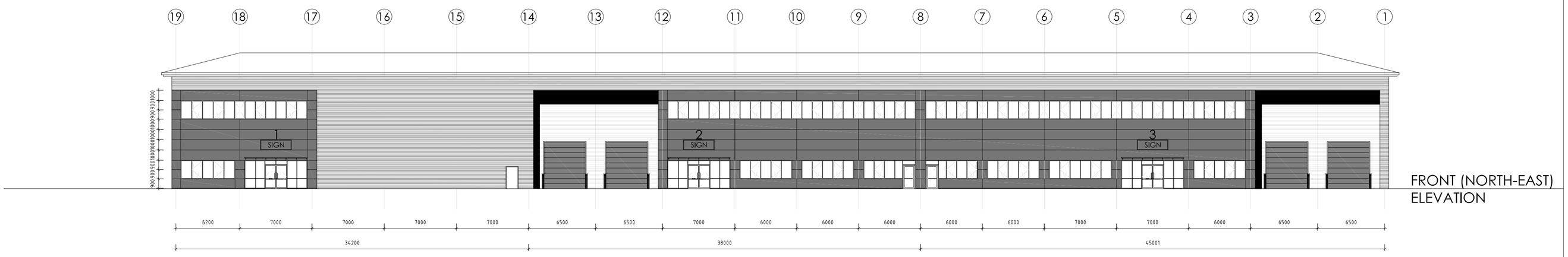
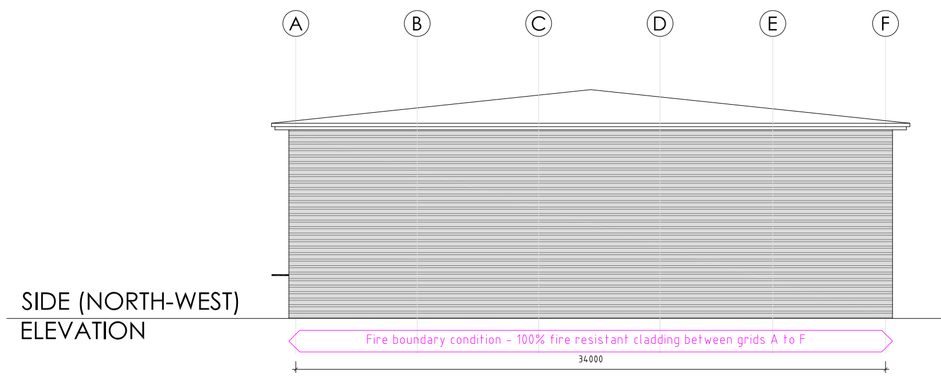
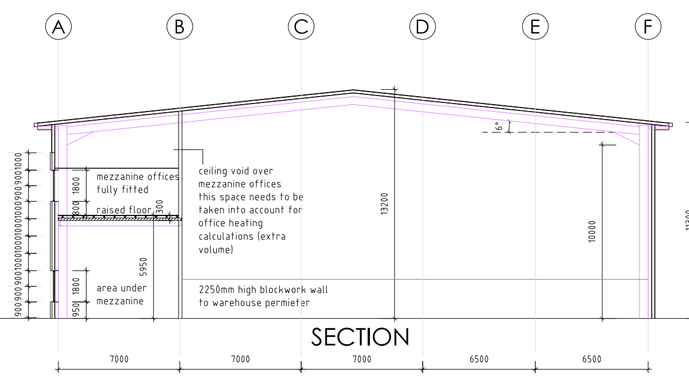


