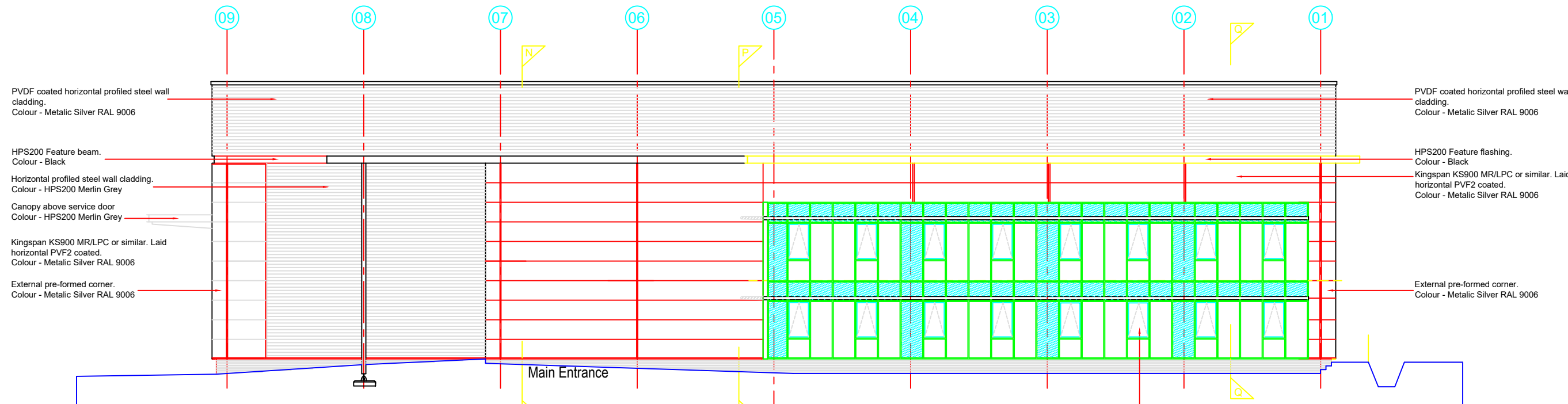
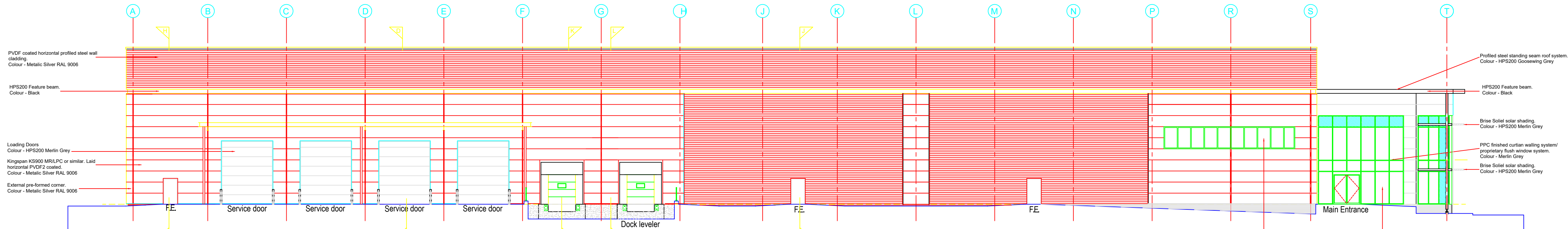


