CONSTRUCTION SPECIFICATION

EXISTING GROUND FLOOR
Existing floor slab to be checked for imperfections and signs of heaving prior to any commencing.
Levelling screen requirement to be determined on site ready to take new finishes.

INTERNAL WALLS - STUD NON LOAD BEARING
Main dividing wall to be British Gypsum Gyproll classic partition.
Constructed using 70mm Gyproline C Studs @ cross 400mm centres with 15mm Gyproc Wallboard & 3mm plaster skim finish. Partition to be constructed in accordance with manufacturers details and recommendations.

CEILINGS
Provisionally allow for suspended ceiling system by Tarkis. Final specification to be confirmed on site and to be a prefabricated hanger form ceiling/floor system. Ceiling to be set installed to G1.
To be installed using a 600x600mm grid with Tarkis white prelaid channel edging to the ceiling perimeter (to standard perimeter channel & finished std 15mm perforated edge profile to room perimeter with block) Wand HP to quote but, Calibur Wave. Include 3/4 grid system in white powder.
Suspended ceiling tiles are to be installed in strict accordance with manufacturers instructions and recommendations.
Generally ceilings are to be set out from the centre of the room and the tiles should be set so that opposing cut tiles at centre lines are equal and do large as possible.
Tiles should be cut square and to form a clean edge to ensure a sound fit.
Positions of lighting & ventilation intake and extracts to be confirmed.

WINDOWS
Windows to be to manufacturers specialist to client design approval. Design to be in accordance with Approved Document K.

BEVERAGE AREA
All kitchen units and worktops by Newform Joinery Co. (or similar approved) comprising of Glendower Graphite Kitchen Units, Carrara High Gloss Laminate Worktop.
Cupboards to have mid-height shelf arrangement & Number of height plinth to base of units in colour to match base specification.
Polished stainless finished metal wood to pro bar handle.
Ardon Tankless (LA 1000, 10, 2.8kW water heater for sinks) to be fitted with in bone unit in accordance with manufacturers details and recommendations.

FINISHES
All finishes, colours & specifications to be confirmed by client
Painting
Walls – 1 Coat W2 2 Coat Emulsion
Ceiling – 1 Coat W2 2 Coat Emulsion (mix)
Window sills – 1 Coat Primer, 2 Coat Undercoat and 1 Coat Gloss
Flooring – Carpet tiles to shop floor & Porcelain tiles, vinyl flooring to WC.
Wall tiling – 600mm above worktop to full extent, 300mm above hand basin in WC.

SKIRTINGS
100mm MDF Pencil Round Painting ground WC to tiles skirting.
WC to have integrated coved vinyl skirting to match floor finishes.

FOUNDATIONS & SUBSTRUCTURE
Structural Stabiwork to be checked for the production details and and retain confirmed on site. Any fundamental issues to be reported and remedied if damaged.
Generally structural stabiwork within the shop floor to be fully encased within the layout of 15mm plasterboard with a protection a pressure as the layout 15mm timber board, all on silver metal framing (if the protection required).

JOINERY
All skirting boards, door frames, architraves to be timber free softwood in the paint finish. Architraves and wall skirting and brickwork to be mitred to colour groove to the contours. To be FSC quality. Ironmongery details to be confirmed by specialist, all to comply with Approved Document K, final details to be confirmed by client.

ACCESSIBLE WC
Twyfords Doc M Pack including WC, Wash Basin, Urinal and all Grab rails in Contracting Colours.

HOT AND COLD WATER SYSTEM & PLUMBING
Both hot and cold water to be at mains pressure and to connect to all sanitary ware. Allow for all compliance and regulations to be connected to pipework and valves. Provide tempering valve to limit hot water to max 60C

INTERNAL POTABLE WATER USE
All pipe and accessories to B.S. 4515.
WC – Wash hand basin with a mixed tap restricted to a maximum flow rate of 3 litres/minute. Taps to be pillar style fitted with flow regulators with thermostatic valve to hot tap.

