

GENERAL SPECIFICATION

- Cladding**
- Kingspan panel or equivalent. Colour to be agreed with the local authority.
- Party wall**
- 60 minutes fire-rated construction, solid block or pre-cast panels with a fair face finish.
- Floor slab**
- Concrete floor slab capable of taking a light weight mezzanine floor.
- First floor**
- Pre-cast concrete slab with concrete screed.
- Structure**
- Steel/concrete/masonry structure to entire building with cold formed purlins and sheeting rails.
- Foundation**
- Engineer designed concrete pad and strip foundations.
- Internal partitions**
- Load-bearing partitions (215mm block), non load-bearing partitions and metal stud partitions.
- Windows**
- Selected double glazed window system with trickle vents installed.
- Roller shutter doors**
- Electronically controlled PVC coated steel roller shutter door or equivalent.
- Lighting**
- Highbay fittings will be provided in the warehouse area to maintain a minimum lighting level of 300 lux lighting level on the floor. Emergency lighting will be provided in the form of twin spot fittings and emergency exit signage for fire escape routes. An 8W emergency bulkhead will be provided outside each fire escape door. Emergency lighting will comply with IS 3217 and will be certified accordingly.
- Fire detection**
- Smoke detectors will be installed in each area including offices, toilet blocks and corridors. Sounders and/or bells will be provided also. The fire alarm panel will be located at the reception area and 'break glass' units will be provided on all escape routes. The fire alarm system will be certified to L3 standard (IS 3218).
- Power**
- An incoming power distribution arrangement will be provided comprising:
 - Three phase whole current meter
 - Incoming switch fuse
 - Outgoing supply to office distribution panel
 - Outgoing supplies to roller shutters and warehouse lighting
 - Three phase supply for future provision of warehouse servicesThe roller shutter will be wired and commissioned.

EXTERNAL

- Common areas
And landscaping**
- The common areas on the site will be finished as per the drawings and will include access roads and delineated car parking spaces. Landscaping will be carried out as required.

OFFICE FIT OUT

Suspended Ceiling

- Mirlock Dune ceiling or equivalent

Wall Finishes

- Plasterboard taped and jointed with two coats of selected emulsion paint. Tile splashback to the tea station and wash-hand basin in the toilet area.

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Floor Finishes

- Selected ceramic floor tiles in the toilet area.

Joinery

- MDF skirting and architrave as well as flush doors, all painted.

Sanitary fittings

- Provide and fix complete disabled toilet pack.

Building fittings

- Tea station: supply and fit of veneered MDF units (two base units, drawer unit, two wall units, worktop, single bowl sink and taps).

Lighting

- The general office areas will be illuminated by modular 600mm x 600mm (4 x 18W) recessed fluorescent fittings with low glare louvres, which will be switched locally. At least one light fitting per office will be inverted to provide emergency lighting in the event of a power failure. Office lights will be switched from a multi-gang switch to allow for outdoor lighting conditions to be taken advantage of. Inverted fittings will be placed strategically throughout to provide the required emergency lighting level. Toilet area light fittings will be recessed PL downlights or similar. Fixed and directional emergency exit signs will be provided on all escape routes. Emergency lighting will comply with IS 3217 and will be certified accordingly.

Power

- The power distribution for the office areas will consist of three compartment skirting or dado trunking, generally covering 50% of the perimeter walls with socket outlets wired in radial circuits to an office distribution board. Sockets will be provided based on one per 10 m² of office space. Circulation routes will be fitted with general services sockets for cleaning purposes. Power wiring shall also be provided for toilet ventilation and a gas-fired boiler.

Toilet services

- A hand dryer, electric water heater and disabled alarm system (comprising pull cord, sounder, lamp and reset) will be provided in the disabled toilet in each unit.

Office heating

- Gas-fired heating will be provided using wall hung gas boilers with twin wall flue (room sealed type of appliance). Heating will be provided through steel panel radiators fitted with thermostatic valves for automatic output control.

Water services

- These will consist of incoming mains water with stop cock and provision for future local authority metering. Hot and cold mains water to each toilet area including an instantaneous water heater.

Toilet extract

- Each toilet will be ventilated using extraction fans and door transfer grilles providing a minimum of six air changes per hour. All fans will be switched with a local light switch and include run-on timers.

Soil & waste

- Soil and waste pipework will be provided for the toilets.

Gas installation

- Gas installation shall consist of a gas meter and pipework to the boiler with a T-connection valve and blank cap to facilitate additional appliances in the warehouse area.