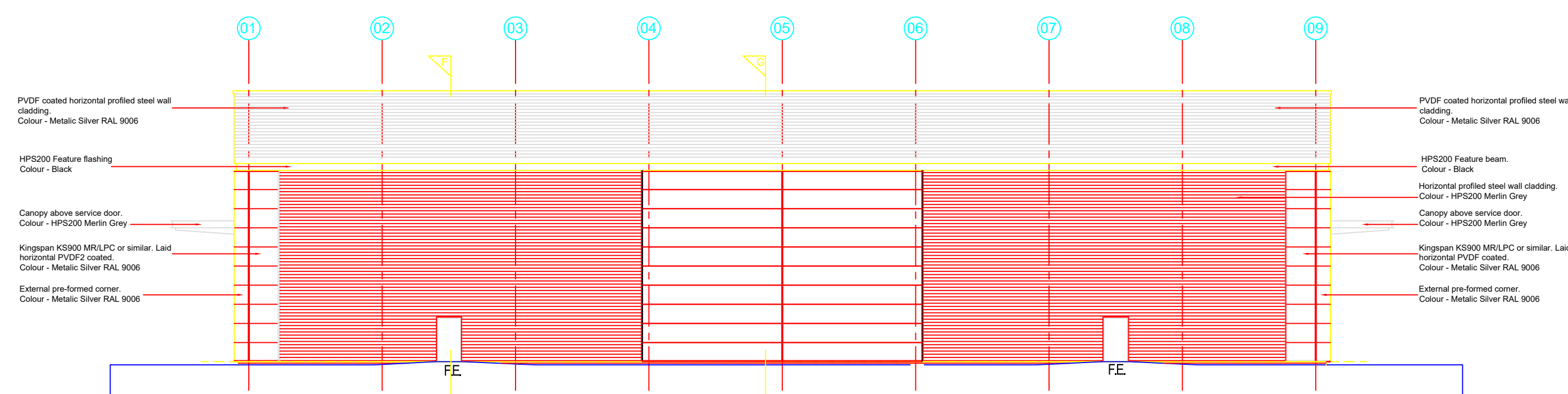
North Elevation (Gridline 01)



East Elevation - Facing Charles Watts Way (Gridline S & T)



South Elevation (Gridline 9)



West Elevation - Facing Flanders Road (Gridline A)

TO BE READ IN CONJUNCTION WITH THE HARRIS PARTNERSHIP SHELL PERFORMANCE SPECIFICATION. SHELL PERFORMANCE SPECIFICATION TO TAKE PRECEDENCE IN THE EVENT OF VARIATIONS..

STRUCTURAL STEELWORK:
Structural steelwork to consulting engineers specification, detail and design. structural steelwork to receive 2 no coats of bitumastic paint finish where encased in blockwork.

FOUNDATIONS:
To consulting engineers specification, detail and design.

DPC's:
DPC's to external walls to be 150mm minimum above external ground level.

Thermabate insulated cavity closers or similar to architects approval incorporating DPC's to heads, sills and jambs of all openings. DPC trays above all openings in external wall.

DPC in external wall to lap with DPM of the finished ground floor slab.

GROUND FLOOR SLAB:
Reinforced concrete ground floor slab to structural engineers design and specification, on suitable DPM on sand blinding. Ground and first floor levels to offices to allow for raised access floor.

EXTERNAL WALLS:
LOW LEVEL:
Low level cavity wall comprising of:
100mm Engineering brickwork outer leaf colour staffordshire smooth blue with pre coloured black mortar, diaphragm cavity width varies from gable and portal girds.
50mm Kingspan Thermawall TW50 insulation, (or similar)
100mm concrete block inner leaf to min 2250mm from FFL
U Value of external wall to achieve minimum 0.30 w/msq K.
All Blockwork to be 7.0 N/mm.

WALL TIES:
Wall ties to structural engineers specification, detail and design.

MOVEMENT JOINTS:
Movement joints to engineers specification, detail and design. Proprietary joint fillers and mastic sealant to movement joints.

WEEP HOLES:
Weep holes to facing brickwork above all opening and at DPC level at 900mm centres, to current BS requirements.

CAVITY FILL:
Weak concrete fill to cavities to ground level.

FLASHINGS:
HPS200/PV2 coated 0.7mm thick purpose made pressed metal drip flashings, Colour - see drawing.