PIPE DUCTWORK
All exciting to Wet Areas, Plumbing and Heating pipe work to be physical clamps on the timing.
All pipework in and behind wall surfaces must have a metallic tape applied to or around the pipework prior to construction recommendations.
All solder joints with an authentic fitting must not be acceptable when installed direct to the pipework prior to manufacturer recommendations.
INFORMATION NOTE: The hot and cold water system is to be designed to avoid the risk of microbial contamination in line with best practice.

FOUL WATER DRAINAGE
Accessible WC & Kitchen waste to connect into pipes with AA Attenuation Valve (Kent) within the WC. Pipes connect to the existing drainage system. Allow for an fitting the rear wall in the storage area at a minimum fall of 1:40. Final details to be confirmed on site.
Pipework installation to be 110mm diameter uPVC pipes to BS EN 1401 with flexible joints. Max length 4.0m.
32mm diameter waste pipes to wash hand basin, 40mm diameter waste pipe to sink.
Over-all drainage design to include for rodding points to allow for maintenance to be carried out.

CENTRAL HEATING
Heating and cooling system to be designed to client requirements by a specialist designer.

FIRE ALARM
Provide a mains Detector Alarm with a standby mains power supply and battery backup. System to be installed and installation in accordance with B.S. 5839 - 1:2002. Detectors to be permanently wired to a separately fused circuit or distribution board.
Fire protection to be provided to BS Downpipes with suitable secure panels installed for maintenance.
Fire alarm system to be integrated into main building system. Details to be confirmed by specialist.
Fire and smoke detectors to be installed within the void above the suspended ceiling. Number of detectors to be confirmed by Fire Officer.
Adequate emergency lighting to be provided to allow safe passage to muster points in the event of an emergency evacuation.
All elements to be installed in accordance with current BS requirements & regulation guides.

ELECTRICS
Rooms to be lighted by low lighting that only takes lamps having a luminous efficacy greater than 40 lumens per circuit watt.
Power sockets and switches to be sited between 450mm and 1200mm above floor level in accordance with Part M of the Building Regulations. Electrical installation to be carried out by certified installer in accordance with Part P of the Building Regulations.
All electrical cabling to be secured using cable trays.

