approx. 2,067 m <sup>2</sup> GFA
➤ Mezzanine dock side optional	max 2,109 m <sup>2</sup> GFA
➤ Parking spaces	201
➤ Clear height warehouse	approx. 13.6 m but under main beams lower
➤ Max. storage height warehouse	12.2 m
➤ Height show room	approx. 5 m
➤ Column grid	22.8 m x 12 m
➤ Loading dock doors	3.0 x 3.0 m motorized, approx. 6 per unit
➤ Ground level access doors	4.0 x 4.0 m motorized, 1 per unit
➤ Yard	approx. 36 m

### Design, Permits, Insurance, Etc.

- The mix of activities and functions of the target companies and size and scale of the units is designed for flexibility.
- Creating one building with the roof overhang and façade design that is characterised by frames.
- Individual façade design of the individual units within these frames, to be used for tenant specific branding
- Daylight access in warehouse provided with a glass top roof (1,8 m wide).
- The building design and engineering will result in a Cradle to Cradle inspired design and Breeam certification
- Occupancy and environmental permit has to be provided by tenant.

### Sitework

- Truck loading area: width approx. 36 meter.
- Paving: truck court concrete prefabricated elements
- Paving: parking spaces in clinker paving
- Separated entrances for cars and trucks
- Fencing & Gates: Truck court to be fully fenced with motorized access gates for trucks.
- Landscaping  
Planted areas around the building site shall be landscaped with grass, shrubs and trees.



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### Building Shell

#### Structure

- Steel bar reinforce concrete slab on piles at warehouse area. Floor flatness will be according NEN 2747 2001, table 1, class 4.
- Floor load bearing warehouse 50 kN per square meter, for the expedition area 20 kN per square meter.
- Point load in warehouse 50kN.
- Floor load bearing office floor 3.5 kN per square meter.
- Floor load bearing mezzanine floor 5 kN per square meter.
- Column grid warehouse of approx. 22.8 m x 12 m.
- Structural steel, bar joints, girders, miscellaneous metals.
- Metal deck coated.

#### Facades

- On the office façade insulated metal sandwich panels and metal cladding. Insulation value according National Code,  $R_c \geq 4.5 \text{ m}^2\text{K/W}$ . Facades have a finish in metal cladding.
- The Showroom/ Office facades are fitted out with windows.
- On the Warehouse the facades have a plinth of 500mm high concrete. Metal sandwich panels shop painted (RAL 9006 and 9007) and metal shield finish. Insulation with value according National Code,  $R_c \geq 4.5 \text{ m}^2\text{K/W}$ .

#### Roofing

- On the Offices a prefabricated concrete roof floor with a TPO roof system and PIR insulation. Insulation value according National Code,  $R_c \geq 6.0 \text{ m}^2\text{K/W}$ .
- For the Warehouse a single metal shield erected over the steel beams. On top a PIR insulation, and a TPO roof system. Insulation value according National Code,  $R_c \geq 6.0 \text{ m}^2\text{K/W}$ .

#### Interior walls

- Warehouse is built as one open space unit that can be separated in individual units (approx. 4,000  $\text{m}^2$ ) as indicated on the drawings.
- All walls and floors separating warehouse and office areas are constructed of metal stud gypsum walls and are designed as fire walls, rated minimal 30 min.

#### Lighting

Area	Average lighting level	Calculated at height	Type of fixture	Type of lamp
Offices	500 Lux	0.8 m	Recessed fixture	LED
Toilets	100 Lux	0.8 m	Recessed spots	LED
Entry hall	250 Lux	0.8 m	Recessed spots	LED
Technical rooms	150 Lux	1 m	Surface mount	LED
Expedition area	250 Lux	1 m	Surface mount	LED
Warehouse area	200 Lux	1 m	Surface mount	LED



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### Fire Sprinkler

- For the Warehouse has been furnished and installed a complete wet pipe ESFR K25 sprinkler system according FM-EN EN12845/NEN1073.
- For the Showroom area on on the ground floor level have been furnished and installed a complete K-25 wet pipe sprinkler system according FM-EN EN12845/NEN1073.
- For the Offices on first and second floor level have been furnished and installed a OH-1 wet pipe sprinkler system according FM-EN EN12845/NEN1073.
- The water supply of the sprinkler system will be provided by a sprinkler tank and central pump house for the sprinkler systems (one system serving both phases), located at the truck court B1.

### HVAC

- Warehouse, mezzanine and showroom will be heated by air-to-water heat pumps, temperature 15°C.
- Office will be heated and cooled by air-to-water heat pumps, temperature 21°C – 25 °C based on outside temperature of 28°C and a humidity of 30-70%. Temperature of 25 °C is allowed to exceed a maximum of 150 balanced hours a year.
- Ventilation of office areas occurs by means of a balanced supply and exhaust system. Air will be distributed by means of ductwork, fire dampers, sound attenuators and grills.
- Natural infiltration of air is sufficient to provide air change in the warehouse.

### Electrical

- Provide 2,000 kVA transformer for power services phase B1 + phase B2.
- Basic fire alarm system according NEN 2535. System to be sized to accommodate entire facility. Devices to accommodate base building per local authorities.
- All emergency lighting according National Code.

### Lift

- For the each phase one electric operated lifts will be installed in the office area, near the access square, with 3 stops in total, i.e. ground floor, first and second floor. Lift capacity is 630 kg, 8 persons, suitable for wheelchair use. Cabin size is 1100 mm wide and 1400 mm deep.

### Office

Office will be delivered with a:

- tiled entrances
- steel stairways with wooden stairs
- anhydriate finishing floor
- suspended system ceiling 60 cm by 60 cm
- inner walls, gipsen with metal frame
- tiled toilets
- pantries

### Tenant improvements

- The building will be delivered unpainted and undecorated (“casco”). With the buyer and/or tenants will be discussed about the ‘tenant improvements’ that are preferable to implement before or during construction. For so far the decisions are on time and the construction of the tenant fittings can be fit within the current building processes.