EXTERNAL CLADDING:
COMPOSITE CLADDING:
Kingspan Micromb panels ref KS900MR/LPC, colour Met. silver, Plain Finish, fixed in accordance with manufacturers details. Vertical joints to be Kingspan Pressed Metal Steel Option 'A', complete with Recessed snap on cover flashing. Colour to match cladding. T.B.C. Thickness of panels are to be minimum of 70mm, to achieve a minimum U value of 0.35.

BUILT UP CLADDING
PVDf coated M.5. horizontal profiled metal sheeting, Colour see drawing to achieve a minimum U value of 0.35.

ROOF CONSTRUCTION:
Warehouse roof to be constructed from plasticol faced profiled galvanneal steel sheeting 0.7mm thick colour goosewing grey, insulation 4 brilliant white faced profiled galvanneal steel liner tray, 0.45mm thick. All exposed fixings to be self coloured to match surface colour. All cladding to be LPCB Approved.
Parapet trim to be constructed from PVF2 polyester powder coated sheets. Colour T.B.C.
Office Roof to be standing seam colour goosewing grey, min pitch 1.5 degrees.

DOORS AND SCREENS:
Polyester powder coated proprietary aluminium double glazed windows and doors complete with frames, sossens, ironmongery and thresholds. All glazing to be in accordance with building regulations part N. Polyester powder coated M.5. complete fire exit door set with frames, ironmongery, and weather bars.

OVERHEAD SERVICE DOOR:
Sectional overhead door insulated with a U-value of 0.7 W/mSq K. 4000 wide x 5000mm high clear opening. External finished in HPS200 plastisol. Colour Ref: TBC.
Inner skin polyester coated galvanneal steel in stucco embossed finish, Colour Ref: White BS 0055.

FIRE EXIT DOORS:
The doors and frames shall be of steel construction to meet the requirements of LPS 1175 and shall be supplied to site pre-finished colour T.B.C. and complete with all necessary weatherbars, door stays. Door thresholds shall be designed to prevent the ingress of water and with a maximum upstand of 13mm. Door frames shall be a minimum of 1.6mm zinc plated mild steel, fixed in accordance with manufacturer's specification. Doors shall be a minimum of 1.2mm zinc plated mild steel and shall be solid cored with fully welded construction.
Doors to include draught seals to all edges including meeting styles.

UNTELS:
Proprietary pre-cast reinforced concrete lintels to internal / external fire door openings to consulting engineers specification, detail and design.

RAIN WATER SYSTEM:
Traditional gravity drainage system, with upvc internal downpipes with rodding points at low level, to office area only. Roof drainage system to warehouse area to be specialist designed syphonic system. Provide Weir overflow outlets are to be provided as determined by the specialist cladding sub-contractor.

GUTTERS:
Gutters to comprise of a galvanneal steel upper skin, factory laminated weatherproofing membrane, a CFC 4 HCFC free Polyisocyanurate (PIR) insulation and galvanneal steel liner to match internal liner of roof panel. Gutters to provide a minimum U-value of 0.35 and to be jointed and fixed in accordance with the manufacturers recommendations. Gutters to be designed for maintenance loadings and to be adequately supported.

THE SPECIALIST SYSTEM DESIGNER / INSTALLER must take account of gutter size, outlets and pipe work both above and below ground when designing the installation. Outlets to have box or sump receivers and spigots to receive a Caradon Terrain soil grade PVC rainwater pipe.

All internal exposed drainage pipe work, are also to be carefully located to avoid impact damage and in locations approved by the Project manager. Under no circumstances should the design include manholes within the unit. A sufficient number of uwer overflows to be provided, should incorporated into the design to ensure that no excess water surge runs back into the building. All must include suitable leaf guards. A traditional gravity drainage solution will be used for low level canopies.
Refer to specialist sub contractor for locations of outlets and overflows.

LIGHTING PROTECTION:
The building shall include a complete lightning system supplied, installed, tested and commissioned in accordance with BS 6651 and the building specification.

DRAINAGE:
Soil & vent pipes to terminate 1000mm above any ventilation opening.
WC's with 100mm dia. pvc soil pipes & traps connected into soil & vent pipes. Wash basins with 32mmØ pvc soil pipes & traps connected into soil & vent pipes. Disabled / Female wc to be laid out in accordance with building regulations 2004, part m appendix.