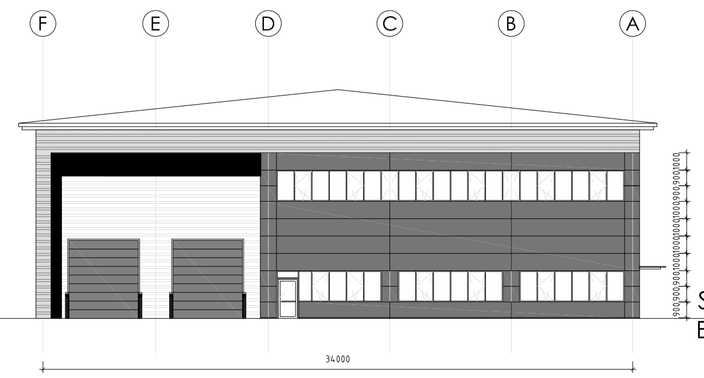
FRONT (NORTH-EAST) ELEVATION



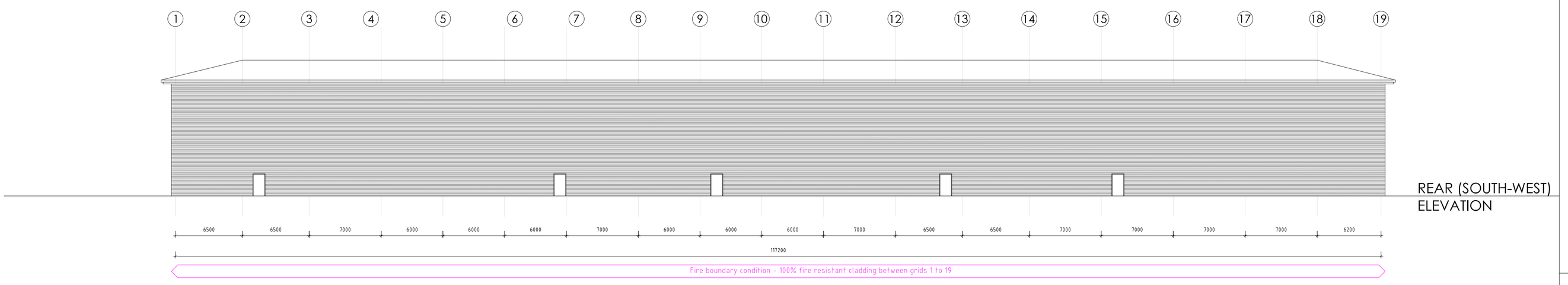
SIDE (NORTH-WEST) ELEVATION



SECTION

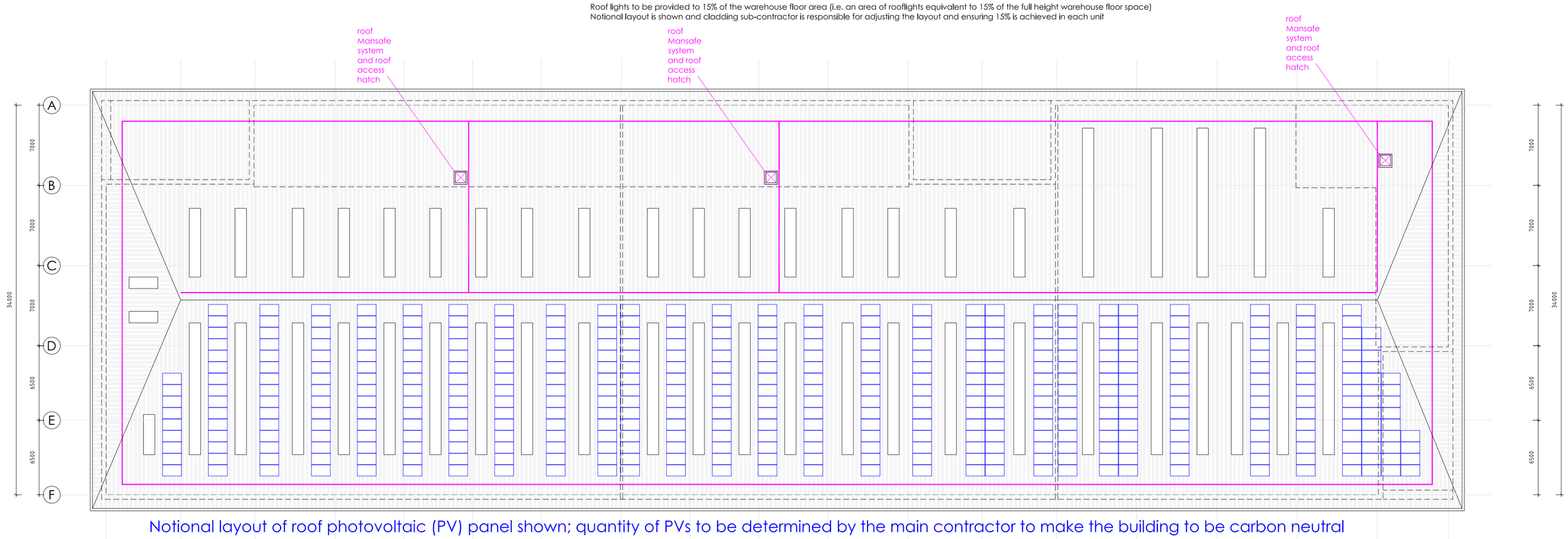


SIDE (SOUTH-EAST) ELEVATION



REAR (SOUTH-WEST) ELEVATION

Roof lights to be provided to 15% of the warehouse floor area (i.e. an area of rooflights equivalent to 15% of the full height warehouse floor space)
Notional layout is shown and cladding sub-contractor is responsible for adjusting the layout and ensuring 15% is achieved in each unit



Notional layout of roof photovoltaic (PV) panel shown; quantity of PVs to be determined by the main contractor to make the building to be carbon neutral

ROOF PLAN

For site plan see drawings 10 series
For staircase plans & sections see drawings 24 series
For plan details see drawings 25 series
For section details see drawings 31 series
For internal doors see drawings 32 series
For core layouts see drawings 24 and 75 series

Loading door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 150mm less (75mm insulation to jambs).

Fire escape door widths are dimensioned as structural opening between steel channels. Clear widths between flashings are 60mm less (25mm insulation to jambs).

Window openings widths are dimensioned as openings between cladding.

Party walls - 1 hour fire resistance
140mm blockwork to 2250mm height with full height vertical posts, RHS head restraint and 200mm o/a stud wall above with telescopic deflection head to u/s of roof. Sections between mezzanines and cores on both sides to be in plasterboard metal stud partitions with mesh infill to full height of the staircase

2250mm high 140mm thick fairfaced blockwork protection wall to warehouse perimeter with head restraint channel to str. eng. spec. and vertical cavity barriers at party walls and compartment wall locations

External walls under the mezzanine areas fully drylined internally to u/s of mezzanine deck including steel structural column.

