FINEPOINT, KIDDERMINSTER PHASE 1

1.00 GENERAL INFORMATION

1.1 Workmanship and Materials

Unless otherwise stated by these Specifications Notes all materials and workmanship complies with the latest editions of relevant British Standards Institution Specifications and Codes of Practice, where required to comply with the statutory requirements of the works outlined in these specification notes which are applicable at the commencement of works on site, and are in accordance with good building practice. Proprietary materials are used strictly in accordance with the manufacturers recommended Specifications. Materials identified within the Specification which are available in varying colours or textures have been selected from the manufacturer's standard product range.

1.2 Accommodation

Comprising of three blocks of terraced units numbered 7-10,11-13 and 14-16, which are single storey industrial/warehouse units with a height from structural floor slab to the underside of the haunch of the portal frame of 6.5m to units 7-10 and 7.5m for units 11-16.

2.00 SUB-STRUCTURE

2.1 Foundations

The columns and posts are carried upon reinforced concrete bases and the external walls are carried on pre-cast ground beams constructed between the reinforced concrete bases to Building Control Approval.

2.2 Floor Slabs

The ground floor industrial/warehouse area is of in-situ concrete construction on damp proof membrane on a granular material sub-base. The slab is designed to comply with FM2 Property IV Free Movement Areas as defined by the Concrete Society Technical Report 34 and is finished with dust proofer.

The ground floor slabs in the buildings are designed to take a total super-imposed uniform distributed load of 35 kN/m^2 in each unit.

3.00 SUPERSTRUCTURE

3.1 Frame

The structural frame is of steel portal type designed by the Structural Engineer providing a clear height from structural floor slab to the underside of the haunch of the portal frame in the industrial/warehouse areas.

The structure has been designed in accordance with BS 6399 Part 11. The frame is designed to carry a 0.25 kN/m^2 service loading for future lighting, sprinklers, M&E Services etc.

3.2 Protection of Steel Frame

All steelwork is protected in accordance with the British Steel Corrosion Protection Guide. All steelwork is painted with primer and exposed surfaces decorated with two coats of oil paint.

All steelwork below top of slab level is encased in concrete and protected by bituminous paint.

One hour fire protection to columns is provided as required by Building Regulations, by blockwork encasements and intumescent paint.

3.3 Upper Floors

Upper floors, where provided, are constructed using a hollorib metal decking and concrete screed constructed to support a total superimposed load of 4 + 1 kN/m^2.

3.4 Staircases

The main staircases are precast concrete with carpet tiles and have polished stainless steel balustrades and handrails.

4.00 ROOF

4.1 Roof Cladding

The roof covering comprises fix through plastisol coated profiled metal composite cladding with mineral wool insulation on self finished stove acrylic steel colour coated internal finished inner lining panels all over galvanised cold rolled steel purlins. The roof is laying at a pitch of approximately 6 degrees. This construction provides an average thermal resistance of 0.35 W/m^2K as required under the Building Regulations. Approximately 10% of the industrial/warehouse area roof covering has triple skinned roof lights as approved by the HSE and each roof is provided with proprietary mainsafe system.

4.2 Roof Drainage

The rainwater discharges into heavy duty insulated galvanised steel gutters discharging into downpipes, matching cladding materials and weir outlets for the overflow.

4.3 Canopies

Feature canopies constructed in toughened/laminated glass on independent steelwork supports are provided over all entrance doors.

5.00 EXTERNAL WALLS

5.1 Office Areas

Polyester powder coated aluminium curtain walling, matching spandrel panels and ribbon windows with micro rib metal cladding and concrete plinth up to underside of cladding.

5.2 Warehouse/Factory Areas

Plastisol colour coated profiled steel sheeting fixed horizontally and vertically as indicated on the drawings to galvanised steel sheeting rails with mineral fibre insulation and metal liner tray outside sheeting rail to achieve minimum 'U' value of 0.35 W/m^2K. Cladding to front elevations as indicated on the drawings to be micro-rib metal cladding panels to the above specification and profiled horizontal sheeting.

5.3 Blockwork

The inner skin of the cavity is fair faced blockwork in warehouse areas up to 2.250m.

6.00 EXTERNAL DOORS AND WINDOWS

6.1 Windows

Glazed areas comprise polyester powder coated aluminium curtain walling with double glazed units incorporating a matching system of ribbon windows. The outer and inner panes are clear glazed. Matching double glazed spandrel panels are provided with the inner pane of glass stove enamelled.

