Panattoni Park Warsaw South

Urzut ul. Ekologiczna

TECHNICAL SPECIFICATION

Certification:

BREEAM Very Good

Area

Terrein	Entrance, gate / concierge, fence, Maneuvering area for trucks: » Single 35m wide, including a 7m road, » Double 57m wide, including a 7m road Car parking, arrangement outdoor areas for the building. Automatic license plate reading system.
Building	One-storey warehouse with space office. Clear height in the warehouse 10 m (up to major drug).
Exterior facade	From the side of the docks: Walls made of prefabricated elements in concrete with a height of: » from -1.20 to 4.20 m at the docks (optional) » from 0.00 to 4.20 m at the "entrance" from level 0 » from 0.00 to 0.30 m in other parts of the building, except for office premises Sandwich panels in horizontal orientation with solid fill with PUR From the offices side: Glass facade with translucent and non-transparent glass in the color RAL 7016. Locksmith aluminum wall and door powder coated in RAL 7016.

Warehouse part

Fire load	Fire load over 4000 MJ / m2
Column grid	Column grid with a spacing of 22.5 m x 12 m and 22.5 x 24 m at the unloading docks.
The floor plate	• Uniformly distributed load of 5 T / m². • The floor slab - reinforced concrete, minimum 17 cm thick (reinforced with wire mesh or dispersed reinforcement).

	• Surface hardening: dry mineral sprinkle, dust-free floor. • Surface flatness according to DIN 18202, table 3, line 3 • Thermal insulation of ground beams, internal circumference. • Prefabricated perimeter beams. • Jointless floor. • Prefabricated reinforced concrete dock sockets
Supporting structure	• Reinforced concrete columns, main beams of reinforced concrete or steel • 22.5 m x 12 m and 22.5 x 24 column grid at unloading docks, as agreed in the program and plans. • Steel structure protected against corrosion. • In the front part of the docks there is a reinforced concrete wall as after construction of sectional doors
Sectional doors	• Overhead sectional gates with an electric drive • 3 m x 3.2 m sectional for docks with glazed section (number: 1 per 800 m²) • 3.5 m x 4.2 m entrance gates from level 0 (number: 2) at both ends of the building with an area of 20,000 m²
Transhipment platforms	• Electric types Hörmann, Crawford or equivalent; static load capacity: 10,000 kg, dynamic load capacity 6,000 kg - • Lip length 0.405 m, platform width 2.0 m. • Platform length 2.50 m, height 0.6 m, steel structure. • Dock height: 1.20 m • Dock seal: apron. Two rubber buffers with dimensions of 500x250x100mm at each loading platform. • Semitrailer wheel guides at each loading platform - made of cubes.
Roof	The warehouse roof is flat, sheathing made of trapezoidal sheet metal with a thickness of 0.63 mm, powder coated in a standard color. Roof insulation - hard mineral wool or PIR foam (when using a roof sheet with RE15 parameters), covered with a PVC membrane with a thickness of 1.2 mm. Design internal temperature in the storage area +15 ° C, at an outside temperature of -20 ° C.
Roof drainage	Vacuum roof drainage system, emergency overflows in the walls of the attic..
Lighting the warehouse area	Access to daylight in the storage area - through smoke vents and skylights (lighting area in total 2% of the floor projection). Transparent filling made of polycarbonate or acrylic NRO. Starting the smoke exhaust with a signal from the sprinkler pump station.
Door accessories	Panic devices for all emergency exits. Door closers in fire-resistant doors and in the entrance door of the main office area. Other door accessories to be determined as part of the manufacturer's standard assortment.