VENTILATION:
Mechanical ventilation to all wc's, to give a minimum of 3 air changes per hour, to sub-contractors spec, details & design.

FIRE PRECAUTIONS:
Compartment walls to be taken up to underside of roof and fire stopped. level landings externally to all escape doors. Unobstructed pathway to be provided from rear escape doors to place of safety. emergency lighting to british standard 5266 to sub-contractors specification, details & design. Exit signs to BS. 5499 part 1 to all escape doors.

FIRE BOUNDARY CONDITION:
All steel stanchions post on fire boundary condition to be encased at low level with blockwork 2250mm high and painted with intumescent paint above up to roof to give 1 hour fire resistance. The base fixings to be in accordance with structural engineers design. Cladding to be specified and fixed in with table 1.6 page 94 Part B BUILDING REGULATIONS 2000 edition.

ALL FIRE EXIT DOOR POSITIONS ARE SUBJECT TO CONFIRMATION FROM BUILDING REGULATION, FOR ALL ABOVE AND BELOW GROUND DRAINAGE REFER TO STRUCTURAL ENGINEERS DETAILS.

ROOFLIGHTS (warehouse only):
Include 10% rooflights - triple skin, site assembled GRP to BS 4154, min. class B. Non-fragility for the complete roof assembly as tested in accordance with HSE materials standard ACR (M) 001:2000. With cavity closers above and to side of roof light units- BRETT MARTIN or similar approved.

PENETRATION THROUGH ROOFLIGHTS/FLASHINGS:
The following is to be included for accommodating any mechanical heating system. The roofing contractor is to fit roof cowls, pitch correction bends and flue terminals during a visit within the tenants fitting out period. The return visit by the roofing contractor is to be included. Supply and fix structural framing, 150mm high upstands and soaker sheets.

Note: These will be over and above the provision for all necessary holes and flashings to accommodate the office area ventilation, warehouse area openings etc. undertaken by the developer.

AIR TESTING:
An air-tightness test is to be carried out by the contractor prior to P.C. this test is to be carried out by specialist sub-contractor and must conform to all current legislative requirements and Building Regulations. The air test should, comply with BS EN 13629 : 2001 and be to a minimum requirement of 1.0m3/hr/m2 @ 50 Pa to comply with ADL2. Any defects, etc highlighted by the test are to be rectified by the contractor prior to Practical Completion. To aid the rectification of any defects when attending site to carry out the air-tightness test specialist sub-contractor are to bring with them all equipment to carry out a smoke test, this test if required can then be carried out on the same day as the air-tightness test and so cause minimum disruption to progress on site.

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REVISIONS		
A	Revised to tender, location of canopy supporting column updated and path to east elevation revised.	01.05.07 LAB
B	Updated in line with G.A.	11.07.07 LAB
C	Updated in line with G.A.	02.11.07 MNR
D	Glazing updated.	07.11.07 MNR
E	Dock leveller updated. Brise Soliel amended.	14.11.07 MNR
F	Glazing to warehouse area on North elevation removed.	03.01.08 LAB
G	2No service doors added.	18.01.08 MNR
H	Canopy extended over service doors	06.03.08 MNR
J	Revised to As Built.	07.05.08 LAB

PROJECT
Proposed Industrial Unit
Unit 1
Royal London Park
Flanders Road
Hedge End
Southampton

AS BUILT

CLIENT
Royal London Mutual Insurance Society Ltd

TITLE
Proposed Elevations

JOB NO	DRAWING NO	REVISION
9192	311	J
DATE	SCALE	DRAWN
Jan 2006	1:200 @ A1	D T I L L

CAD FILE REFERENCE
J:\0192\Tender\211 Elevations

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Manchester, Reading,
Milton Keynes.



ARCHITECTS

Proposed Elevations scale 1:200 @ A1

PROJECT MANAGERS • INTERIOR DESIGNERS