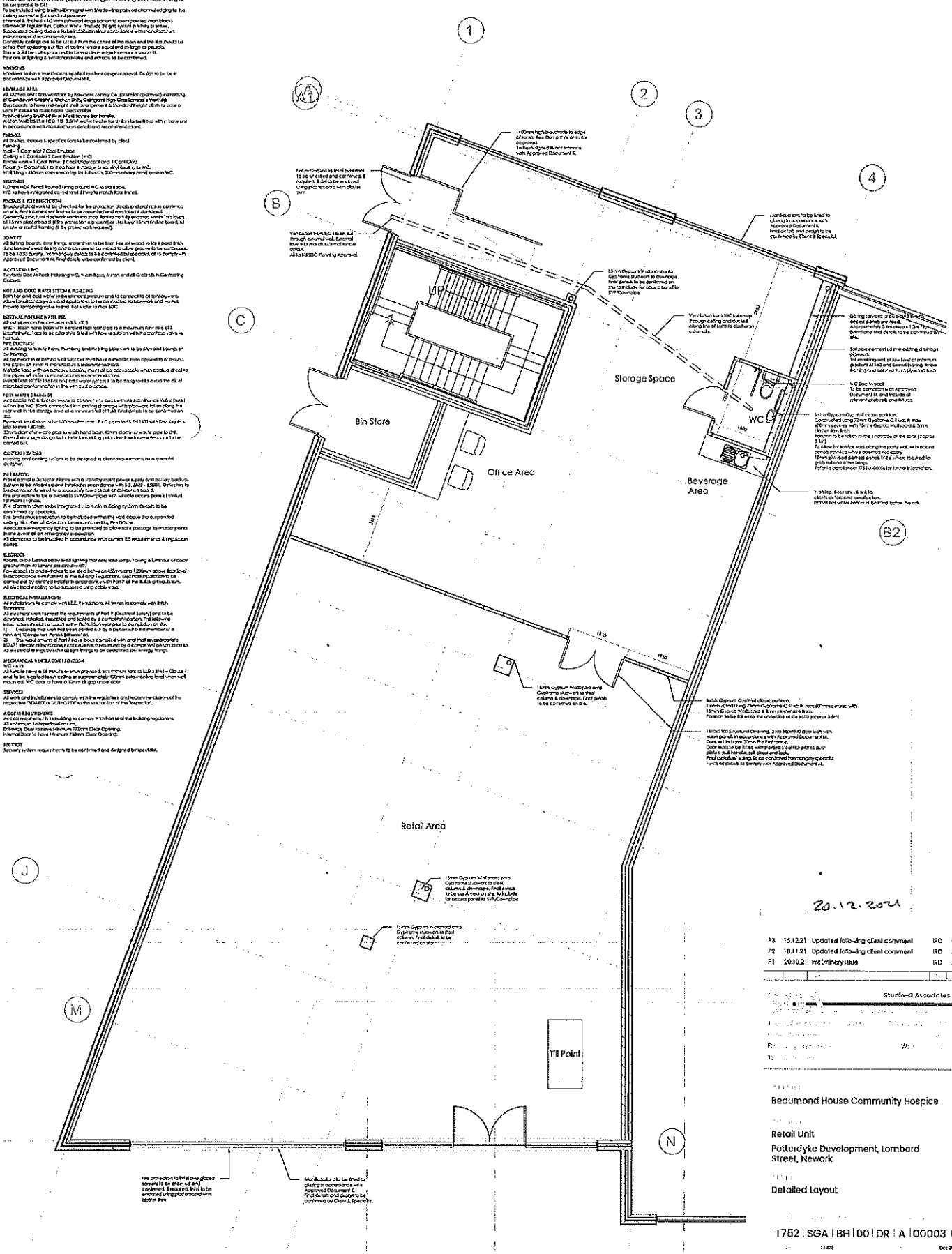
ELECTRICAL INSTALLATIONS
All installations to comply with I.E.E. Regulations. All things to comply with British Standards.
All electrical work to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person. The following information should be issued to the Building Surveyor prior to completion on site:
1) Evidence that work has been carried out by a person who is a member of a relevant "Competent Person Scheme" or,
2) The requirements of Part P have been complied with and that an appropriate BS7671 electrical installation certificate has been issued by a competent person to do so.
All electrical lighting by which all light things to be centered low energy fittings.

MECHANICAL VENTILATION HEATING
WC - 4 l/s
All fans to have a 15 minute overrun provided, intermittent fans to BS 5141 Part 4 Clause 2 and to be located to sub ceiling at approximately 400mm below ceiling level when self mounted. WC door to have a 10mm undercut door

SERVICES
All work and installations to comply with the regulations and recommendations of the respective "BOARDS" or "INSTITUTIONS" to the satisfaction of the "Inspector".

ACCESS REQUIREMENTS
Access requirements to building to comply with Part M of the building regulations.
All areas to be level access.
Entrance Door to have minimum 775mm Clear Opening.
Internal Door to have Minimum 750mm Clear Opening.

SECURITY
Security system requirements to be confirmed and designed by specialist.



20.12.2021

P3	15.12.21	Updated following client comment	RG	RG
P2	18.11.21	Updated following client comment	RG	RG
P1	20.10.21	Preliminary Issue	RG	RG

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E: W:
T:

Beaumond House Community Hospice

Retail Unit

Potterdyke Development, Lombard Street, Newark

Detailed Layout

T752 | SGA | BH | 00 | DR | A | 00003 P3

1:100 Oct 2021

P3 RG

Legend

- Fire wall / Fire Break 30min - Ensure all fire breaks are fully sealed and sealed at soffit / underside of structural soffit, maintaining the required fire rating
- Smoke detector manifested with fire alarm system
- Combined fire alarm Sounder & Smoke Detector interfaced with fire alarm system
- Fire alarm call point
- FD30 Fire Door 30min
- Self closing door mechanism
- Illuminated fire escape directional signage
- Emergency escape lighting
- Fire alarm panel
- S12 - Fire Action Sign
- S13 - Fire Door Keep Closed
- S10 - Fire Escape Keep Clear
- S25 - Push bar to Open