Office part

Fire resistance category and class	ZL III PM
Offices and communication	• The height of the office premises - not less than 3m in the light. • Interior plasterboard walls with a thickness of about 120 mm on steel system profiles with acoustic insulation made of mineral wool, painted twice with emulsion paint in white. • Floor finish: in offices, carpet (Tarkett, Tecsom 2050 Premium or comparable), in social areas, ceramic tiles or PVC flooring. • Ceiling finishing: mineral system suspended ceiling on a grid, panels 60 cm x 60 cm in white. • Aluminum window frames, powder coated in RAL 7016. • Internal paneled doors (Porta, DRE or equivalent), a powder coated steel frame in a standard color.
Technical rooms	• Floor finish: faded concrete. • Finishing of walls: double painting with emulsion paint. • Doors: metal technical.
Sanitary facilities	• Internal plasterboard walls, about 120 mm thick, double plate (waterproof plate) on steel profiles system with acoustic insulation made of mineral wool, painted twice with emulsion paint in white. • Floor finishing: 20 cm x 20 cm ceramic tiles in a standard color. • Wall finishing: white glaze up to 2m high, showers up to full height. • Ceiling finishing: mineral system ceiling suspended on a grid, panels 60 cm x 60 cm in white, waterproof. • Sanitary equipment: white ceramic sanitary ware (Koło, Cersanit). • Location of sanitary facilities and utensils - as planned. • Sanitary equipment: hangers, towel dispensers, soap dispensers (Kludi, Oras, Merida)

Sanitary and mechanical installations

Sanitary installations	Sanitary sewerage in accordance with the requirements of engineering documents and regulations. Stormwater drainage in accordance with regulations. Water supply system connected to the central office block provided with a meter and a branch to future office spaces. Internal insulation in line with the requirements plumbing and water pipes to prevent condensation and freezing.
Fire protection	ESFR sprinkler system (K240 heads) in the storage part (in accordance with the guidelines of the NFPA standard), water supply for the purposes of fire from the fire tank. Internal hydrants and handheld firefighting equipment on the storage area in accordance with local regulations and requirements. External hydrants located on the premises of the facility. Permissible fire load on the warehouse: over 4,000 MJ / m²..
Heating and ventilation	Heating in the storage area - gas radiators

	e. Design internal temperature in the storage area: 15 ° C with an external temperature of - 20 ° C. In the office part, central heating is supplied from a gas boiler room or individual electric heaters. Internal computational temperature in the office part: 20 degrees C, with an outside temperature of - 20 ° C. Heating in sanitary facilities locally - electric heaters. Ventilation in the storage area: mechanical exhaust. Ventilation in the office and social part in accordance with the regulations. Air conditioning of office rooms (office rooms, conference rooms and canteens), split / multisplit, wall and ceiling units depending on the room layout. A separate wall unit for the server room.

Electrical Installations

General	• 800 kVA is predicted for the area as standard • warehouse with an area of 30,000 m². • Energy distribution: main switchgear, facility switchgears. • Power supply: 230/400 V. • Electricity consumption billed according to the sub-calculator. One meter per warehouse space module as standard. • Power supply for the workplace: two clean sockets + two dirty sockets on an 8m2 purely office space. • Cleaning and general purpose sockets: one cleaning socket for every 20 m2 of room (corridors, toilets, • lockers, room Order, technical help). • General purpose sockets in kitchenettes: 4 pcs. • In the warehouse part - a set of single-phase general-purpose sockets, 2 pcs + power socket (1 set per 1500 m2 of the hall) located at the loading platform • Lightning protection - horizontal and vertical lightning rods.
Lighting	• LED lighting • 200 lux in the warehouse (before registration), in sanitary rooms, corridors and staircases) • 300 lux in the loading area (12 m wide strip from the docks) • 150 lux in technical rooms • 500 lux in offices • Emergency lighting / signage for emergency exits at all emergency exits (as provided for in regulations)
Low voltage installations	• CCTV - monitoring of outdoor areas

Telecommunication	Telecommunication sewage system (prepared for the installation of secondary sewage system) connected from the plot border to the building. Standard no includes low-voltage installations (internal CCTV, computer network, access control, etc.) - can be valued at the customer's request.
Ecological solutions	• BREAM system certificate at the Very Good level • Spacious windows in offices to increase the level of lighting • Landscaped greenery at the entrances to offices • Bicycle rack at each entrance • Benches (2) in front of the entrance to the office made of eco materials • Planting trees and shrubs enriching the ecosystem surrounding the investment • Planting plants that do not require mowing (flower meadows) • Biodiversity - houses for invertebrates, insects, birds • White assembly and sanitary fittings equipped with a mode of reducing water consumption • Dusk sensors for outdoor lighting • Intelligent energy management systems (electricity, gas) - meters with remote reading, quantity and type in accordance with Breeam guidelines • Electric car charging stations - 1 pole / 2 connectors for each office space • Design analysis of the facility in terms of lighting with natural light and acoustics of office spaces in accordance with BREAM guidelines