Windows within office areas are provided with top hung openable lights with trickle vents.

6.2 Personnel Doors

The reception area doors and escape doors within glazing panels are of a similar specification to that of the windows specification being glazed within aluminium frames in toughened glass panels. A letterplate and post flap adjacent are provided within the main reception glazing and all doors have security locks.

All other fire escape doors are proprietary colour coated steel doorsets as required by Building Regulations.

In addition to the locks with thumb turn operation, doors are fitted with panic bolts or latches as required by and in accordance with Fire Officer's requirements.

6.3 Level Access Loading Doors

Level access loading doors are finished to RAL 5204 with electrically operated insulated sectional overhead goods doors with double glazed windows. The doors are fitted with 3 phase electrical motors and low level push button controls.

7.00 INTERNAL PARTITIONS/DOORS

7.1 Internal Walls and Party Walls

Metal stud, plasterboard partitioning, tape jointed warehouse side and plaster skim coat within the offices and reception.

7.2 Internal Doors

Internal doors are solid core flush hardwood veneered with exposed lippings set in hardwood frames and linings in all main core reception areas and toilet doors. Doors are American light oak hardwood with hardwood linings and architraves all with varnished finish. The doors are fire rated as required by the Fire Officer.

Door ironmongery is satin anodised aluminium finish with master suiting combined with external locks.

8.00 FINISHES

8.1 Entrance Areas, Staircase and Landings

Floor:	400 x 400mm Geotiles Serie Granito Negro or similar ceramic tiles with American light oak hardwood skirtings with varnished finish.
Walls:	Plastered and painted with mist and two full coats of vinyl matt emulsion.
Ceiling:	Ceiling finished generally to offices and associated areas to be 600 x 600 suspended ceiling system.
Stairs:	Stairs finished with carpet with contrasting stair nosings and polished stainless steel balustrade and hardwood handrail.

8.2 Industrial/Warehouse Areas

Floor:	Power floated concrete.
Walls/columns:	Fair faced concrete blockwork 2250mm high.
Exposed Frame/Steelwork:	Two coats gloss paintwork.
RWPs:	Polyester coated in light blue RAL 5024.
External Doors & Door Frames:	Doors colour coated steel doorsets and frames.

8.3 Office Areas

Walls:	Plastered and painted with mist coat and two full coats matt emulsion.
Ceilings:	Armstrong 600 x 600mm tegular mineral fibre tiles or similar laid in Trulock semi-exposed grid with self finish white with fire blankets in void at 20m centres.
Skirtings:	Profiled veneered American light oak skirting 25mm x 100mm.
Cills/Fascias:	Veneered American light oak with bull nose to front edge and 25mm projection.

8.4 Toilet and Disabled Toilet/Shower Accommodation

Walls:	White vitreous enamel sanitary fittings used in conjunction with an integrated plumbing system constructed of plastic laminate faced removable panels (with exception of warehouse WC). Remaining walls have full height 200 x 200mm Geotiles Serie Blanco Brillo or similar ceramic tiles (with exception of warehouse WC, where walls are to be painted). Vanity units are formed with post formed laminate top with laminate fascia and access panels. Mirrors are provided over each basin. (No vanity unit in warehouse WC.)
Ceilings:	Moisture resisting tiles in a lay-in grid system.
Floors:	Ceramic floor tiling.
Doors:	American light oak veneer with varnish finish.
Door Frames/ Architraves:	To be American light oak with varnish finish.

8.5 Staircase

Floor:	Carpet tiles with nosings and aluminium strings.
Walls:	Plastered and painted mist coat and two coats emulsion.
Ceilings:	As for offices.
Balustrades/ Handrails:	Stainless Steel Throughout.

8.6 Tea Point (where provided)

Walls:	Ceramic wall tile splashbacks.
Kitchen Units:	Base and wall units are Magnet Trade Albany range.
Ceiling:	Moisture resisting tiles in a lay-in grid system.

Floors:	Ceramic floor tiling.
Doors:	American light oak veneered doors.
Door Frames/ Architraves:	American light oak veneered hardwood with varnished finish to first floor toilets.

9.00 SERVICES

9.1 Electrical

Each unit is to be provided with a metered 100 Amp TP&N supply and distribution board. Units 7-13 are provided with 40kVA supply and Units 14-16 are provided with a 50kVA supply.