100x20mm painted MDF skirting to ground floor external walls lining under mezzanines and to all core walls including the warehouse side as well

First floors fully fitted out with raised floors, carpeted floors, MDF skirting and suspended ceilings

Walls to warehouse are fire compartment walls and for SBEM need to be 200mm o/a stud wall with 140mm thermal insulation and to extend to u/s of roof with deflection head detail

Staircases are fire compartments
First floor staircase walls stop short of the roof and need to have a fire rated ceiling

BOUNDARY CONDITIONS:

Whole of the steel frame intumescent painted to 60 minutes .f.r.
All columns and beams supporting upper floor offices and stairs to be intumescent painted to 90 minutes .f.r. (floor height over 5m)
No moment resisting bases for fire boundary conditions

GENERAL NOTES:

The drawings should be read in conjunction with the NBS specifications and Employer's Requirements. Any discrepancy between the documents should be advised back to the Employer's Representative and the design team so that a corrected information is issued as an addendum.

When issuing tender information for sub-ontractor pricing tender packages should include ER's and all architectural drawings and specifications to enable informed pricing that includes all the items necessary for the completion and integration of the works as required by the design. Incomplete information leads to incomplete pricing. Interfaces between various packages should be carefully considered to include for all the required items.

Contractor proposals should include a compliant tender with a list of VE items stated separately and including detailed specification and cost savings. Any exclusions should be clearly listed.

HEALTH, SAFETY & ENVIRONMENT

The following specific hazards have been identified through design risk assessment. The planning and execution of the works should take into account all usual and specific hazards. Hazards should also be taken into account in the maintenance, operation, decommissioning and demolition of the works.

Excavations (live services present on site, soft spots, hazardous material)
Deep excavations and works in trenches
Ground conditions may be unstable during excavation
Incoming services (electricity, gas, water, telephone)
Works and materials at heights externally (ext. walls, roof, window cleaning)
Works and materials at heights internally
Works around staircases and holes in slabs
Works in confined spaces
Use of small hand held equipment (drills, power screwdrivers, small cutters and saws..)
Use of large and specialist hand held equipment (shot firing fixing equipment, large drills, large cutters and saws..)
Use of large machinery (cranes, JCBs,...)
Working with materials that give of dust, vapours and fumes (hardwood dust, paints, adhesives, varnishes, glues, mineral fibres, cement, ..)
Handling and installation of heavy and large elements (door planks, plasterboards, purlins, sheeting rails, roof panels, loading doors)
Handling of sharp elements
Noise from using large drills, shot firing equipment
Working with breakable elements (glass)
Slipping in wet areas
Window cleaning
Working adjacent to existing neighbouring sites
Below ground obstructions from previous buildings.

Materials:

Profiled built-up roof cladding in HPS200 Goosewing Grey BS 10A05

Circular RWPs in RAL 9006 or RAL 9007 to match adjoining cladding

Gutter fascia in Grey Aluminium colour RAL 9007

Horizontally laid half-round profiled built-up wall cladding and related flashings in Metallic Silver colour RAL 9006

Horizontally laid Microrib composite wall cladding in Grey Aluminium RAL 9007

Coloured insulated loading doors in Grey Aluminium RAL 9007

Powder coated windows and doors in RAL 9007

Fire escape doors in RAL 9006 to match cladding

Glazed spandrel panels

Tilt and turn opening windows

Signage panatrims with insert plate - 1000 x 3000mm

3 Unit number - 900mm high

CONSTRUCTION

For construction

0 5 10 15 20

Rev H: 27-7-2020: Insulated soffit note removed
Rev G: 29-6-2020: Construction issue
Rev F: 18-6-2020: Roof hatches added to units 1 and 2, PV and mansafe lines layout amended, mezzanine insulated soffit note added
Rev E: 2-1-2020: Roof Mansafe line amended
Rev D: 15-10-2019: Rooflights increased to 15%
Rev C: 10-10-2019: Raised floor added to first floor
Rev B: 2-10-2019: Built-up wall cladding now half-round to all elevations
Rev A: 10-9-2019: Roof hatch location amended

Notes:
No dimensions are to be scaled from this drawing.
Contractors must verify all figured dimensions at the site before commencing any work or making any shop drawings
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Job
St James's Place UK Plc
Albany Park
Frimley

Title
Units 1-3 - Roof plan, elevations and section

Drg No OS-103-20-02

Date	Scale	Rev
8-2019	1:250 (A1)	H

Drawn	Checked	CDM	P-Preliminary	A-Approval
			T-Tender	C-Construction

IAN C KING
ASSOCIATES - ARCHITECTS
45 Buxton Drive
New Malden
Surrey KT3 3UX
Tel: 07554 653 444
E-mail: icka@iancking.co.uk

interface ISO 9001 CERTIFICATION
UKAS MANAGEMENT SYSTEMS 4758

IAN C KING Associates - Architects is the trading name of Garmony Ltd