Note

All fire detection, alarm design & specification to specialist designers specification, design & installation. All to be in accordance with current BS requirements and current regulation codes

20mm PF intumescent fire collar / seal at all penetrations through fire wall / fire break / separating floors

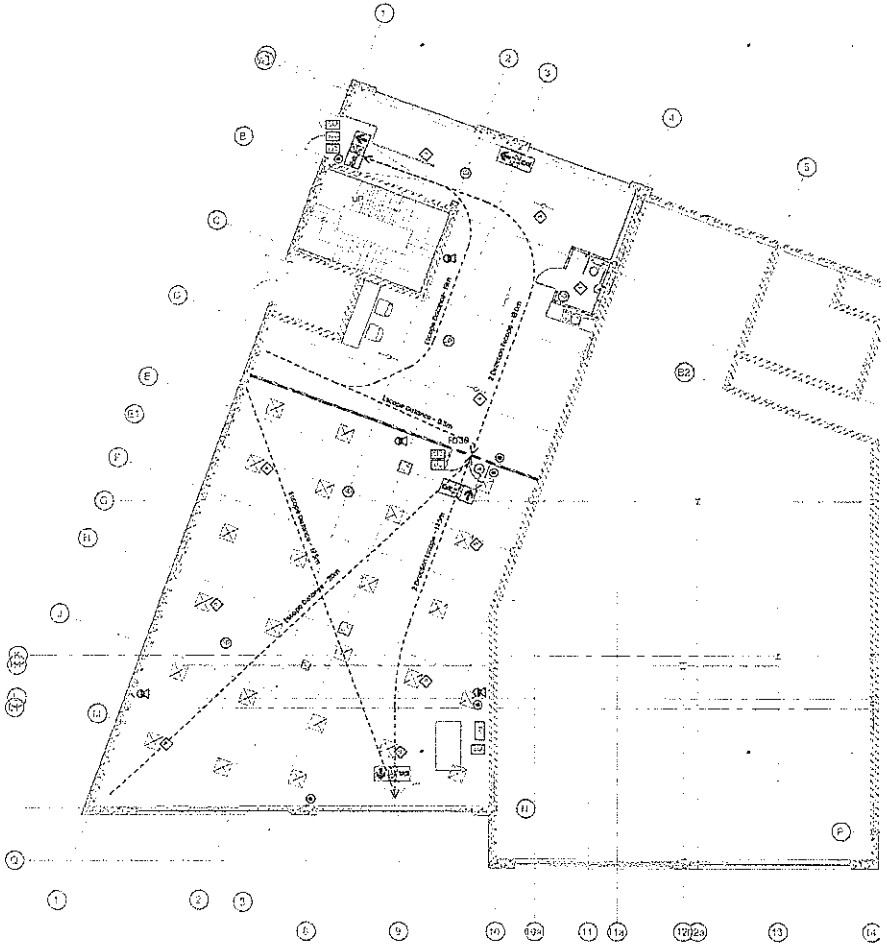
Door signage to be applied to both sides of the door so fire door can be approached from both sides.

Adequate emergency lighting to be provided ensuring safe passage to muster point in the event of an evacuation. Final position of muster points to be confirmed

Fire alarm system to be integrated into main building system. Details to be confirmed by specialist.

Fire and smoke detection to be included within the voids above the suspended ceiling above the shop floor & WC

To be read in junction with Jenson Electrical Sub Contractor information and details



20.12.2021

P2	15.12.21	Updated following client comment	IRD	RG
P1	18.11.21	Preliminary Issue	IRD	RG

Studio-G Associates LLP

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Retail Unit

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~~Finishes Plan~~ Fire Strategy

T752 | SGA | BH | 00 | DR | A | 00008 P2

1:100 Nov 2021

IRD RG