9.2 Heating & Hot Water

Heating to the main warehouse areas will be by the tenants.

All units' office areas are provided by heating and cooling from a 3-pipe VRV system, reception, toilet and staircase areas are electrically heated panel heaters.

Hot water provided by electrically heated mains fed units piped to appropriate taps.

9.3 Ventilation

Natural ventilation is provided to office and staircase areas through opening window lights to comply with the requirements of the Building Regulations, with additional balanced Mechanical Supply and Extract System.

Mechanical ventilation providing air changes in accordance with the Building Regulations is provided to the toilets and shower accommodation on each floor with ducted connections to extract grilles. Fresh air make up to the toilet area is via under cut doors.

9.4 Lighting

Lighting to general office and reception areas recessed luminaires to BS 4533, with low brightness louvres complying with LG3 Category 2. These lights are switched locally to meet part L of the Building Regulations.

Lighting to the entrances, staircases and toilets designed to 300 Lux.

Emergency lighting is provided to meet the recommendations of BS 5266 Part 1 1988 and the requirements of the Building Regulations. Emergency lighting in office areas is provided by means of invertor/battery units within the office luminaires. Similar methods are used in all other areas where possible.

All lighting in warehouse will be by the tenants.

Flood lighting provided to the service areas to provide safe working operations, controlled by dusk to dawn photo sensors.

9.5 Small Power

Plastic twin switched socket outlets are provided to circulation areas, entrance hall and tea point together with spur outlets to supply mechanical plant.

All toilets are provided with spur outlets for hand dryers (by tenant).

Power to offices is provided via a three compartment white PVC skirting trunking around all walls, with twin switched socket outlets at 3 metre intervals, plus back boxes for data.

All power to warehouse will be by the tenants.

9.6 Telecommunications

Suitable containment is provided between separate floors in unit and between floors and ceiling void.

All other items by tenant.

9.7 Fire Alarms

The building is provided with a fully automatic fire alarm system to provide adequate protection to the building designed to category L2 of BS 5839, 2002 Part 1. Any alterations required as a consequence of Occupiers' fitting-out will be the responsibility of the Occupier, particularly with regard to the industrial/warehouse areas.

Fire extinguishers and/or hose reels and other fire fighting appliances are to be provided by the Occupiers.

9.8 Soil and Waste Services

Plumbing waste systems are to be manufactured from PVC and are to connect to all the sanitary appliances and tea point where installed.

9.9 Main Water Services

A metered incoming main supply is provided into each of the buildings. All units incoming pipework is 25mm MDPE.

Direct mains water supplies are taken to all tea point and toilet sanitaryware draw off points.

All pipework within areas likely to be affected by frost and liable to freezing in the winter periods is protected by insulation.

9.10 Domestic Hot Water Services

Hot water is provided to the toilet areas by instantaneous under bench type electric water heaters located within toilets.

9.11 Gas Service

A capped gas supply service is provided into each unit.

9.12 Lightning Protection

Lightning protection is provided to all buildings to BS 6651 utilising the building structure as the conductor system.

10.00 EXTERNAL WORKS

10.1 Footpath Areas

Footpaths to the front and sides of the building are constructed of 200 x 100 x 50mm block paviours.

10.2 Car Parking Areas

Car parking bays are constructed in tarmacadam with the bays indicated with white lines. The circulation routes serving the car parking spaces are constructed in Block Paviours (where not subject to access by articulated vehicles).

10.3 Service Yard Areas

Service yards are constructed of reinforced air entrained/frost break concrete with a brushed finish laid to falls.

10.4 Drainage

Foul sewers are provided to and connect into the Local Authority sewage system. Storm water pipes discharge into underground stormcell attenuation before flowing into local authority adoptable drainage adjacent to site.

10.5 Landscape

Seeded areas and planted landscaping which comprises ground cover, shrubs and trees all to Local Authority approval.

10.6 Bollards

Painted mild steel bollards are provided externally to each side of the loading doors of each unit.

10.7 Cycle Stands/Guarding

Cycle Stands have been provided adjacent to the units to comply with Planning Requirements and Hoops within the warehouse.

10.8 External Lighting

Car parks, service yards, each loading door and pedestrian areas including all escape doors and paths are to be illuminated using a combination of building mounted illuminaire and lighting columns to provide a minimum illuminance of 15 LUX to all areas.